



**TRADITION  
COMMUNITY DEVELOPMENT  
DISTRICT NO. 3**

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
JUNE 1, 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**

**June 1<sup>st</sup>, 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 April 6, 2022, Regular Board Meeting Minutes.....Page 3

2. Approval of WA #19-143-133; 9980 SW Coral Tree Circle – Pool.....Page 8

3. Approval of WA #19-143-144; 12381 SW Silverwood Ave – Pool.....Page 10

4. Approve and Ratify Project No. 2021.005; Peacock Canal Relocation.....Page 12

**G. Old Business**

**H. New Business**

1. Consider Approval of May 4, 2022, Regular Board Meeting Minutes – District No. 3.....Page 14

2. Consider Ratifying and Approving the CPM Services Contract, Second Addendum, by CDD  
No. 1.....Page 16

3. Accept Resignation of Supervisor Norman Ytkin – District No. 4 / Seat No. 3

4. Appointment to Vacant Board Seat - District No. 4 / Seat No. 3

5. Vacant Board Seats - District No.'s: 1 & 2 / Seat No. 4; District No's: 7, 8, 9, & 10 / Seat No. 2

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

**I. Administrative Matters**

1. Manager's Report

2. Attorney's Report

3. Engineer's Report

• Stormwater System Overview.....Page 63

4. Financial Report.....Page 90

5. Founder's Report

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

1. Supervisor Cathy Powers to Discuss the Irrigation System; Spike Rush/Hydrilla; and the flow of the lakes from the Peacock Canal.

**K. Adjourn**

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

**March 2, 2022**  
**April 6, 2022**  
**\*May 4, 2022\***  
**June 1, 2022**  
**July 6, 2022**  
**\*August 3, 2022\***  
**September 7, 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 02/21/22**

**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**

**April 6, 2022**

**11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District No.'s 1-10 of April 6, 2022, was called to order at 11:00 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 February 21<sup>st</sup>, 2022, 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                    | Frank Covelli    | Present |
| Vice Chairman               | Anissa Cruz      | Present |
| Supervisor                  | Tyler Gaffney    | Present |
| Supervisor                  | Steven Dassa     | Present |
| Supervisor                  | James Fitzgerald | Absent  |

| <b>CDD # 3</b> |                 |         |
|----------------|-----------------|---------|
| Chairman       | Isiah Steinberg | Present |
| Vice Chairman  | Rick Dufour     | Present |
| Supervisor     | <b>Vacant</b>   | -       |
| Supervisor     | Ryan Bartlett   | Present |
| 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 | Robert Burn | Via Zoom |
|------------|-------------|----------|

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

|                |               |         |
|----------------|---------------|---------|
| <b>CDD # 6</b> |               |         |
| Chairman       | Jerry Krbec   | Present |
| Vice Chairman  | Luis Pagan    | Present |
| Supervisor     | <b>Vacant</b> | -       |
| 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; Tony Palumbo with Mattamy Homes. (See attached sign-in sheet)

#### **D. APPOINTMENT TO VACANT BOARD SEATS**

##### **1. Appointment to Vacant Board Seats - CDD No.'s 1 & 2 / Seat No. 4**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Appoint James Fitzgerald to CDD No.'s 1 & 2 / Seat No. 4.

##### **2. CDD No. 6 / Seat No. 1**

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously by CDD No. 6 to Appoint George Russell to CDD No. 6 / Seat No. 1. Mr. Russell took the Oath of Office before the meeting continued.

##### **3. CDD No. 3 / Seat No. 1**

No Action was taken.

##### **4. Consider Resolution No. 2022-03; Election of Officers**

Resolution No. 2022-03 was presented; entitled:

#### **RESOLUTION 2022-03 A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF TRADITION**

**COMMUNITY DEVELOPMENT DISTRICT 1, 2, & 6 AND  
PROVIDING FOR AN EFFECTIVE DATE.**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa; A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously by CDD No.'s 1, 2, & 6 to Adopt Resolution No. 2022-03; Election of Officers.

**E. ADDITIONS OR DELETIONS TO AGENDA**

Staff requested (2) items under "New Business."

**1 – (New Business/H-3) WA #19-143-131; Heartland Dental – The Landings**

**2 – (New Business/H-4) WA #19-143-132; 12572 SW Sunrise Lake Terrace Pool**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Ms. Cruz and passed unanimously by CDD No. 1 to Adopt the agenda as amended.

**F. COMMENTS FROM THE PUBLIC**

There were not comments from the public.

**G. CONSENT ITEMS**

**1. February 9, 2022, Regular Board Meeting Minutes**

Minutes of the February 9, 2022, Regular Board Meeting.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve all item(s) under Consent.

**H. OLD BUSINESS**

There was no matter of old business to come before the Board.

**I. NEW BUSINESS**

**1. Memorandum No. 22-02; Board Member Elections 2022 - Notice of Qualifying Period; Election of Board Supervisors for District No.'s 3, 4, 5, and 6**

Mr. Harrell reviewed Memorandum No. 22-02 and answered questions.

A **Motion** was made by CDD No. 3 Mr. Steinberg, seconded by Mr. Dufour and passed unanimously by CDD No. 3 to Approve Memorandum No. 22-02.

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Siedlecki and passed unanimously by CDD No. 4 to Approve Memorandum No. 22-02.

A **Motion** was made by CDD No. 5 Dr. Powers, seconded by Mr. Pinto and passed unanimously by CDD No. 5 to Approve Memorandum No. 22-02.

A **Motion** was made by CDD No. 6 Mr. Pagan, seconded by Mr. Krbec and passed unanimously by CDD No. 6 to Approve Memorandum No. 22-02.

## **2. Notification of Landowners' Election**

Mr. Sakuma advised all in attendance about the Landowners' Election to be held on November 2<sup>nd</sup>, 2022, at the Tradition Town Hall for Tradition CDD Nos. 1, 2, 7, 8, 9 & 10.

## **3. WA #19-143-131; Heartland Dental – The Landings**

After Board discussion a **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve WA #19-143-131 as presented.

## **4. WA #19-143-132; 12572 SW Sunrise Lake Terrace Pool**

After Board discussion a **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve WA #19-143-132 as presented.

# **J. ADMINISTRATIVE MATTERS**

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

Mr. Sakuma reviewed fishing in the Vitalia lakes and noted there have been a lot of complaints coming from residents. Staff was asked to send out the original notices regarding “no fishing” in the neighborhood lakes to the Board members. After a lengthy discussion, it was advised that Tony Palumbo, Frank Covelli, and Dan Harrell meet with the District Manager to discuss policies.

Mr. Sakuma gave notice of the irrigation work taking place in Heritage Oaks.

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

Mr. Harrell shared Bond Councils update for the relocation of District No.1 to District No. 11 administrative duties.

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

Ms. Cranford addressed the work being performed at the canal by the Hospital.

## **4. Financial Report**

Mr. Karmeris offered to answer questions about the financials. There were no questions from Supervisors.

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

Mr. Palumbo reiterated working on the Fishing issues.

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

Dr. Powers asked for the original Work Authorization memo regarding pool construction be sent to the Board members for review.

Ms. King requested an Irrigation Utility report of the capacity analysis that was approved in the 2017 sales documents.

Ms. Cost does not like the large delineators at the Community Blvd roundabout.

**L. ADJOURNMENT**

There being no further business to come before the Board, CDD No. 1 Mr. Covelli adjourned the meeting at 11:53p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

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Printed Name

---

Printed Name

**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date June 1, 2022**

**Subject: TR – 9980 SW Coral Tree Circle Pool  
Work Authorization No. WA 19-143-133  
C&T Project No. 19-143.TR5.046.0422.R**

---

**Background:** On April 22, 2022, the Tradition CDD Engineer received a request to temporarily use a portion of the upland buffer portion of water management Tract 14 (Lake 36B), Tradition Plat 75, which has been accepted by the CDD for operation and maintenance.

---

**Recommended Action:** Approve project posed temporary use of the CDD 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, on the water side of any soil stock piled within or adjacent to the CDD Stormwater Management Tract.
3. Ground surface within the Surface 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 lake shall be removed immediately.

---

**Location:** Tradition Community Development District CDD.05  
Within Tradition Irrigation Service Area? Yes

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**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

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**Additional Comments:** None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

---

**Item Prepared By:** Kelly E Cranford, PE

May 19, 2022





0 170 340  
Feet

**9980 SW Coral Tree Circle Pool**  
**WA#: 19-143-133**  
**Project #:19-143.TR5.046.0422.R**

SW Marigold Ave

SW Marigold Ave

SW Apple Blo

SW Coral Tree Cir

SW Coral Tree Cir

SW Maple Tree L

SW Coral Tree Cir

SW Indian

SW Apple Blossom

## Legend

- Subject Property
- Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-143-133  
Project #:  
19-143.TR5.046.0422.R  
Scale: 1" = 344'  
Date: 5/19/2022

**EXHIBIT 1**  
**9980 SW CORAL TREE**  
**CIRCLE POOL**  
**SITE LOCATION MAP**



**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date June 1, 2022**

**Subject: TR – 12381 SW Silverwood Avenue Pool  
Work Authorization No. WA 19-143-144  
C&T Project No. 19-143.TR5.047.0422.R**

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**Background:** On April 28, 2022, the Tradition CDD Engineer received a request to temporarily use a portion of the upland buffer portion of water management Tract 6 (Lake 24D), Tradition Plat 35, which has been accepted by the CDD for operation and maintenance.

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**Recommended Action:** Approve project posed temporary use of the CDD 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, on the water side of any soil stock piled within or adjacent to the CDD Stormwater Management Tract.
3. Ground surface within the Surface 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 lake shall be removed immediately.

---

**Location:** Tradition Community Development District CDD.05  
Within Tradition Irrigation Service Area? Yes

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**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

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**Additional Comments:** None

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**Board Action:**

Moved by:

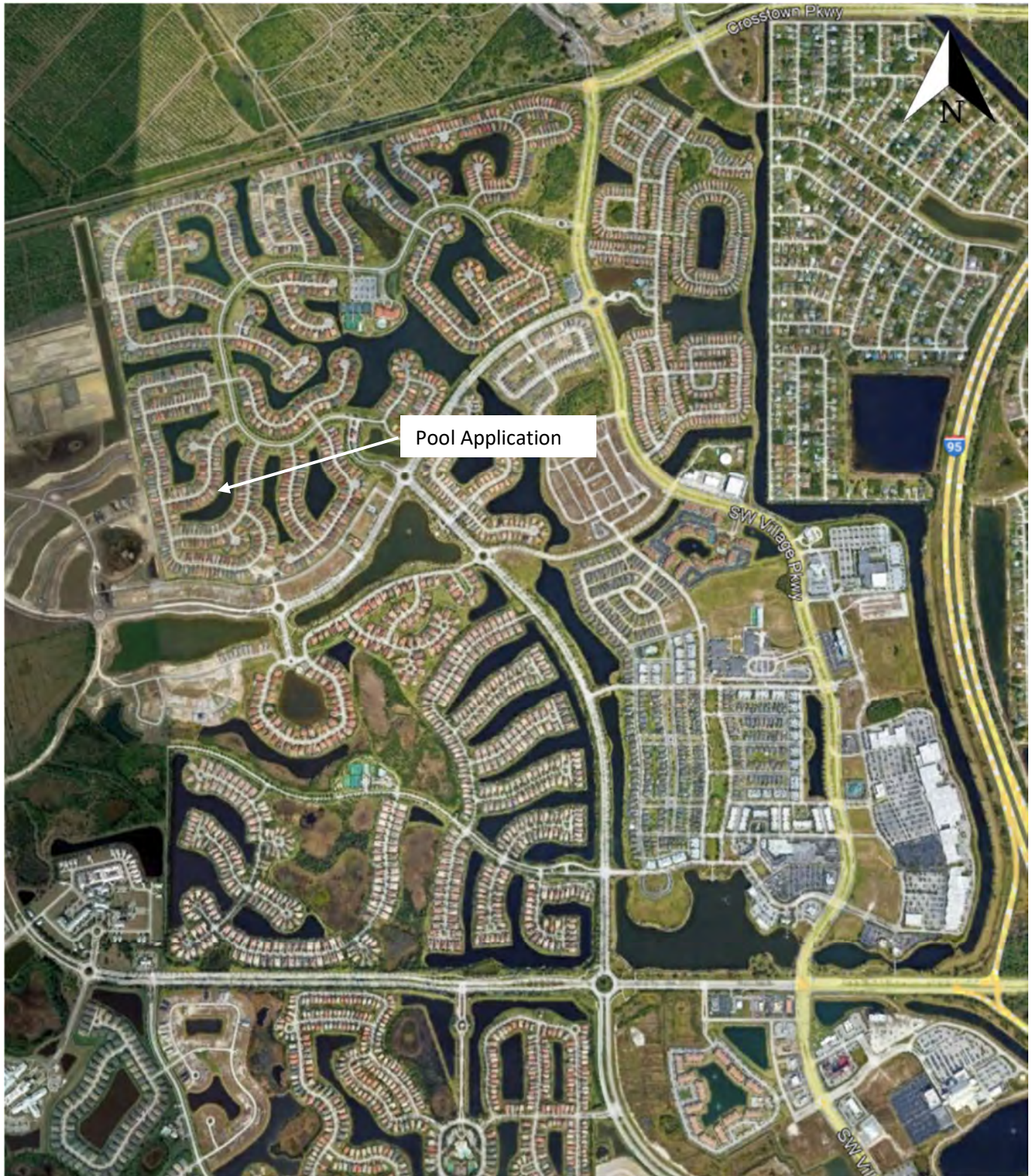
Seconded by:

Action Taken:

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**Item Prepared By:** Kelly E Cranford, PE

May 19, 2022



WA 19-143-144

Project No. 19-143TR5.047  
Date: 05/19/2022  
WA 19-143-144 Location Map Silver  
Wood Pool

EXHIBIT 1  
12381 SW Silverwood Avenue  
Pool  
SITE LOCATION MAP



**TRADITION COMMUNITY DEVELOPMENT DISTRICT BOARD  
AGENDA ITEM**

**Subject:** Peacock Canal Relocation  
Turn Over to CDD for Perpetual Operation and Maintenance  
CDD Project 2021.005

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**Background**

The relocation of the Peacock Canal has been completed. The construction was monitored by the CDD Engineer, has been certified complete, and the CDD has received a request to turn the canal over to the CDD for operation and maintenance.

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**Recommended Action**

Approve and Ratify Chairman's executed SFWMD Form 0970 transferring the operation and maintenance of the Peacock Canal to the CDD.

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**Location:** Tradition CDD 3  
Drainage Western Grove  
Within Tradition Irrigation Service Area? Pending

**Fiscal Information:** Proposed infrastructure will be operated and maintained by the CDD and has been incorporated into the budget.

**Grant Related?** No

**Additional Comments:** None

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**Board Action**

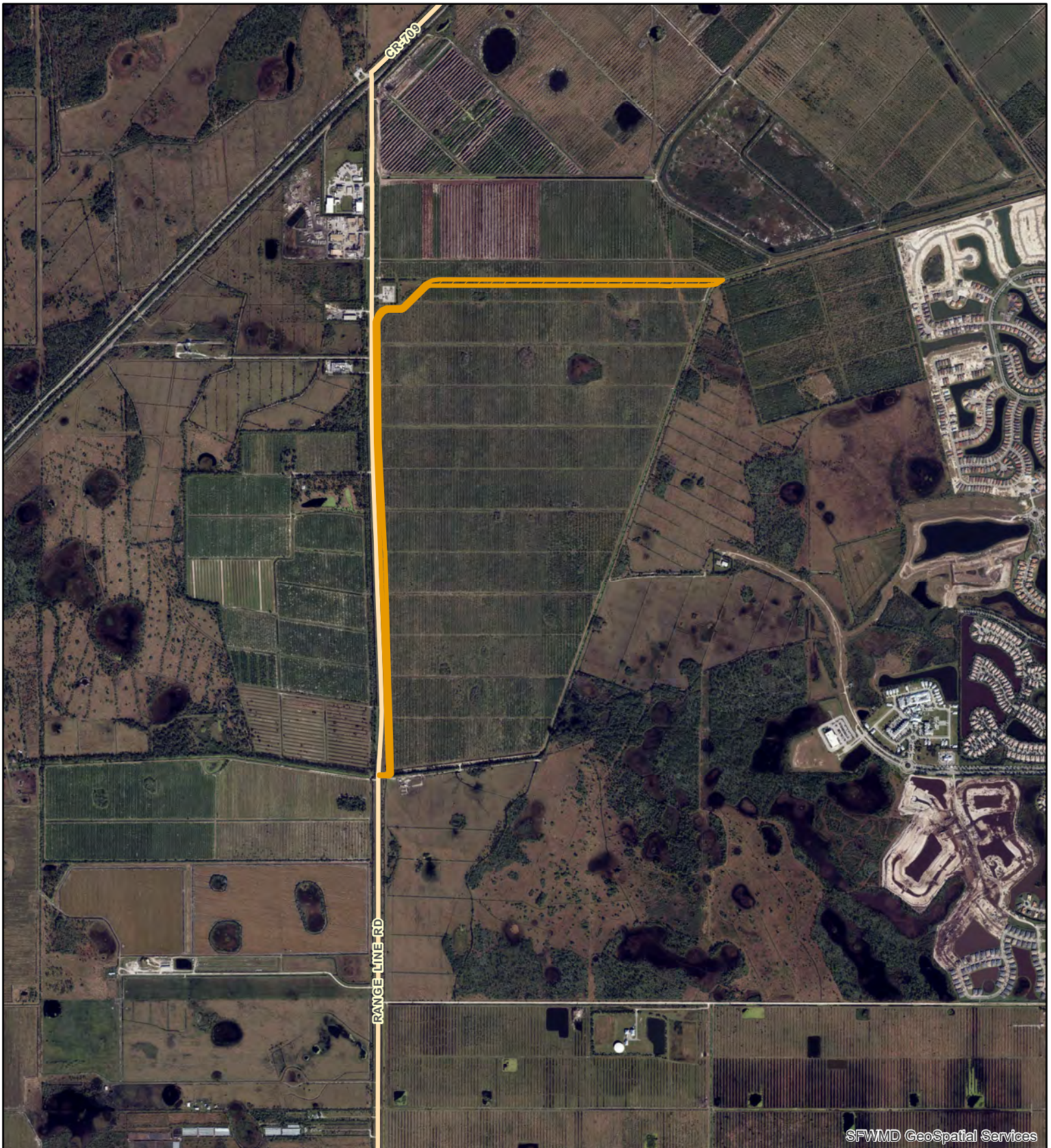
|           |              |               |
|-----------|--------------|---------------|
| Moved by: | Seconded by: | Action Taken: |
|-----------|--------------|---------------|



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Item Prepared by: Kelly Cranford, P.E.

Project Number: 19-144.SG3.003.1219





|  |                                   |                      |  |  |
|--|-----------------------------------|----------------------|--|--|
| Exhibit No: 1  | Exhibit Created On:<br>2021-05-06 | ST. LUCIE COUNTY, FL | <div><div></div>Application</div> <div>Permit No: 56-104812-P</div> <div>Application Number: 201104-4629</div> <div><div>Created by</div><div><div>IT</div><div>GEOSPATIAL<br/>SERVICES</div></div><div>South Florida Water Management District</div><div>13</div></div> |  |
| <div><div></div><div>REGULATION DIVISION</div><div>Project Name: Western Grove - Peacock<br/>Canal Relocation</div><div><div>00.350.7</div><div></div><div>Miles</div></div><div><div>N</div></div></div> |                                   |                      |  |  |



**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3**  
**Tradition Town Hall**  
**10799 SW Civic Lane**  
**Port St. Lucie, Florida 34987**  
**REGULAR BOARD MEETING**  
**May 4, 2022**  
**11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District No. 3 of May 4, 2022 was called to order at 11:00 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 February 21<sup>st</sup>, 2022, 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 # 3</b> |                 |         |
| Chairman       | Isiah Steinberg | Present |
| Vice Chairman  | Rick Dufour     | Present |
| Supervisor     | <b>Vacant</b>   | -       |
| Supervisor     | Ryan Bartlett   | Present |
| Supervisor     | Roy Perconte    | 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. |

**D. ADDITIONS OR DELTIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC**

There were no comments from the public at this time.

**F. NEW BUSINESS**

**1. Appointment to Vacant Board Seat No. 1**

A **Motion** was made by Mr. Steinberg, seconded by Mr. Bartlett and passed unanimously to appoint Kimberly Gorman to Seat No. 1.

**2. Consider Resolution No. 2022-03; Elections of Officers**

Resolution No. 2022-03 was presented, entitled:

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING  
THE OFFICERS OF TRADITION COMMUNITY DEVELOPMENT  
DISTRICT 3, AND PROVIDING FOR AN EFFECTIVE DATE.**

A **Motion** was made by Mr. Dufour, seconded by Mr. Steinberg and passed unanimously to Adopt Resolution No. 2022-03.

**G. BOARD MEMBERS DISCUSSION REQUESTS AND COMMENTS**

There was a discussion on the Tradition Irrigation Plant and water usage.

**H. ADJOURNMENT**

There being no further business to come before the Board, Mr. Steinberg adjourned the meeting at 11:11p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

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Printed Name

---

Printed Name

## **SECOND ADDENDUM TO CONTRACT**

**THIS SECOND ADDENDUM TO CONTRACT** (this "Second Addendum") is made and entered into this 1<sup>st</sup> day of May, 2022 by and between Tradition Commercial Association, Inc., a Florida not-for-profit corporation ("Tradition Commercial"), Tradition Community Development District No. 1, a special taxing district of St. Lucie County, Florida ("Tradition CDD 1"), the Southern Grove Community Development District No. 1, a special taxing district of St. Lucie County, Florida (the "Southern Grove CDD 1"), Mattamy Palm Beach LLC, a Delaware limited liability company, authorized to do business in Florida ("Mattamy"), and Tradition Community Association, Inc., a Florida not-for-profit corporation (the "Billing Entity") (all parties, collectively, the "Tradition Entities") and Complete Property Maintenance, Inc., a Florida corporation (the "Vendor").

### **RECITALS:**

**WHEREAS**, the Tradition Entities and the Vendor entered into that certain Lawn and Landscape Maintenance Contract and that certain Addendum to Contract on October 11, 2021, a copy of which is attached hereto as Exhibit "A" and incorporated as if fully set forth herein (collectively, the "Contract Documents"); and

**WHEREAS**, the "Parties" (as such term is hereinafter defined) desire to modify the scope of work for the landscaping services provided by the Vendor; and

**WHEREAS**, the Parties desire the terms of this Second Addendum to supplement, modify and control the Contract Documents; and

**WHEREAS**, the Parties desire the terms of this Second Addendum to supersede all terms to the contrary set forth in the Contract Documents, if any; and

**WHEREAS**, the Contract Documents and all exhibits thereto, this Second Addendum and all exhibits thereto shall collectively be referred to as the "Amended Contract Documents".

**NOW THEREFORE**, in consideration of the mutual covenants and promises herein set forth, and/or other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Tradition Entities and the Vendor agree as follows:

### **TERMS:**

**Preface.** The foregoing Recitals are true and correct and are hereby incorporated as if fully set forth herein. The Vendor and the Tradition Entities may collectively be referred to as the "Parties" and individually as "Party" when the context so requires.

1. **Conflict.** Notwithstanding all terms in the Contract Documents, in the event of conflict, this Second Addendum shall supersede and control.

2. **Additional Services.** Commencing on the date that this Second Amendment is executed by the last Party to sign the Second Amendment, the scope of "Work" (as such term is defined in the Contract Documents) is hereby revised to include an additional 1.9 miles of roadway as identified on the maps attached hereto as Exhibit "B," and incorporated as if fully set forth herein, which shall be serviced by the Vendor in accordance with the terms and conditions of the Contract Documents (the "Additional Services"). The Additional Services shall include all areas of the roadway identified in Exhibit B beginning at the edge of the sidewalk furthest from the road and continuing across the road to the edge of the opposite sidewalk furthest from the road, and including, but not limited to, any and all medians.

3. **Payment for Additional Services.** The Parties hereby agree and acknowledge that the Additional Services constitute "Roadway Service" pursuant to the Bid Manual for Landscape Maintenance Services attached to the Contract Documents as Exhibit "B" (the "Bid Manual"). As such, the cost for the Additional Services shall be Thirteen Thousand Three Hundred Sixty Dollars and Eighty Cents (\$13,360.80) monthly and One Hundred Sixty Thousand Three Hundred Twenty-Nine Dollars and Sixty Cents (\$160,329.60) annually (the "Additional Services Cost"). The Tradition Entities shall be responsible for the Additional Services Cost in the same pro rata share as set out in the Contract Documents. The Billing Entity shall remit payment for the Additional Services Cost to the Vendor in the same manner set out in the Contract Documents for payment for the Work.

4. **All Other Terms of Contract Documents.** The Parties acknowledge and agree that all other terms and conditions of the Contract Documents not modified by this Second Addendum remain the same and remain in full force and effect.

**[SIGNATURE PAGES FOLLOW]**

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below:

Signed, Sealed and Delivered  
in the presence of:

Alan Barnes  
Print Name: Alan Barnes

Signed, Sealed and Delivered  
in the presence of:

Alan Barnes  
Print Name: Alan Barnes

Signed, Sealed and Delivered  
in the presence of:

Alan Barnes  
Print Name: Alan Barnes

**BILLING ENTITY**

**TRADITION COMMUNITY ASSOCIATION,  
INC.**  
a Florida not for profit corporation

By: [Signature]  
Its: President  
Print Name: Anthony Palumbo  
Date: 5-11-22

**TRADITION COMMERCIAL**

**TRADITION COMMERCIAL ASSOCIATION,  
INC.**  
a Florida not for profit corporation

By: [Signature]  
Its: President  
Print Name: Anthony Palumbo  
Date: 5-11-22

**TRADITION CDD 1**

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO.1**  
a special taxing district of St. Lucie County,  
Florida

By: [Signature]  
Its: SECRETARY  
Print Name: B. Frank Salame, Jr.  
Date: 5/11/2022

**[SIGNATURE PAGE CONTINUES]**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below:

Signed, Sealed and Delivered  
in the presence of:

Alan Barnes  
Print Name: Alan Barnes

Signed, Sealed and Delivered  
in the presence of:

Alan Barnes  
Print Name: Alan Barnes

Signed, Sealed and Delivered  
in the presence of:

Alan Barnes  
Print Name: Alan Barnes

**SOUTHERN GROVE CDD 1**

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**  
a special taxing district of St. Lucie County,  
Florida

By: [Signature]  
Its: Secretary  
Print Name: B. Frank Salinas, Jr.  
Date: 5/11/2022

**MATTAMY**

**MATTAMY PALM BEACH, LLC**  
a Delaware limited liability company

By: [Signature]  
Its: Vice President  
Print Name: Anthony Palumbo  
Date: 5-11-22

**VENDOR**

**COMPLETE PROPERTY MAINTENANCE, INC.**  
a Florida corporation

By: [Signature]  
Its: President  
Print Name: Shane Humble  
Date: 5/6/22

**EXHIBIT "A" TO SECOND ADDENDUM**

**CONTRACT DOCUMENTS**

## **ADDENDUM TO CONTRACT**

**THIS ADDENDUM TO CONTRACT** (this "Addendum") is made and entered into this 11 day of NOVEMBER, 2021 by and between Tradition Commercial Association, Inc., a Florida not-for-profit corporation ("Tradition Commercial"), Tradition Community Development District No. 1, a special taxing district of St. Lucie County, Florida ("Tradition CDD 1"), the Southern Grove Community Development District No. 1, a special taxing district of St. Lucie County, Florida (the "Southern Grove CDD 1"), Mattamy Palm Beach LLC, a Delaware limited liability company, authorized to do business in Florida ("Mattamy"), and Tradition Community Association, Inc., a Florida not-for-profit corporation (the "Billing Entity") (all parties, collectively, the "Tradition Entities") and Complete Property Maintenance, Inc., a Florida corporation (the "Vendor").

### **RECITALS:**

**WHEREAS**, the Billing Entity is a Florida not-for-profit corporation established for the operation of the community known as "Tradition" subject to the Amended and Restated Community Charter for Tradition, recorded in the Official Records of St. Lucie County, Florida, in Official Records Book 4240, Page 2638, as amended from time to time (the "Community Charter") governing the Tradition residential community; and

**WHEREAS**, Tradition Commercial is a Florida not-for-profit corporation established for the operation established for the operation of the property subject to that certain Amended and Restated Commercial Charter for Tradition, recorded in the Official Records of St. Lucie County, Florida, in Official Records Book 4512, Page 1357, as amended and supplemented from time to time (the "Commercial Charter"); and

**WHEREAS**, each of the Tradition Entities has landscape maintenance responsibilities for the property owned by such Tradition Entities; and

**WHEREAS**, for economy of scale and more advantageous pricing, the Tradition Entities and the Vendor intend to enter into a contract (the "Contract") whereby the Vendor agrees to provide landscaping maintenance services (the "Work") as further described and set out in the Bid Manual for Landscape Maintenance Services attached hereto as Exhibit "B" and incorporated as if fully set forth herein (the "Manual") to the real property owned by the Tradition Entities and identified in the Manual (the "Property"). A copy of the Contract is attached hereto as Exhibit "A" and incorporated as if fully set forth herein and as modified by this Addendum; and

**WHEREAS**, for purposes of convenience, the Billing Entity shall act as the billing conduit/pass through entity for all Tradition Entities, subject to the terms and conditions of this Addendum; and

**WHEREAS**, the "Parties" (as such term is hereinafter defined) desire the terms of this Addendum to supplement, modify and control the Contract; and

**WHEREAS**, the Parties desire the terms of this Addendum to supersede all terms to the contrary set forth in the Contract, if any; and

**WHEREAS**, the Contract and all exhibits thereto, this Addendum and all exhibits thereto shall collectively be referred to as the "Contract Documents".

**NOW THEREFORE**, in consideration of the mutual covenants and promises herein set forth, and/or other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Tradition Entities and the Vendor agree as follows:

**TERMS:**

**Preface.** The foregoing Recitals are true and correct and are hereby incorporated as if fully set forth herein. The Vendor and the Tradition Entities may collectively be referred to as the "Parties" and individually as "Party" when the context so requires.

1. **Conflict.** Notwithstanding all terms in the Contract, in the event of conflict, this Addendum shall supersede and control.
2. **The Billing Entity.** For the purposes of convenience, Tradition Community Association, Inc. shall act as the Billing Entity. Each Tradition Entity shall reimburse the Billing Entity for its share of the cost of the Work, as set out in the chart attached hereto as Exhibit "C" and incorporated as if fully set forth herein (the "Chart"). The pro rata share provided in the Chart may be adjusted at the request of any Tradition Entity. In the event a change to the Chart is so requested, the Billing Entity shall send a new copy reflecting the change to all Tradition Entities at the addresses provided for notice in this Addendum.
3. **Payment to the Billing Entity.** Payment to the Billing Entity shall be due from the other Tradition Entities not less than thirty (30) calendar days before payment is due to the Vendor for the Work. A true-up of the total amount paid to the Vendor by the Billing Entity shall be performed at least annually at a time determined by the Billing Entity or upon the request of a Tradition Entity. As the Billing Entity, Tradition Community Association, Inc. shall have no obligation to advance payment on behalf of any other Tradition Entity. In the event a Tradition Entity fails to remit payment to the Billing Entity in accordance with this Section 3, the Billing Entity has the right, but not the obligation, to advance the money for the Tradition Entity failing to pay. So long as the Tradition Entity benefitting from such advance reimburses the Billing Entity for same within fifteen (15) calendar days of receipt of notice of same, no breach of the Contract Documents shall occur. In the event the Billing Entity advances payment for another Tradition Entity failing to pay in accordance with this Section 3, the Billing Entity shall be entitled to charge such Tradition Entity interest at the highest rate permitted by law. Notwithstanding any other provision of this Addendum, all amounts due from Tradition CDD 1 and Southern Grove CDD 1 shall be payable as provided in the Local Government Prompt Payment Act, Part VII of Chapter 218, Florida Statutes.

4. **Indemnification by Tradition Entities.** There shall be no intent construed against the Tradition Entities that they intend to share, contribute and/or pay for any claim for damages against one or more of the other Tradition Entities. However, in the event demand is made against one or more Tradition Entities for an accident or other injury that occurs on property not owned by such Tradition Entity(ies), then the Tradition Entity owner of such real property where the injury occurred (the "Property Owner") is responsible to indemnify the other Tradition Entities, their members, directors, officers, employees, and agents, subject to the greater of the maximum insurance policy maintained by the Property Owner or the fullest extent permitted by section 768.28, Florida Statutes, if such provision is applicable. In the event the Property Owner fails to indemnify another Tradition Entity(ies), its members, directors, officers, employees, and agents pursuant to this Section 4, the Property Owner shall fully indemnify the Tradition Entity(ies) its members, directors, officers, employees, and agents for its attorneys' fees, costs, and expenses (including appeals, if any, as well as attorneys' fees, costs, and expenses incurred in determining or quantifying the amount of recoverable attorneys' fees and costs) in enforcing the terms of the Contract Documents arising out of the Property Owner's challenge to the enforceability of the Tradition Entity(ies)'s right to be indemnified as set out in this Section 4. This Section 4 shall survive the natural expiration or earlier termination of the Contract Documents. Notwithstanding any other provision of this Addendum, indemnification by Tradition CDD 1 and Southern Grove CDD 1 shall extend only to the limits, including the monetary limits, set forth in Section 768.28, Florida Statutes, and then only for the negligent or wrongful acts or omissions of any officer or employee acting within the scope of the officer's or employee's office or employment under circumstances in which the state or such agency or subdivision, if a private person, would be liable to the claimant. Except as specifically provided in this Addendum, Tradition CDD 1 and Southern Grove CDD 1 do not waive any defense of sovereign immunity.

5. **Tradition Entity Insurance.** Each Tradition Entity shall minimally maintain, with an insurance company or companies lawfully authorized to do business in the State of Florida such general liability insurance as to insure the real property to be maintained in accordance with the Contract Documents in an amount not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence and Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate. The failure of any Tradition Entity to maintain the above-described insurance may, at the option of any other Tradition Entity, be deemed a material breach of the Contract Documents. This Section 5 shall survive the natural expiration or earlier termination of the Contract Documents.

6. **Licenses and Other Representations.** The Vendor hereby represents that it is a Florida corporation, in good standing in and has all required licenses to perform the Work in this state. The Vendor shall have and shall provide to the Billing Entity, prior to the commencement of the Work, copies of all licenses required by applicable law for the Work, and the Work shall be performed by individuals duly authorized by law to perform said work and skilled in the trades and application of the materials involved. In performing its obligations under the Contract Documents, the Vendor shall be deemed an "independent contractor" and not an agent or employee of any of the Tradition Entities

and nothing in this Addendum shall be construed as creating a partnership, joint venture, or other relationship between or among the Tradition Entities and the Vendor or any of them. The Vendor shall be responsible for the acts and omissions of all its employees and all other persons performing any of the Work under a contract with the Vendor. The Vendor further represents that it (a) has read, examined and understands the Contract Documents; (b) is well qualified and able to perform the Work; (c) has a sufficient number of qualified persons to assure timely performance of the Work; (d) has the proper tools and equipment to perform the Work; and (e) is financially capable of performing the Contract Documents.

7. **Fees, Taxes, and Licenses.** The Vendor shall pay for all fees, taxes, licenses, and inspections as may be applicable and which are necessary for proper execution and completion of the Work, the cost of which is included in the fixed monthly fee and shall not be a separate charge incurred by the Tradition Entities. The Vendor shall comply with and give notices as required by applicable federal, state, county, local, and municipal laws, ordinances, rules, regulations, and lawful orders of the appropriate federal, state, local and municipal governmental authorities bearing on the performance of the Work. The Vendor shall also provide all notices so as to comply with all requirements of federal, state, county, local and municipal building codes and all local and municipal sanitary laws and rules and regulations, specifically including, without limitation, all local, state, and federal OSHA and EPA safety and environmental regulations, and all orders both present and future, and interpretations of such ordinances, including but not limited to noise ordinances, requirements, laws, rules, and regulations by governing public authorities, regardless of whether such ordinances, requirements, laws, rules, and regulations are set forth in the Contract Documents.

8. **Site Conditions.** The Vendor warrants and represents to the Tradition Entities that it has visited the site of the Work, examined the actual job conditions and that the Vendor is familiar with local conditions and all things required that will have a bearing on performance of the Work and on the Vendor's costs, including but not limited to delivery, disposal, handling, and storage of the materials, access and restrictions to the Property, the conditions of the work area, and the character of the Work. The Vendor shall be responsible to perform any additional inspections and conduct any necessary tests as may be required to determine the suitability of the site conditions. The Vendor hereby assumes the risk of performing all Work necessary to accomplish the scope of work as set out in the Contract Documents, even if it requires the Vendor to perform additional unforeseen work. The failure on the part of the Vendor to completely or properly evaluate any factors of costs prior to signing the Contract Documents shall not form a basis for additional compensation. Execution of the Contract Documents shall be conclusive evidence that the Vendor has investigated and is satisfied as to the site conditions to be encountered, as to the character, quality and quantities of work to be performed and materials to be furnished, and as to the requirements of the Contract Documents.

9. **Standard of Work.** The Vendor, using its best skill and attention, shall provide all materials, supervision, labor, tools, and equipment, necessary to complete the Work in a workman like manner and in strict accordance with the Contract Documents, and perform



all work that is reasonably inferable therefrom as being necessary to accomplish the intent of the Contract Documents, and as required by all applicable laws, ordinances, rules, and regulations of any governing authority and all manufacturers' specifications. The Vendor shall be solely responsible for all means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work under the Contract Documents. The Vendor acknowledges that the Tradition Entities do not have the knowledge to determine compliance with the foregoing items and are relying on the Vendor's knowledge and expertise of same. The Vendor shall be liable for any deviation from any laws, ordinances, rules, regulations, and orders of any public authority even if in strict compliance with the Contract Documents. The Vendor shall bear sole responsibility for and bear all costs necessary to insure full compliance with the representations set forth herein, the cost of replacing any work with work conforming to the applicable requirements, and any attorneys' fees, expenses and costs incurred by the Tradition Entities in responding to any complaints, citations, court orders, administrative orders, or similar governmental edicts or process, including appeals, if any. The provisions of this Section 5 shall survive the natural expiration or earlier termination of the Contract Documents.

10. **Materials and Equipment.** The Vendor shall provide and pay for all licenses, labor, materials, equipment, tools, construction, equipment, machinery, transportation, other facilities and services necessary for the proper execution and completion of the Work. The Vendor shall be responsible to fully insure all materials and equipment used in performance of the Work. The Vendor shall comply with manufacturer(s) recommendations as to environmental conditions under which materials can be applied. It shall be the sole responsibility of the Vendor to secure, safeguard and protect all materials and equipment from damage and theft. In no event shall the Tradition Entities be liable or responsible for any damages to such materials or equipment, including, but not limited to, any damages arising from theft or vandalism of such materials or equipment. The Vendor warrants to the Tradition Entities that all materials used in the Work will be of first and highest grade and quality, free from faults and defects. The Vendor shall provide the Tradition Entities all material warranties, if any, prior to application of same. The Tradition Entities reserve the right to inspect and reject materials proposed for use. The Vendor shall not substitute any materials from those specified by the Tradition Entities without the prior written consent of the Tradition Entities.

11. **Hazardous Materials.** The Vendor shall not permit or allow the disposal of any hazardous chemicals or materials upon the Property. The use of any hazardous materials shall be in strict accordance with the manufacturer and governmental recommendations as supplemented by reasonable prudence.

12. **Broom Swept Condition.** The Vendor shall cause no waste to the Tradition Entities, the Property, or adjoining properties in the performance of the Contract Documents, and at all times shall keep the Property and adjoining properties free from accumulation of waste materials or rubbish caused by its operations and shall leave the Property in broom swept condition at the end of each work day. Without limiting the generality of the foregoing, when fertilizing, the Vendor shall ensure that fertilizer is not



left on any driveway, tile, concrete, asphalt surface, etc. The Vendor agrees to immediately repair at its sole cost and expense all damages to the work site, including any damages to real or personal property of the Tradition Entities, their residents and guests, arising from or relating to Vendor's performance of the Work to the reasonable satisfaction of the Tradition Entities, their residents and guests, as may be applicable.

13. **Protection of Persons and Property.** The Vendor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The Vendor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury, or loss to, (a) all employees on the Work and other persons who may be affected thereby; (b) all the Work and all materials and equipment to be incorporated therein; and (c) other property at the work site or adjacent thereto. The Vendor, its suppliers, materialmen, and their employees shall not be permitted inside the Tradition Entities' buildings unless necessary to complete the Work pursuant to the Contract Documents or as may be otherwise permitted by the Tradition Entities and shall be prohibited from using any of the Tradition Entities' facilities such as restrooms, swimming pool, etc., and shall be confined to those immediate areas necessary to accomplish the Work. The Vendor shall comply with all OSHA regulations regarding job safety and all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. All damage or loss to any property caused in whole or in part by the Vendor or anyone directly or indirectly employed by the Vendor, or by anyone for whose acts the Vendor may be liable, shall be remedied by the Vendor at its sole cost and expense.

14. **Manufacturer's Warranties.** The Vendor shall be fully responsible for meeting the requirements of any and all manufacturers' warranties available to the Tradition Entities. Notwithstanding anything set forth in the manufacturers' warranties to the contrary, those items specifically covered by the manufacturers' warranties and any disclaimers and limitations on liability shall in no way be deemed to limit the Vendor's warranty and liability herein and are in addition to and not in lieu of any other warranties, express or implied, which may be provided by law. The Vendor shall ensure that the Tradition Entities receive all available warranties from any and all manufacturers, laborers, suppliers, or materialmen used in connection with the Work.

15. **Subcontracts.** The Vendor may NOT subcontract any portion of the Work contemplated under the Contract Documents.

16. **Changes to the Scope of Work.** Any changes to the scope of the Work, including but not limited to additions, modifications, or deletions, shall only be accomplished by written Change Order signed by the Vendor and the Billing Entity with the joinder of such other Tradition Entity affected by the change in the scope of the Work. Unless otherwise agreed to in writing by the Billing Entity, the Change Order shall specify the changes in the scope of the Work and indicate a fixed amount in the adjustment of the compensation to the Vendor, if any, application of unit prices, if applicable, and the period of time by which the Vendor is to perform its obligations, inclusive of the Work as set out in the

Contract Documents, if any. From time to time, one or more Tradition Entities may seek additional services from the Vendor. To the extent such additional services affect only the Tradition Entity making such request, the Vendor may charge a to-be-agreed-upon additional fee which must be in writing and signed by the Vendor, the Tradition Entity making the request, and the Billing Entity, which shall be in addition to the charges as set out on Exhibit "C" to this Agreement. No Tradition Entity shall be responsible for any additional charges without a written Change Order.

17. **Correction of Defective Work.** Within ten (10) days of written notice from any Tradition Entity, the Vendor shall promptly correct any defective services and/or defective Work set forth in said notice, as determined in the sole discretion of such Tradition Entity. The Billing Entity shall have the right to withhold any payment up to the amount it takes to correct the defective services and/or Work until defective services and/or Work is corrected by the Vendor. The withholding of payment by the Billing Entity pursuant to this Section 17 shall not be deemed a breach of the Contract Documents.

18. **Time.** Time shall be of the essence for each and every provision of the Contract Documents. If the Vendor is delayed at any time in the progress of the Work by changes ordered in the Work, by weather, labor disputes, fire, unusual delay in transportation, unavoidable casualties or other causes beyond the Vendor's control, then the time for completion shall be extended by written Change Order for such reasonable time as the Tradition Entities may determine. The providing of notice shall not of itself establish the validity of the cause of delay or of the extension of time for completion. Failure to so request an extension will constitute a waiver of any right for an extension of time. In the event the Vendor is delayed in the progress of the Work, for any reason whatsoever, and is granted an extension of time in which to perform the Work, in no instance will the Vendor be entitled to increased costs, compensation or damages as a result of delay. All damages that may occur by reason of delay are hereby waived by the Vendor.

19. **Indemnity.** The Vendor shall indemnify, defend and hold harmless the Tradition Entities, their members, directors, officers, employees and agents, from and against any and all claims, damages, losses and expenses, including but not limited to attorneys' fees, costs and expenses (including appeals, if any), arising out of or resulting from the performance of the Work by the Vendor, its agents and employees, suppliers, and materialmen. In the event the Vendor fails to indemnify the Tradition Entities, their members, directors, officers, employees and agents, pursuant to this Section 19, the Vendor, then shall fully indemnify the Tradition Entities, their members, directors, officers, employees and agents, for its attorneys' fees, costs and expenses in enforcing the terms of the Contract Documents (including appeals, if any) arising out of the Vendor's challenge to the enforceability of their right to be indemnified as set out in this Section 19. The indemnification obligation pursuant to this Section 19 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Vendor under any general liability insurance coverage, worker's compensation acts, disability benefit acts or other employee benefit acts. This Section 19 shall survive the natural expiration or earlier termination of the Contract Documents.

20. **Vendor Insurance.** The Vendor shall maintain with an insurance company or companies lawfully authorized to do business in the State of Florida such general liability insurance as will protect the Vendor and the Tradition Entities from claims that may arise out of or result from the Vendor's operations under the Contract Documents, whether such operations be by the Vendor, materialmen or suppliers, in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) in the aggregate. Such insurance shall be evidenced by a certificate of insurance naming each Tradition Entity as an "additional insured" under the policy. As a condition precedent to the entitlement to payment, the Vendor must maintain the above-described insurance coverage and must provide the Tradition Entities with a copy of all such policies prior to the commencement of the Work. The above-described insurance coverage shall not be cancelled by the Vendor without thirty (30) days' prior written notice to the Tradition Entities. The Vendor's failure to maintain the above-described Insurance may, at the option of the Tradition Entities, be deemed a material breach of the Contract Documents. In addition to the foregoing, in the event the Vendor allows such insurance coverage to lapse, the Vendor shall provide the Tradition Entities with thirty (30) days' prior written notice informing the Association of the Vendor's intent to allow the insurance coverage to lapse. In the event the Vendor fails to pay the insurance premiums, the Billing Entity, at its sole option, may pay such premiums and deduct such amount from the Contract Price. This Section 20 shall survive the natural expiration or earlier termination of the Contract Documents.

21. **Termination.** Notwithstanding any term or provision to the contrary in the Contract Documents, the Parties may terminate the Contract Documents as follows:

21.1 **By the Vendor.** If the Billing Entity fails to issue payment lawfully and properly due to the Vendor for a period of sixty (60) days through no fault of the Vendor, the Vendor may, after fifteen (15) days written notice to the Billing Entity, terminate the Contract Documents and recover from the Billing Entity payment for actual services provided. Such amount shall be the Vendor's sole remedy under the Contract Documents. All warranties shall become operative from the date that the termination becomes effective as to the Work completed upon termination.

21.2 **By the Billing Entity for Cause.** In the event of a for cause termination by the Billing Entity, the Vendor shall not be entitled to receive further payment under the Contract Documents except for the Work completed until such termination. Upon written notice to the Vendor, the Billing Entity may immediately terminate the Contract Documents for cause, including but not limited to, the following:

- (a) The Vendor's refusal or failure after written request by the Billing Entity to provide sufficient properly skilled workers, proper materials or proper supplies;
- (b) The Vendor's failure to, make payment to materialmen, or suppliers in accordance with the Vendor's agreements with such entities or individuals;

- (c) The Vendor's repeated disregard of applicable federal, state, county or local laws, statutes, ordinances, codes, rules, regulations, or lawful orders of a public authority;
- (d) The Vendor's breach of any provision of the Contract Documents;
- (e) The Vendor's failure to correct defective services and/or defective Work in accordance with Section 17 of this Addendum;
- (f) The Vendor makes a general assignment for the benefit of its creditors; or
- (g) In the event a receiver is appointed on account of the Vendor's insolvency.

If the costs of completing and/or correcting the Work, or any portion thereof, exceed the unpaid balance, the Vendor promptly shall pay the difference to the Billing Entity. This provision shall in no way limit Tradition Entities' right to claims for any and all additional damages. This obligation for payment shall survive termination of the Contract Documents. All warranties shall become operative from the date that the termination becomes effective as to the Work performed prior to termination.

**21.3 By the Billing Entity Without Cause.** The Billing Entity may also terminate the Contract Documents for the Billing Entity's convenience and without cause upon thirty (30) days' written notice to the Vendor. Notwithstanding any term or provision to the contrary in the Contract Documents, if the Vendor is terminated for convenience, the Vendor shall be entitled to payment from the Billing Entity for actual expenditures for all labor, materials, and equipment for the Work completed until such termination only. The Vendor waives any and all claims for damages resulting from such termination for convenience, including without limitation anticipated profits, overhead, consequential damages, and incidental damages. Termination of the Contract Documents by the Billing Entity pursuant to this Section 21.3 shall be in addition to all other lawful remedies available to the Billing Entity. All warranties shall become operative from the date that the termination becomes effective as to the Work completed upon termination through the last day of performance of the Work.

**21.4 By a Tradition Entity Without Cause.** Any Tradition Entity may also terminate its participation in the Contract Documents by providing sixty (60) days written notice to all Tradition Entities and the Vendor at the addresses provided herein for notice. In the event any Tradition Entity terminates its part in the Contract Documents, the Vendor shall prepare a revised scope of work which shall identify the portions of the Property which will no longer be maintained by the Vendor, and shall provide the adjusted cost for the Work as a result of same. The Chart attached hereto as Exhibit "C" shall be modified to remove the Tradition Entity who has terminated its part in the Contract Documents and the pro rata share of each remaining Tradition Entity shall be adjusted to reflect same.

**22. Notice.** Any notices to be given in the event of breach of the Contract Documents or with respect to its terms shall be in writing and shall be deemed to have been given

upon receipt if delivered by hand, sent by recognized overnight courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope, and addressed as follows:

**If to the Contractor:**

Complete Property Maintenance, Inc.  
c/o Shane Humble  
4101 Vinkemulder Road  
Coconut Creek, FL 33073

**If to the Billing Entity:**

Tradition Community Association, Inc.  
Board of Directors  
c/o Allen Barnes, LCAM  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

**If to Tradition Commercial:**

Tradition Commercial Association, Inc.  
Board of Directors  
c/o Allen Barnes, LCAM  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

**If to Tradition CDD 1:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If to Southern Grove CDD 1:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If to Mattamy:**

Mattamy Palm Beach, LLC  
c/o \_\_\_\_\_  
2500 Quantum Lakes Boulevard, #215



Boynton Beach, FL 33426

**With a copy to:**

Jeffrey Rembaum, Esq.  
Kaye Bender Rembaum, P.L.  
9121 North Military Trail, Suite 200  
Palm Beach Gardens, FL 33410

23. **Verification of Employment Status.** The Vendor shall bear full responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons the Vendor employs in performing its obligations under the Contract Documents. In furtherance of this requirement, the Vendor shall 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 Vendor during the term of the Contract Documents.

24. **Public Records.** The Vendor 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 Vendor in performing its obligations under the Contract Documents. The Vendor acknowledges that the designated public records custodian for Tradition CDD 1 and Southern Gove CDD 1 is Special District Services, Inc.

**PUBLIC RECORDS NOTICE: IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS ADDENDUM OR THE CONTRACT DOCUMENTS, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR TRADITION CDD1 AND SOUTHERN GROVE CDD 1, SPECIAL DISTRICT SERVICES, INC., AT 772-345-6119, 10807 SW TRADITION SQUARE, PORT ST. LUCIE, FLORIDA 34987.**

25. **Miscellaneous Terms.** (a) The prevailing Party in any action arising under the Contract Documents shall be entitled to recover its reasonable attorneys' fees, costs, and expenses, including appeals (if any); (b) The Contract Documents shall be governed by, construed, and enforced in accordance with the laws of the State of Florida; (c) All legal proceedings arising under the Contract Documents shall be conducted in the courts situated in St. Lucie County, Florida, which courts shall have exclusive venue and jurisdiction; (d) If any provision of the Contract Documents is held invalid or illegal, such provision shall be null and void, and the remainder of the Contract Documents shall not be affected by such invalidity or illegality provided that the essential purposes of the Contract Documents are capable of being fulfilled in the absence of such invalid provisions; (e) Waiver of one or more terms or conditions of the Contract Documents by either Party shall not be deemed a modification or waiver of any other provisions of the Contract Documents, and the failure or delay of either Party at any time to require performance by the other Party of any provision of the Contract Documents shall not

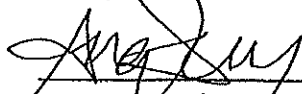
affect the right of such Party to require performance of that or any other provision hereunder; (f) Any remedy of any Party as may be set out in the Contract Documents shall be in addition to all other lawful remedies; (g) The Contract Documents may only be altered or amended by an instrument in writing properly executed by the Parties; (h) The Contract Documents constitute the sole understanding and working arrangement between the Parties hereto and embody the entire agreement of the Parties hereto, and no representation, inducements, or agreements, oral or otherwise, between the Parties not contained and embodied herein shall be of any force and effect; (i) The Parties acknowledge that each of them has reviewed the Contract Documents and has had the opportunity to have it reviewed by their respective attorneys and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of the Contract Documents; (j) Facsimile and other electronic signatures on counterparts of the Contract Documents are hereby authorized and shall be acknowledged as if such signatures were an original execution; (k) The Contract Documents may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument; (l) Headings are for reference only and shall not be used to interpret the Contract Documents; (m) No part of the Contract Documents shall be void due to an incorrect reference to an Official Record Book number or Page number; rather, the Contract Documents shall be interpreted as if the correct Official Record Book number and Page number were provided; (n) If a document is referenced in the Contract Documents for which an Official Record Book number and Page number exist, but were not provided for herein, the Contract Documents shall be interpreted as if the Official Record Book number and Page number were set forth herein; (o) Wherever the context shall so require, all words herein in the masculine gender shall be deemed to include the feminine or neuter gender, all words herein in the feminine gender shall be deemed to include the masculine or neuter gender, and all words herein in the neuter gender shall be deemed to include the masculine or feminine gender; (p) All singular words shall include the plural, and all plural words shall include the singular; (q) The Contract Documents shall be binding upon, and shall inure the benefit of, the parties hereto and their respective successors, assigns, heirs, executors, administrators, and legal representatives; (r) The "Effective Date" of the Contract Documents shall be the date that this Addendum is executed by the last Party to sign this Addendum; (s) Notices to be given in the event of breach of the Contract Documents or pursuant to its terms shall be in writing and shall be deemed to have been given if delivered by hand, mailed, or sent by overnight courier and addressed to the respective Party at the mailing address for such Party provided by the Party's corporate records with the Florida Department of State, Division of Corporations; (t) The term "shall" as used herein means "must" and "mandatory" and in no event can a permissive meaning be ascribed to such term; (u) All of the exhibits attached to this Addendum are incorporated herein, and made a part of, this Addendum; and (v) The Contract Documents may only be assigned upon the written consent of the Parties.

**[SIGNATURE PAGES FOLLOW]**

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

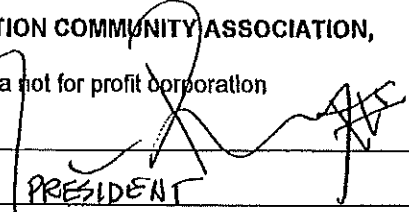
IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below:

Signed, Sealed and Delivered  
in the presence of:

  
Print Name: Angela Shepherd

BILLING ENTITY

TRADITION COMMUNITY ASSOCIATION,  
INC.  
a Florida not for profit corporation

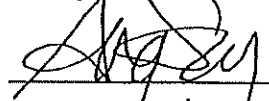
By: 

Its: PRESIDENT

Print Name: TONY PALUMBO

Date: 10.7.21

Signed, Sealed and Delivered  
in the presence of:

  
Print Name: Angela Shepherd

TRADITION COMMERCIAL

TRADITION COMMERCIAL ASSOCIATION,  
INC.  
a Florida not for profit corporation

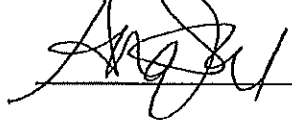
By: 

Its: PRESIDENT

Print Name: TONY PALUMBO

Date: 10.7.21

Signed, Sealed and Delivered  
in the presence of:

  
Print Name: Angela Shepherd

TRADITION CDD 1

TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO.1  
a special taxing district of St. Lucie County,  
Florida

By: 

Its: BOARD MEMBER

Print Name: ANISSA CRUZ


Date: 10.7.21

[SIGNATURE PAGE CONTINUES]



IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below:

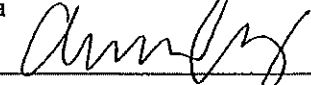
Signed, Sealed and Delivered  
in the presence of:



Print Name: Angela Shepherd

SOUTHERN GROVE CDD 1

SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1  
a special taxing district of St. Lucie County,  
Florida

By: 

Its: BOARD MEMBER

Print Name: ANISSA CRUZ

Date: 10.7.21

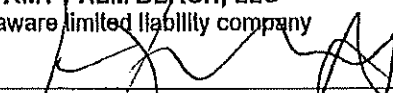
Signed, Sealed and Delivered  
in the presence of:



Print Name: Angela Shepherd

MATTAMY

MATTAMY PALM BEACH, LLC  
a Delaware limited liability company

By: 

Its: VP OF LAND ACQUISITION  
+ DEVELOPMENT

Print Name: TONY PALUMBO

Date: 10.7.21

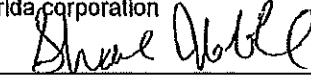
Signed, Sealed and Delivered  
in the presence of:



Print Name: John Johnson

VENDOR

COMPLETE PROPERTY MAINTENANCE, INC.  
a Florida corporation

By: 

Its: President

Print Name: Shane Humble

Date: 10/6/21

**EXHIBIT "A"**  
**LANDSCAPING CONTRACT**

## FORM OF LANDSCAPE MAINTENANCE SERVICES AGREEMENT

### Lawn and Landscape Maintenance Contract

#### Property Description, Services Provided and Terms

This Contract has been negotiated by Contractor and Tradition Community Association, Inc. as Owners of the relevant properties. This Contract for maintenance of each of the properties in the detailed specifications hereto, each of which has been signed by the Owner (Tradition Community Association, Inc.) and Contractor. From time to time throughout the term Tradition Community Association, Inc. and Contractor may approve and attach one or more additional Addendums adding properties to the Contract. Each Addendum shall contain the charge applicable to that Addendum and shall be signed by Contractor and by Owner or Owner's management company.

- OCTOBER 11
- A. The term of this contract is for twenty-four (24) months beginning June 1, 2021. The term shall end on the same ending date for all Addendums, regardless of the beginning date of an individual addendum, and even though an Addendum may contain pricing steps that would indicate a term extending beyond the foregoing ending date.
- B. The charge for the monthly services on the property shall be as set forth in the Addendum.
- C. This contract (or any individual Addendum attached hereto) can be terminated without cause by Tradition Community Association, Inc. (with respect to the entire contract) or by their designated management company (with respect to the entire contract), by providing sixty (30) days written notice. Owner shall pay Contractor for all work performed through the end of the term, as shortened by such termination.

| Tradition Community Association |                                       | Contractor |                                       |
|---------------------------------|---------------------------------------|------------|---------------------------------------|
| Signature:                      |                                       | Signature: | <i>Shane Humble</i>                   |
| Name:                           |                                       | Name:      | SHANE HUMBLE                          |
| Company:                        | Tradition Community Association, Inc. | Company:   | COMPLETE PROPERTY<br>MAINTENANCE, INC |
| Date:                           |                                       | Date:      | 5/3/2021                              |



### Forms, Licenses, Permits, Liability and Quality Insurance

- A. Contractor must provide a completed W-9 form.
- B. Contractor will take care while on the property to ensure no damage is done to the property or on the property. If damage is done by the contractor, the contractor's employees or subcontractors, contractor will immediately contact owner with a plan to repair/correct damaged areas.
- C. Contractor agrees that its employees must behave and look professional at all times. Contractor also agrees that the owner has the right to request the contractor's employees who do not behave professionally be removed from the landscape maintenance team.
- D. Contractor will ensure that all employees comply with all applicable OSHA regulations.
- E. Contractor agrees that "Timeliness and Quality of Services" is to be maintained at all times by Contractor. If owner notifies contractor that any services are deemed inconsistent with the standards set forth in this contract, the contractor shall have twenty-four (24) hours to correct small deficiencies and up to fifteen (15) days or a mutually agreed upon time from for other deficiencies. Failure to remedy the problem in a timely manner could result in loss of pay and/or termination for failure to perform.
- F. If contractor or its employees cause personal injury or property damage during the course of performing services, contractor shall indemnify, defend and hold owner harmless against any and all claims of third parties for such injuries or damage.

### Insurance

**PLEASE READ IN ITS ENTIRETY... CERTIFICATES NEED TO BE WORDED PROPERLY AND WE NEED A COPY OF THE ADDITIONAL INSURED ENDORSEMENT BEFORE YOU CAN BEGIN WORK ON OUR PROPERTY.**

Please forward this request to your insurance agents asking them to issue Certificates of Insurance for General Liability, Automobile Liability, and Workers' Compensation Liability.

1. General Liability must meet the minimum limits of \$1,000,000 Each Occurrence, \$2,000,000 Products/Completed Operations and \$2,000,000 General Aggregate. The certificate needs to contain the following language:

"Certificate holder is additional insured on a primary basis pertaining to General Liability per GA2010 11/85 or its equivalent as attached. Waiver of Subrogation applies in favor of Certificate Holder."

2. Automobile Liability must meet the minimum of \$300,000 each occurrence.
3. Workers' Compensation must meet the State of Florida minimum.

Certificates AND the additional insured endorsement shall be faxed to Owner's representative at (772) 345-5104 or electronically mailed to [abarnes@castlegroup.com](mailto:abarnes@castlegroup.com) or mailed to 10807 SW Tradition Square, Port St. Lucie, FL 34987. Please issue certificates and endorsements for the company or companies named on each Addendum.

TRADITION COMMUNITY ASSOCIATION, INC.  
10807 SW Tradition Square  
Port St. Lucie FL 34987

**LANDSCAPE MAINTENANCE SERVICES - Line Item Breakdown**

**ZONE 1**

| DESCRIPTION   | CPM                       |                   |
|---|---------------------------|-------------------|
|   | # of Services<br>per Year | Price per Service |
| Lawn Mowing and Edging                                  | 34                        | \$ 5,160.00       |
| Maintenance of Planter Beds                             | 12                        | \$ 2,085.00       |
| Pruning and Shaping of Shrubs                           | 12                        | \$ 6,016.00       |
| Tree and Palm Pruning - 8' Clear Umbrella               | As needed                 | Included          |
| Fertilization - Grass                                   | 4                         | \$ 6,000.00       |
| Fertilization - Trees                                   | 4                         | \$ 3,800.00       |
| Wet Checks  | 12                        | \$ 2,175.00       |
| Weed Control - 4x Annual and each mow service as needed | 4                         | \$ 3,150.00       |
| Mulch   | 2                         | \$ -              |
| Ant Treatment - 2 annual and spot treatment as needed   | 2                         | \$ 5,600.00       |

**ZONE 2**

| DESCRIPTION   | CPM                       |                   |
|---|---------------------------|-------------------|
|   | # of Services<br>per Year | Price per Service |
| Lawn Mowing and Edging                                  | 34                        | \$ 9,142.00       |
| Maintenance of Planter Beds                             | 12                        | \$ 3,751.00       |
| Pruning and Shaping of Shrubs                           | 12                        | \$ 11,150.00      |
| Tree and Palm Pruning - 8' Clear Umbrella               | As needed                 | Included          |
| Founders Square   | 52                        | \$ 281.57         |
| Fertilization - Grass                                   | 4                         | \$ 10,920.00      |
| Fertilization - Trees                                   | 4                         | \$ 7,280.00       |
| Wet Checks  | 12                        | \$ 3,911.00       |
| Weed Control - 4x Annual and each mow service as needed | 4                         | \$ 5,850.00       |
| Mulch   | 2                         | \$ -              |
| Ant Treatment - 2 annual and spot treatment as needed   | 2                         | \$ 10,400.00      |

**EXHIBIT "B"**

**BID MANUAL FOR LANDSCAPE  
MAINTENANCE SERVICES**



Proposer Name: COMPLETE PROPERTY MAINTENANCE, INC / SHANE HUMBLE

Basic Services

Total lump sum for all services covered in Request for Proposal and Detailed Specifications:

Zone One Proposed Lump Sum: \$30,081.00 Monthly \$360,980.00 Annual Total

Zone Two Proposed Lump Sum: \$55,751.00 Monthly \$669,016.00 Annual Total

The fee amount shall be based on the following schedule of values and other reasonable costs.

Additional Services

Additional services that may be required will be based on a scope of work provided by the Association Representative and/or the table below.

| DESCRIPTION  | UNIT       | Price per Unit                                  |
|--|------------|---|
| Dead Animal Removal  | ea         | \$15.00   |
| Storm Response   | Per mh     | \$45.00   |
| Pallet of Sod With Installation                                  | ea         | \$400.00 Bahia                                  |
| Ornamental Tree Removal with Stump Grinding                      | Per 10'    | \$175.00  |
| Hourly Labor Rate  | Per mh     | \$30.00   |
| Additional mowing as needed                                      | Per ½ hour | \$75.00/6 men                                   |
| Roadway service inclusive of adjacent common areas.              | Per ¼ mile | \$1,758.00                                      |
| Irrigation Repairs - (Contract inclusive of first 100 per month) | Per head   | \$24.00/rotor<br>\$10.00/mist                   |
| Irrigation Repairs – Valve Replacement (regardless of Size)      | Per Valve  | \$275.00/3"<br>\$165.00/2"<br>\$55.00/diaphragm |

Fee(s) for additional service(s) shall be an amount agreed upon by the Association Representative and the Contractor.

Extension of Services

If the Association should desire to extend this agreement for up to two (2) additional one-year terms, at the then current compensation rate plus agreed upon annual increase, Association shall notify contractor within thirty (30) days of the then current expiration date of the contract of its desire to do so.

**CONTRACTOR'S QUALIFICATION STATEMENT**  
**Landscape Maintenance Services**

COMPLETE PROPERTY MAINTENANCE, INC

Contractor



**TRADITION COMMUNITY ASSOCIATION, INC.  
CONTRACTOR QUALIFICATION STATEMENT**

DATE SUBMITTED:     MAY 3    , 2021

1. Proposer: COMPLETE PROPERTY MAINTENANCE ☐ A Partnership  
(Company Name) ☒ A Corporation  
☐ A Subsidiary Corporation

2. Parent Company Name: \_\_\_\_\_

3. Parent Company Address:

Street Address \_\_\_\_\_  
P.O. Box (If any) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax No. \_\_\_\_\_  
1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_  
2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

4. Proposer Company Address (If different):

Street Address 4101 VINKEMULDER RD  
P.O. Box (If any) \_\_\_\_\_  
City COCONUT CREEK State FL Zip Code 33073  
Telephone 954-973-3333 Fax No. 954-979-1424  
1st Contact Name SHANE HUMBLE Title PRESIDENT  
2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

5. List the location of the office from which the proposer would perform work for the Tradition Community Association:

Street Address 120 FERN STREET  
City JUPITER State FLORIDA Zip Code 33458  
Telephone 561-744-3333 Fax No. 561-277-2481  
1st Contact Name JOHN JOHNSON Title BRANCH MANAGER

6. Is the Proposer Incorporated in the State of Florida? Yes (X) No ( )

6.1 If yes, provide the following:

\* Is the Company in good standing with the Florida Department of State,  
Division of Corporations? Yes (X) No ( )

If no, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6.2 If no, provide the following:

\* The State with whom the Proposer company is incorporated? \_\_\_\_\_

\* Is the company in good standing with the State? Yes ( ) No ( )

\* If no, please explain \_\_\_\_\_

\* Date Incorporated \_\_\_\_\_ Charter No. \_\_\_\_\_

\* Is Proposer authorized to do business in the State of Florida? Yes ( ) No ( )

7. Is Proposer a registered or licensed contractor with the State of Florida? Yes (X) No ( )

7.1 If yes, provide the following:

\* Type of registration (i.e. certified general contractor, certified electrical contractor, etc.) IRRIGATION SPECIALTY CONTRACTOR

\* License No. SCC131152362 Expiration Date 8/31/2022

\* Qualifying Individual JOHN M. JOHNSON Title BRANCH MANAGER

\* List of company(s) currently qualified under this license

COMPLETE PROPERTY MAINTENANCE, INC

7.2 Is Proposer a registered or licensed Contractor with St. Lucie County? Yes (X) No ( )

7.3 Has Proposer performed work for an Association previously? Yes (X) No ( )

8. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year ('18) \$20,000,000.00, ('19) \$22,000,000.00 ('20) \$23,000,000.00.

9. What are the Proposer's current insurance limits?

General Liability \$ 2,000,000.00

Automobile Liability \$ 1,000,000.00

Workers Compensation \$ 500,000.00

Expiration Date WC 8/20/21, OTHER 11/11/21

10. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? Yes ( ) No (X)

If yes, please describe each violation, fine and resolution \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local or federal-aid contracts in any state(s)? Yes ( ) No (X) If so, state the name(s) of the company(ies)

\_\_\_\_\_

\_\_\_\_\_

the state(s) where barred or suspended \_\_\_\_\_  
state the period(s) of debarment or suspension \_\_\_\_\_  
\_\_\_\_\_

12. What is the landscape maintenance experience of the proposed superintendent and project manager?

| INDIVIDUAL'S NAME | PRESENT POSITION OR OFFICE | MAGNITUDE AND TYPE OF WORK  | YEARS OF LANDSCAPE MAINTENANCE EXPERIENCE | YEARS WITH FIRM | IN WHAT CAPACITY?         |
|-------------------|----------------------------|---|---|-----------------|---------------------------|
| JOHN JOHNSON      | BRANCH MANAGER             | EMPLOYEE SUPERVISION, SCHEDULING, BUDGETING, STATE IRRIGATION LICENSE | 20  | 14              | BRANCH MANAGER            |
| DAVID BUFFORD     | LANDSCAPE MANAGER          | CREW MGT, LANDSCAPE PROJECTS  | 12  | 20              | LANDSCAPE ACCOUNT MANAGER |
|                   |                            |   |   |                 |                           |

13. Has the Proposer ever failed to complete any work awarded to it? Yes ( ) No (X)

If so, where and why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Has any officer or partner of the Proposer ever been an officer, partner or owner of some other organization that has failed to complete a landscape maintenance contract? Yes ( ) No(X)

If so, state name of individual, other organization and reason therefore \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. List any and all litigation to which the Proposer has been a party in the last five (5) years:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Has the Proposer or any of its affiliates even been either disqualified or denied prequalification status by a governmental agency? NO

If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof \_\_\_\_\_

17. Within the past five (5) years, has the Proposer failed to complete a project within the scheduled contract time? Yes ( ) No (X) If so, discuss the circumstances surrounding such failure to complete a project on time as well as the date thereof \_\_\_\_\_

The undersigned hereby authorizes (s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Tradition Community Association, Inc. or its authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Tradition Community Association, Inc. should qualify the Proposer for bidding on its landscape maintenance project, including such matters as the Proposer's ability, standing integrity, quality of performance, efficiency and general reputation.

COMPLETE PROPERTY MAINTENANCE, INC  
Name of Proposer

By: Shane Humble

SHANE HUMBLE, PRESIDENT  
Type Name and Title of Person Signing)

This 3 day of May, 2021.

(Corporate Seal)

Sworn to before me this 3 day of May, 2021.

Meredith Hopper  
Notary Public/Expiration Date



### CORPORATE OFFICERS

Company Name COMPLETE PROPERTY MAINTENANCE, INC

Date May 3<sup>rd</sup>, 2021

Provide the following information for Officers of the Property and parent company, if any:

| NAME OF PROPOSER                      | POSITION OR TITLE | CORPORATE RESPONSIBILITIES   | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---------------------------------------|-------------------|--|------------------------------------|
| SHANE HUMBLE                          | PRESIDENT         | FINANCIAL GOALS & BUDGETS, POLICIES & PROCEDURES, QUALITY CONTROL, HANDS ON ALL ASPECTS OF COMPANY | JUPITER, FLORIDA                   |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |
| FOR PARENT COMPANY<br>(if applicable) |                   |  |                                    |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |
|                                       |                   |  |                                    |

### SUPERVISORY PERSONNEL

Company Name COMPLETE PROPERTY MAINTENANCE, INC

Date May 3<sup>rd</sup>, 2021

What is the experience of the key management and supervisory personnel of the Proposer for both administration as well as operations?

| INDIVIDUAL'S NAME     | PRESENT TITLE       | DESCRIPTION OF DIRECT JOB RESPONSIBILITIES                            | YEARS OF EXPERIENCE IN PRESENT POSITION | TOTAL YEARS OF RELATED EXPERIENCE |
|-----------------------|---------------------|---|---|-----------------------------------|
| JOHN JOHNSON          | BRANCH MANAGER      | EMPLOYEE SUPERVISION, SCHEDULING, BUDGETING, STATE IRRIGATION LICENSE | 14                                      | 20                                |
| DAVID BUFFORD         | LANDSCAPE MANAGER   | CREW MANAGEMENT, LANDSCAPE PROJECTS                                   | 12                                      | 20                                |
| MEREDITH HOPPER       | OFFICE MANAGER      | ACCOUNTS PAYABLE, SUPPORT MANAGEMENT & STAFF                          | 20                                      | 22                                |
| GEORGETTE MARCOTTE    | COMPTROLLER         | FINANCIALS, PAYROLL   | 22                                      | 27                                |
| ARIADANA BUENAVENTURA | ACCOUNTS RECEIVABLE | AR, CONTRACTS, COLLECTIONS  | 7                                       | 15                                |
| DIONNE MONTGOMERY     | OFFICE ADMIN        | INVOICING, PROPOSALS, SUPPORT ACCOUNT MANAGERS                        | 8                                       | 10                                |
| CLAUDIA PEREZ         | OFFICE ADMIN        | INVOICING, PROPOSALS, PAYROLL CLERK, SUPPORT ACCOUNT MANAGERS         | 6                                       | 8                                 |
|                       |                     |   |   |                                   |
|                       |                     |   |   |                                   |
|                       |                     |   |   |                                   |
|                       |                     |   |   |                                   |
|                       |                     |   |   |                                   |
|                       |                     |   |   |                                   |
|                       |                     |   |   |                                   |

### COMPANY OWNED MAJOR EQUIPMENT

Company Name COMPLETE PROPERTY MAINTENANCE, INC

Date May 3<sup>rd</sup>, 2021

[illegible]

**STATUS OF CONTRACTS ON HAND**  
(Attach additional sheets if necessary)

Company Name COMPLETE PROPERTY MAINTENANCE, INC Date 5/3/2021

Furnish with information about all of Proposer's active contracts, whether as prime or subcontracts, whether in progress or awarded but not yet started; and regardless of with whom contracted. All amounts to be shown to nearest \$1,000. Contractor may consolidate and list as a single item all contracts which individually do not exceed 3% of total active contracts and in total do not exceed 20% of the active total contracts.

| Owner, Location and Description of Project | Current Contract Amount | Proposer's Uncompleted Amount as of this Date   |                  | Completion Date        |                       |                       |
|--|-------------------------|---|------------------|------------------------|-----------------------|-----------------------|
|  |                         | As Prime Contractor                             | As Subcontractor | Original Contract Date | Approved Revised Date | Current Estimate Date |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
|  | \$                      | \$  | \$               |                        |                       |                       |
| Subtotal Uncompleted Work                  |                         | \$  | \$               |                        |                       |                       |
| Total Uncompleted Work on Hand             |                         | \$17,000,000.00 CONTRACTUAL MAINTENANCE REVENUE |                  |                        |                       |                       |



### PROJECTS PROPOSER COMPLETED IN THE LAST TWO YEARS

Company Name COMPLETE PROPERTY MAINTENANCE, INC Date 5/3/2021

List all projects completed in the last two years for which the contract value exceeded 3% of the Proposer's annual total work completed for the year the project was started. Include in the list projects that were started earlier than two years but were completed within the last two years.

| Project Name/Location                                  | Final Contract Amount | Prime or Sub <sup>1</sup> | Classification of Work Performed | Year Started/Completed | Name & Phone Number of Owner's Representative on this Project <sup>2</sup> |
|--|-----------------------|---------------------------|----------------------------------|------------------------|--|
| NO PROJECTS<br>ALL ONGOING<br>MAINTENANCE<br>CONTRACTS |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |
|  |                       |                           |                                  |                        |  |

<sup>1</sup>Prime or Sub<sup>1</sup> should indicate whether Proposer performed the work as a prime contractor or as a subcontractor.

<sup>2</sup>Name & Phone Number of Owner's Representative on this Project<sup>1</sup> should list a reference from the business entity that engaged Proposer and can validate contract performance.

**AFFIDAVIT FOR INDIVIDUAL**

State of FLORIDA

ss:

County of BROWARD

SHANE HUMBLE, being duly sworn, deposes and says that the statements and answers to the questions concerning experience contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and, that the Association considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

Shane Humble

(Proposer must sign here also)

Sworn to before me this 3 day of May, 2021.

Meredith Hopper  
Notary Public/Expiration Date:

(SEAL)



**AFFIDAVIT FOR PARTNERSHIP**

State of FLORIDA ss:

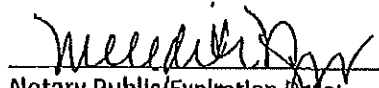
County of BROWARD

SHANE HUMBLE, Is a member of the firm of COMPLETE PROPERTY MAINTENANCE, INC., being duly sworn, deposes and says that the statements and answers to the questions of the foregoing experience questionnaire are correct and true as of the date of this affidavit; and, he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and, that the Association considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

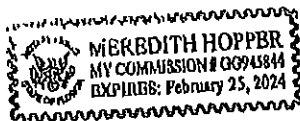


(Signature of a General Partner Is Required)

Sworn to before me this 3 day of May, 2021.

  
Notary Public/Expiration Date:

(SEAL)



## AFFIDAVIT FOR CORPORATION

State of FLORIDA ss:

County of BROWARD

PRESIDENT (title)  
SHANE HUMBLE of the  
COMPLETE PROPERTY MAINTENANCE, INC (a  
corporation described herein) being duly sworn, deposes and says that the statements and  
answers to the questions in the foregoing concerning experience are correct and true as of the  
date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive  
or fraudulent statements in this statement constitutes fraud; and, that the Association  
considers such action on the part of the Proposer to constitute good cause for rejection of  
Proposer's proposal.

Shane Humble  
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 3 day of May, 2021.

Meredith Hoppbr  
Notary Public/Expiration Date:

(SEAL)

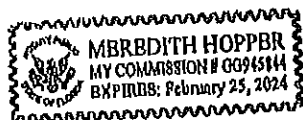


EXHIBIT "C"

CHART SHOWING PRO-RATA SHARE OF COSTS



## Pro-Rata Share of Costs

Total Annual-Contract Value: \$1,190,325.60

(This includes the addition of 1.9 miles of roadway service per Second Addendum to Contract)

### Annual Cost Allocation:

|                                   |                     |                  |
|-----------------------------------|---------------------|------------------|
| Tradition Community Association:  | <u>\$223,509.13</u> | (18.8%)          |
| Tradition Commercial Association: | <u>\$105,853.19</u> | (8.9%) .4 miles  |
| Tradition CDD No. 1:              | <u>\$730,030.90</u> | (61.3%) .4 miles |
| Southern Grove CDD No. 1:         | <u>\$130,932.25</u> | (11%) 1.1 miles  |

NOTE: These figures are as of date of Second Addendum to Contract. These figures will fluctuate as new areas of maintenance are turned over.

**EXHIBIT D**  
**“EXCEPTION TO SECTION 15 – ADDENDUM TO CONTRACT”**

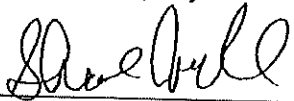
EXCEPTION TO SECTION 15 – ADDENDUM TO CONTRACT

Complete Property Maintenance, Inc. ("CPM") will be using a third-party irrigation company – Triple L Irrigation, Inc., Luther Peterson, to assist in providing irrigation maintenance services to the existing system(s) for Tradition.

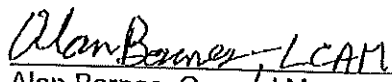
Acknowledgement:

Date: October 13, 2021

Complete Property Maintenance, Inc.

  
\_\_\_\_\_  
Shane Humble, President

Tradition Community Association, Tradition Commercial Association, Tradition CDD No. 1, and Southern Grove CDD No. 1


  
\_\_\_\_\_  
Alan Barnes, General Manager  
On Behalf Of Tradition Entities

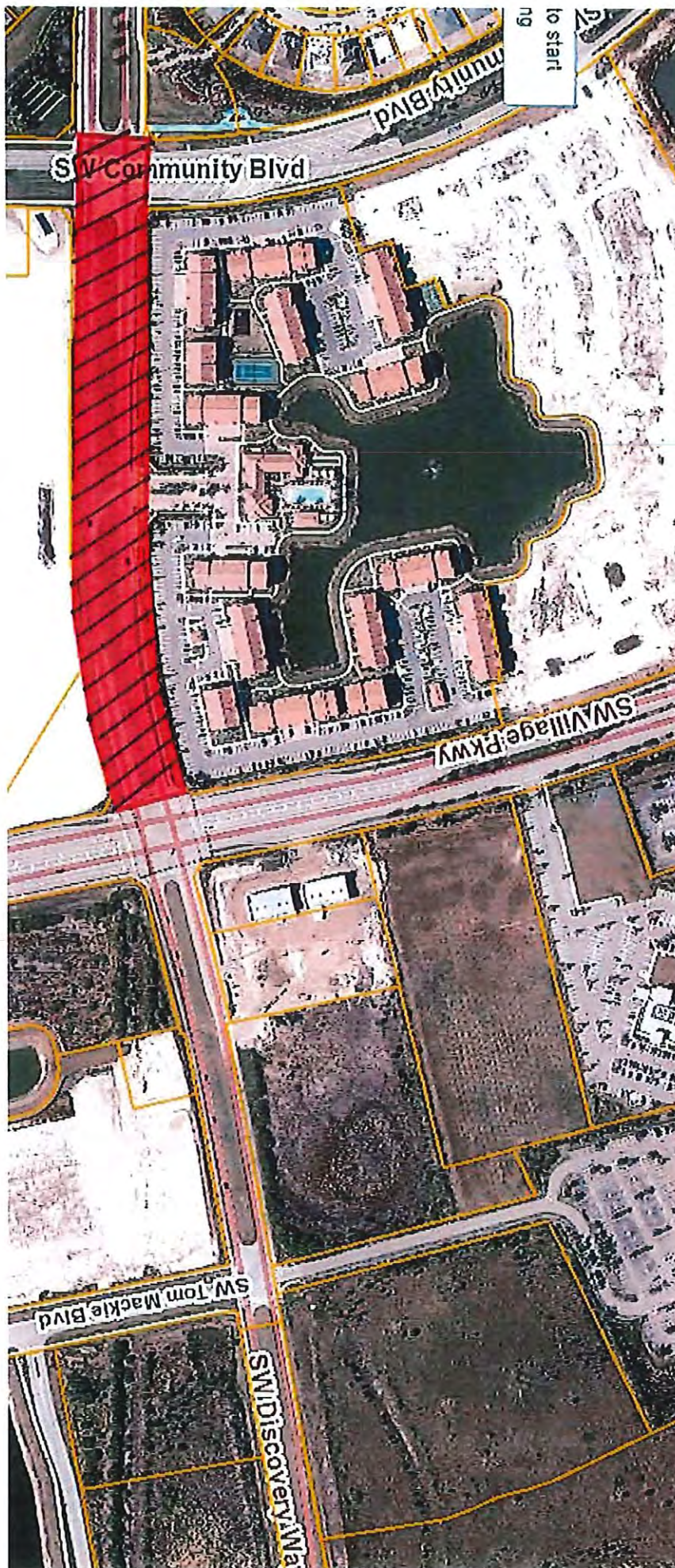
**EXHIBIT D**



**EXHIBIT "B" TO SECOND ADDENDUM**

**SURVEY IDENTIFYING ROADWAYS  
FOR ADDITIONAL SERVICES**

If in color, see red shading identifying additional service areas  
If in black and white, see shading and hash lines  identifying additional  
service areas





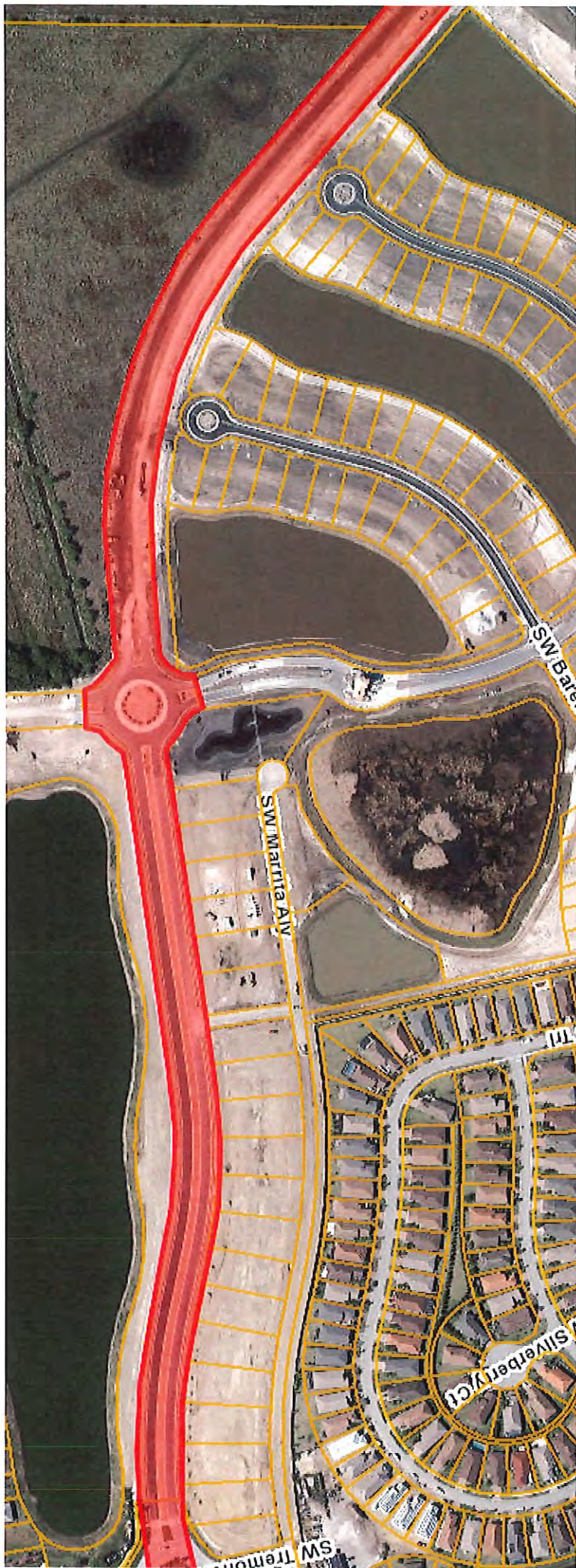


Click to start  
drawing











# Tradition CDD Stormwater System





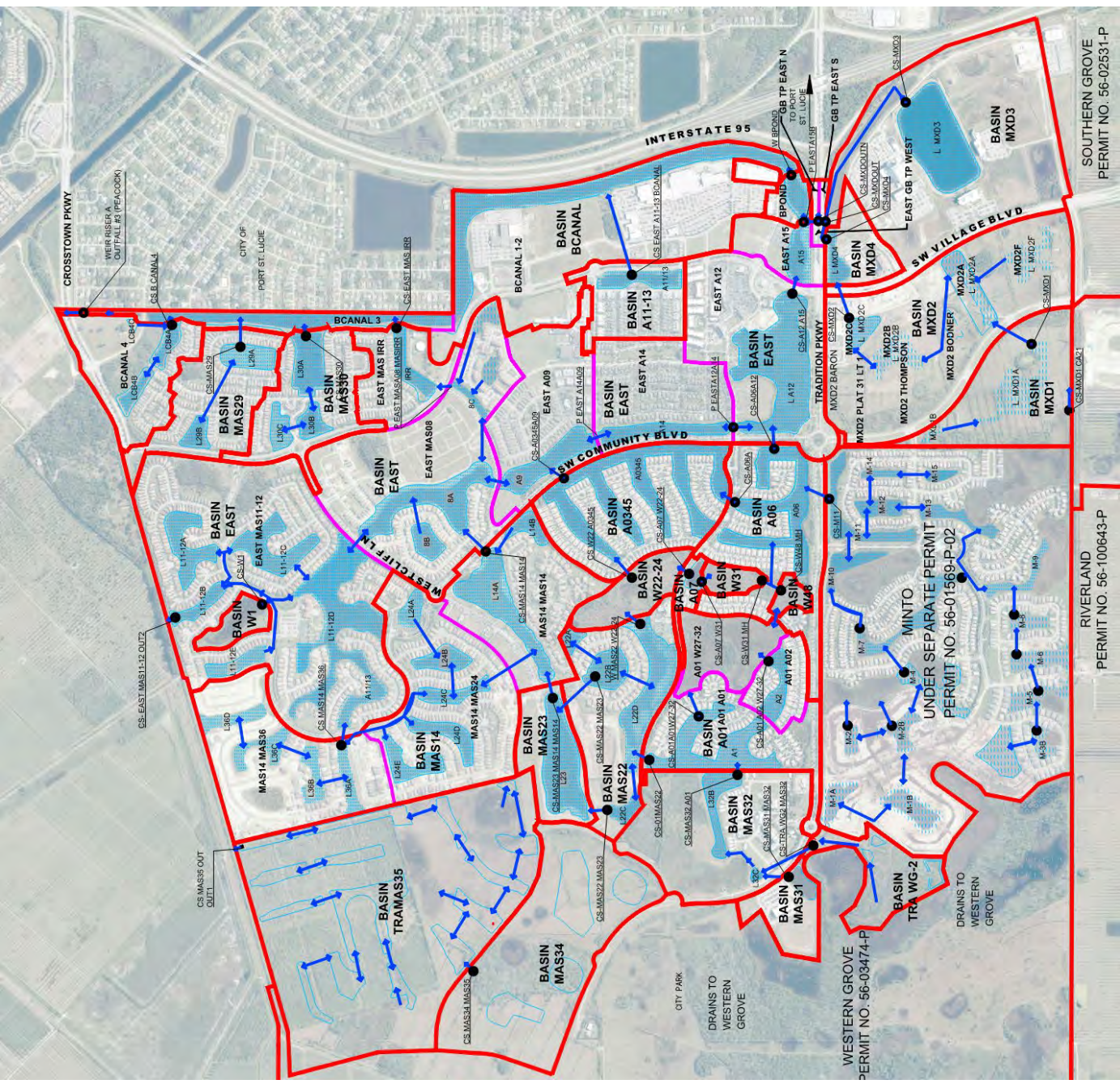
# Tradition CDD Stormwater System

## INTRODUCTION

Our stormwater management system covers 2860 acres of mixed use development and includes

- 404 acres of surface water in 62 lakes
- 2.3 miles of canals
- 5 operable water control structures
- 38 fixed water control structures
- 77 piped lake interconnections
- 68 acres of wetlands / conservation

The system provides water quality treatment, storm attenuation, and irrigation supply.





## Tradition CDD Stormwater System

# WHAT TO EXPECT WHEN IT RAINS

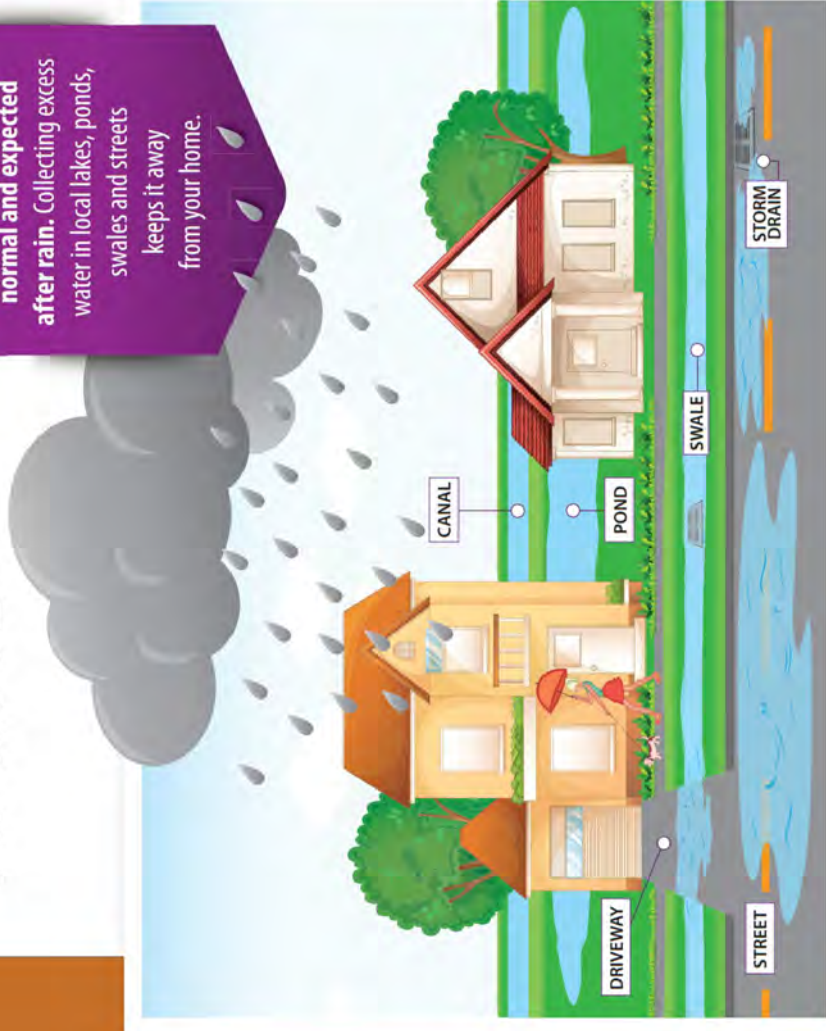
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

## Rainy Season CHECKLIST

- ☒ Recognize that flood control is a shared responsibility.
- ☒ Know the agency responsible for managing nearby canals.
- ☒ Understand YOUR neighborhood drainage limitations. Every neighborhood drains differently.
- ☒ If you are part of a homeowners association, identify the HOA representative authorized to operate any water control structures.
- ☒ Check for any structure, storm drain or canal blockages — remove debris and/or report any issues.
- ☒ Be aware that extreme rain can overwhelm drainage systems and result in temporary flooding.

## What to expect when it RAINS

Some standing water is normal and expected after rain. Collecting excess water in local lakes, ponds, swales and streets keeps it away from your home.





## Tradition CDD Stormwater System

# WHAT TO EXPECT WHEN IT RAINS

## What can SLOW the FLOW?

### Intensity of rainfall.

If the ground is already saturated and community lakes and canals are high from previous rains, water will take longer to recede.

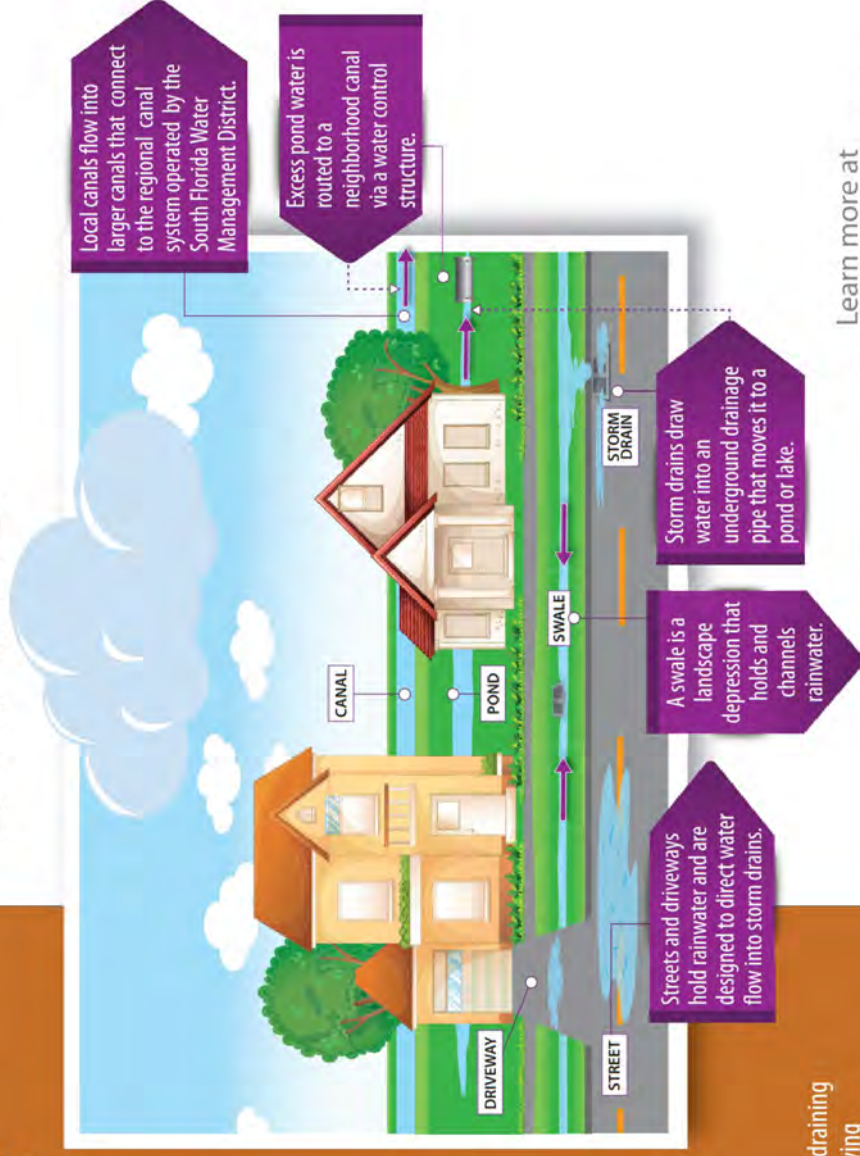
### Extent of rainfall.

If other neighborhoods are experiencing heavy rains, local and regional canals may not be able to accept all inflows at once.

### Poorly maintained facilities.

Clogged or damaged facilities can prevent neighborhood water from draining properly. Also, some low-lying neighborhoods are prone to flooding.

## How excess rainwater DRAINS



Learn more at  
[sfwmd.gov/rainyseason](http://sfwmd.gov/rainyseason)

## Tradition CDD Stormwater System

# HOW IS THE SYSTEM OPERATED?

Rainy season (June through October):

- Keep water levels in lakes at or slightly above control elevation
- In advance of a predicted heavy rainfall, will begin to lower water levels in lakes closest to Peacock Canal (north end)
- Based on the water elevation in the Peacock Canal and in each lake, operable structures are opened to lower water levels in the entire system without overloading downstream lakes.
- Once the rainfall has passed, operable structures are closed in the reverse order (southern first working our way north)

Dry season (November through May):

- Keep water levels in lakes above control elevation when possible
- Lakes are interconnected and part of our irrigation supply

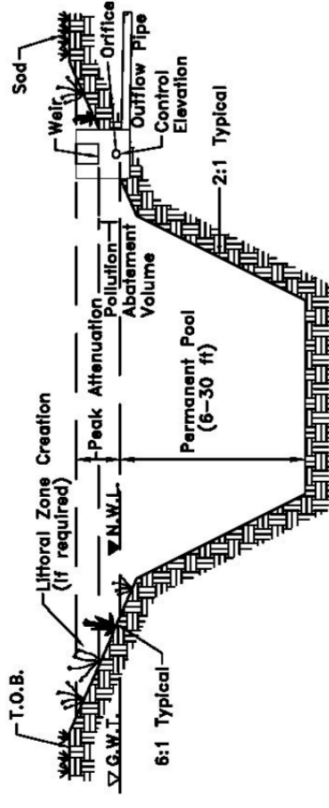
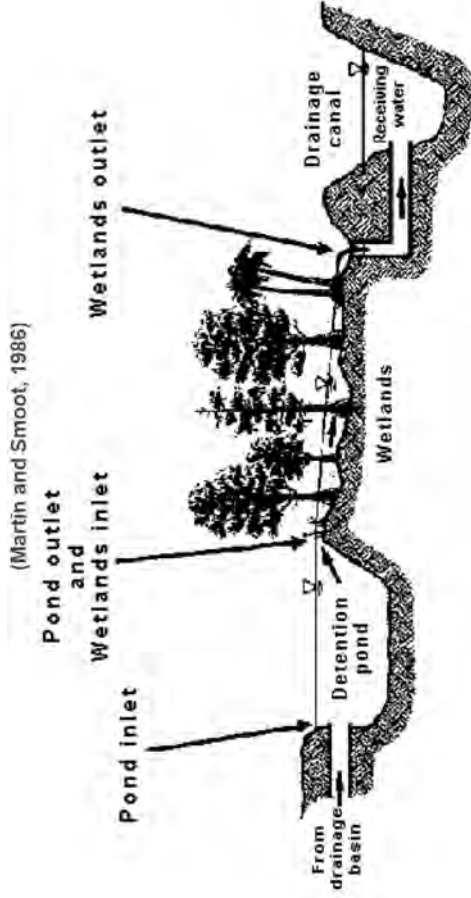
## Tradition CDD Stormwater System

# HOW IS THE SYSTEM OPERATED?

What is a control elevation? The lowest elevation at which water can be released through the control structure. Often a bleeder as small as 3-inches in width or diameter.

How is the control elevation established?

- Wetland protection elevations,
- Consistency with water use permits,
- Consistency with water tables and surrounding projects,
- Maximum of six feet below natural ground.



**WET DETENTION**  
(N.T.S.)

## Tradition CDD Stormwater System

# WHO IS RESPONSIBLE FOR MAINTENANCE?

### CDD:

- Lakes below control elevation and control structures (after they are completed and accepted by CDD)
- Pipes connecting lakes (after being accepted by CDD)
- Canals (after being accepted by CDD)

### HOA:

- Lake banks above control elevation
- Roadway drainage (may be responsibility of City if they have accepted roadway)



# WHAT SHOULD I EXPECT WHEN IT RAINS?

Moderate Rain (4 to 6 inches in 24 hour period):

- Standing water in yards, swales, and ditches
- Standing water in roadways, but one car width of roadway should be passable, typically near center of road

Heavy Rain (7 to 10 inches in 72 hour period):

- Roads, swales, ditches, and yards are flooded
- Buildings should stay dry
- Stay home!

Torrential Rain (10 to 20 inches in 72 hour period):

- Some houses and businesses will flood. Prepare for the worst case.
- Stay off the roads. Evacuate if advised by Emergency Management to do so.

## Tradition CDD Stormwater System

# WHAT SHOULD I EXPECT WHEN IT RAINS?

**Flood Factor:**  
**Surface waters  
cannot receive  
new water if  
they are full or  
flow is blocked**





## Tradition CDD Stormwater System

# WHAT SHOULD I EXPECT WHEN IT RAINS?

## Flood Factor:

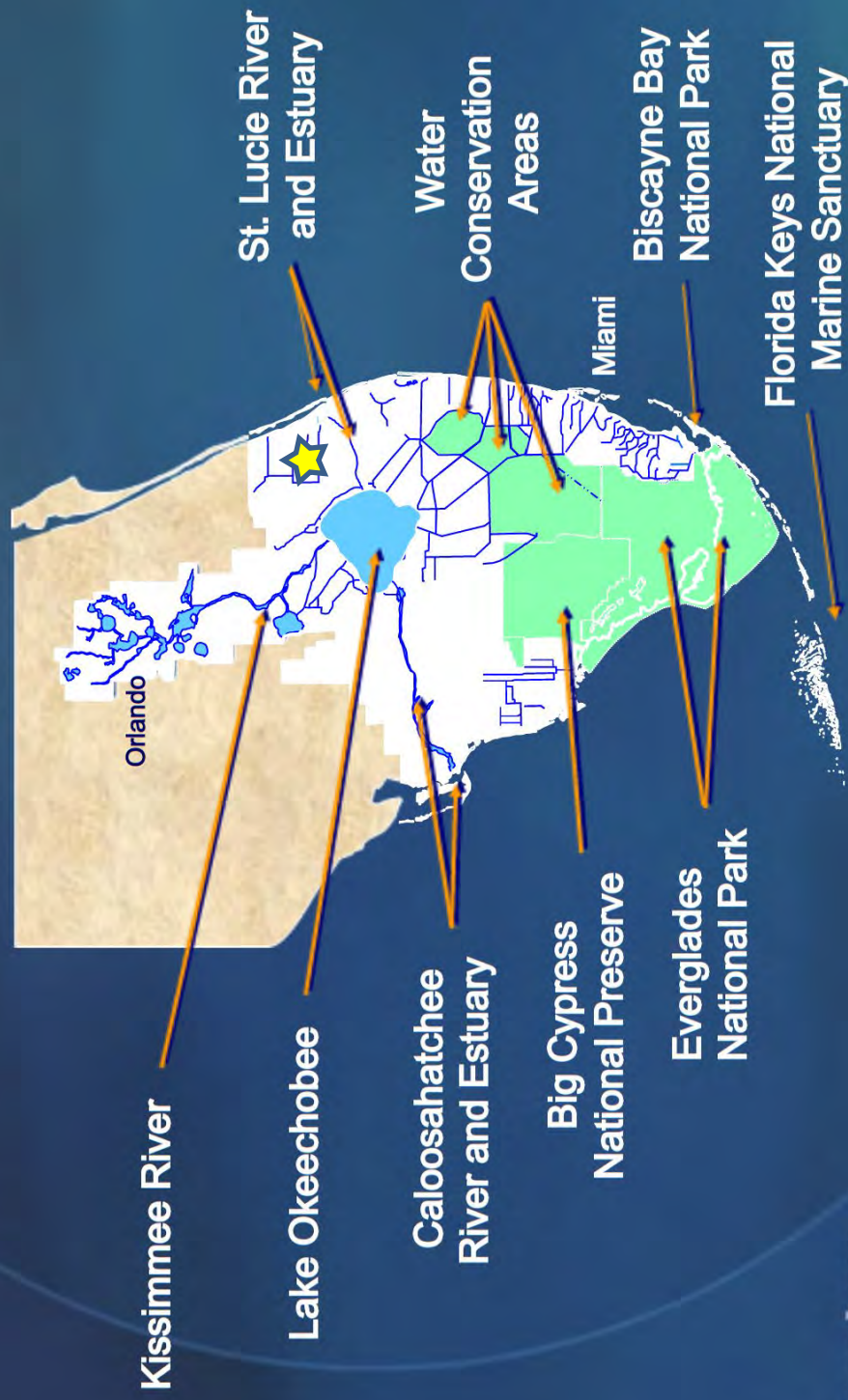
**Water cannot soak into the ground if the water table is high – results in ponding and standing water**





# SOUTH FLORIDA ECOSYSTEM

## Kissimmee-Okeechobee-Everglades Ecosystem





# SOUTH FLORIDA ECOSYSTEM

Florida is basically flat and has a subtropical climate with “extremes”

- fluctuating between being very wet and very dry





# SOUTH FLORIDA ECOSYSTEM

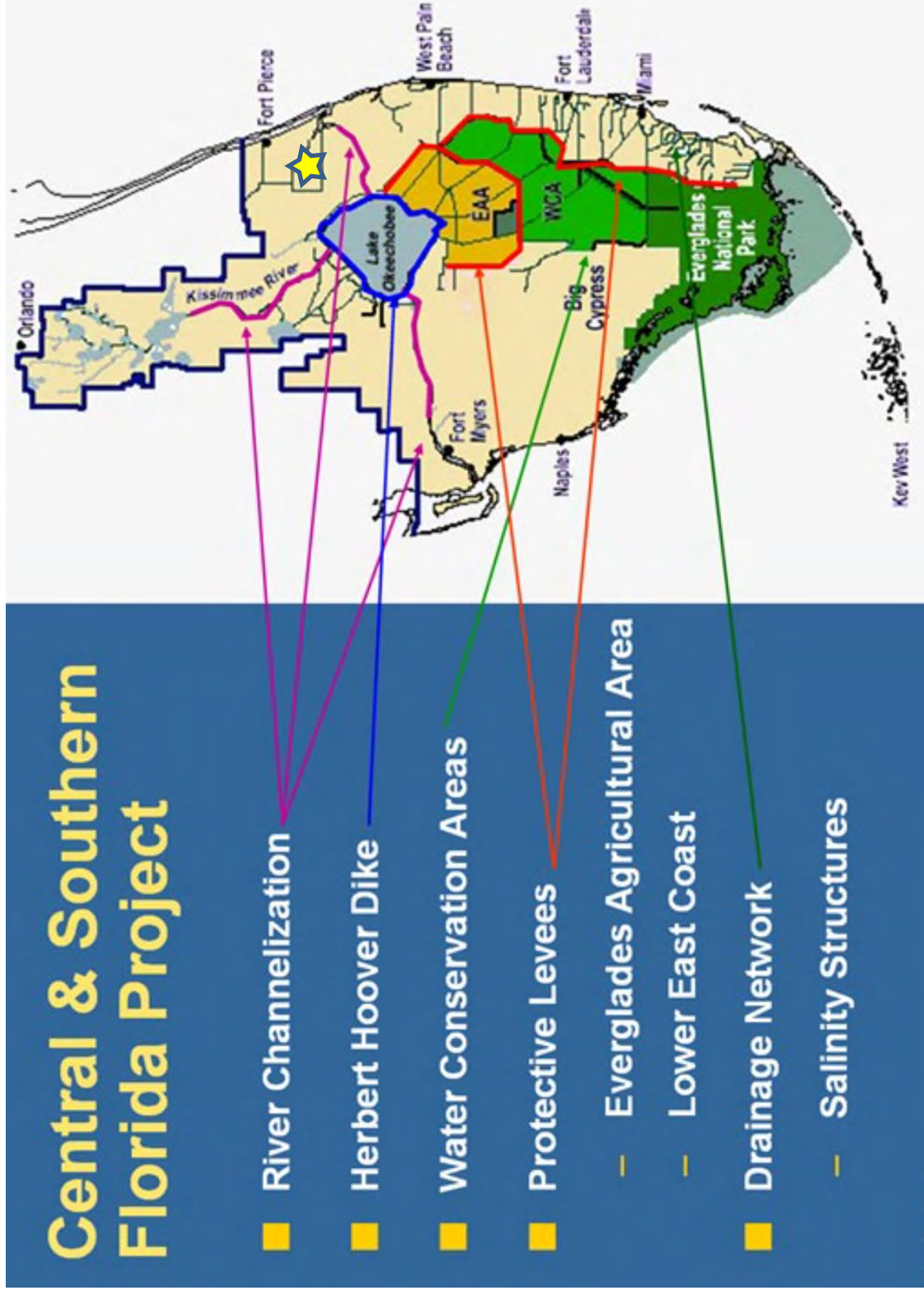
## The Central and Southern Florida (C&SF) Flood Control Project:

Authorized by the U.S. Congress in 1948, began  
the next year and continued for over 20 years



## Tradition CDD Stormwater System

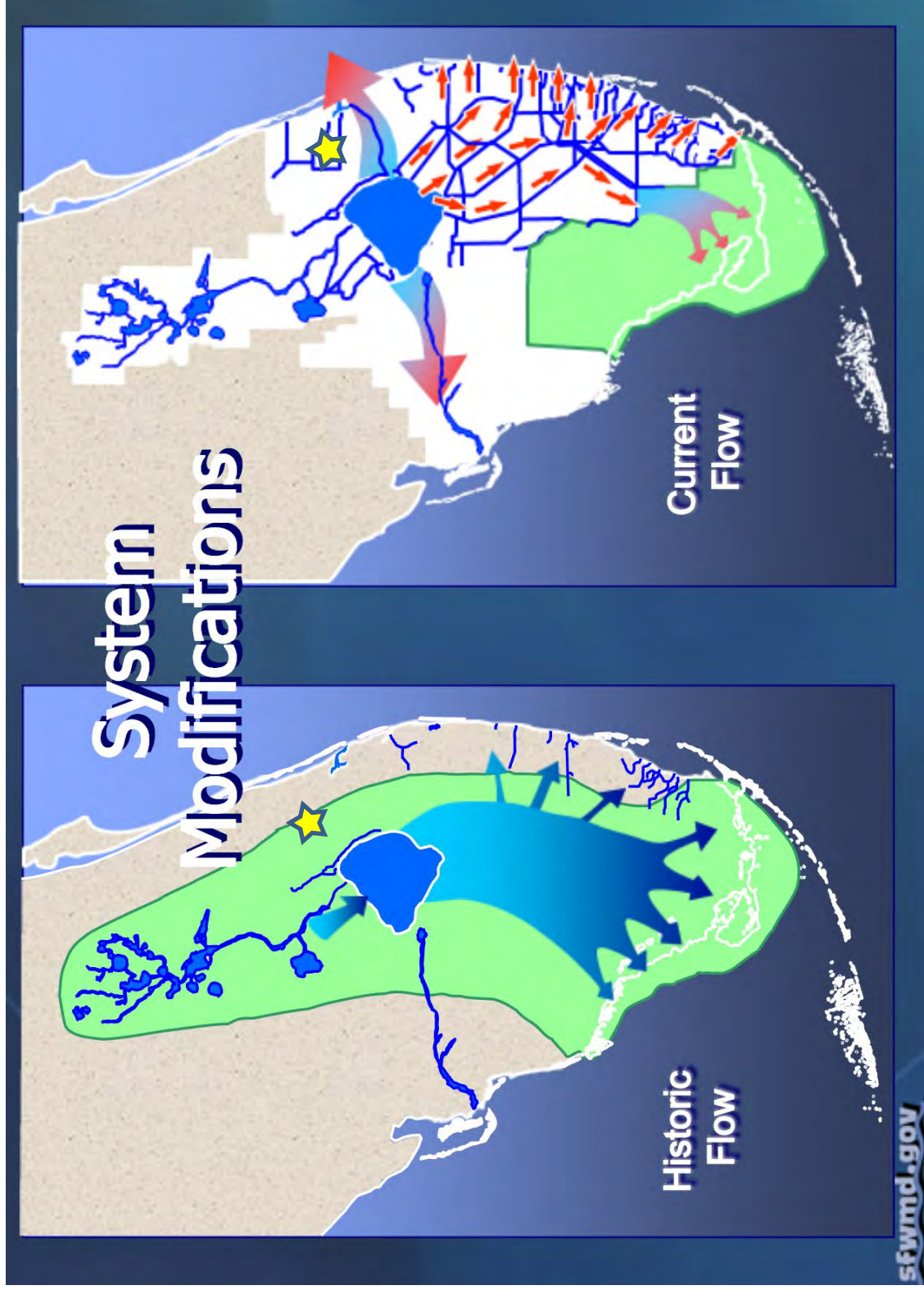
# SOUTH FLORIDA ECOSYSTEM





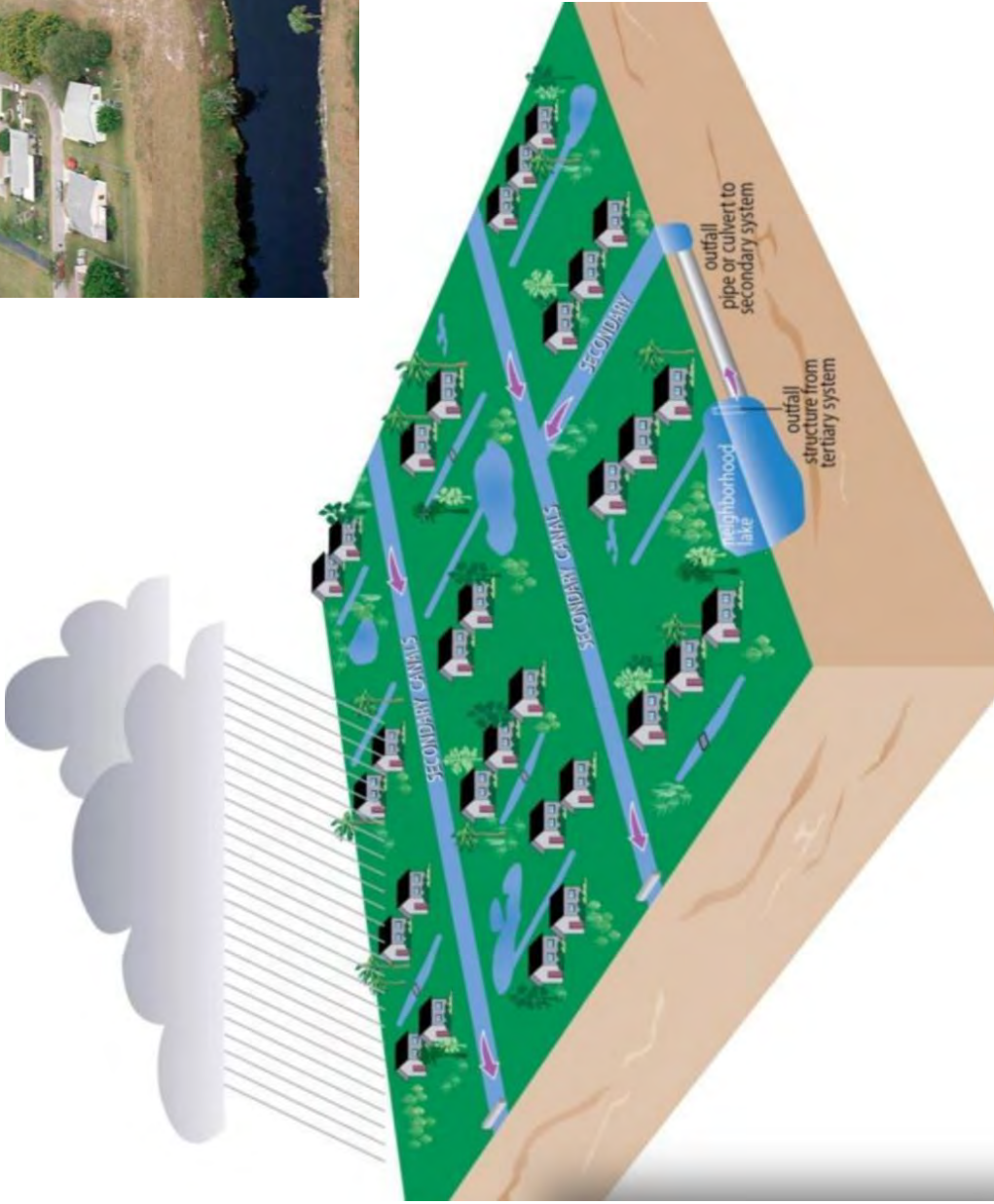
## Tradition CDD Stormwater System

# SOUTH FLORIDA ECOSYSTEM



## Tradition CDD Stormwater System

# SOUTH FLORIDA DRAINAGE

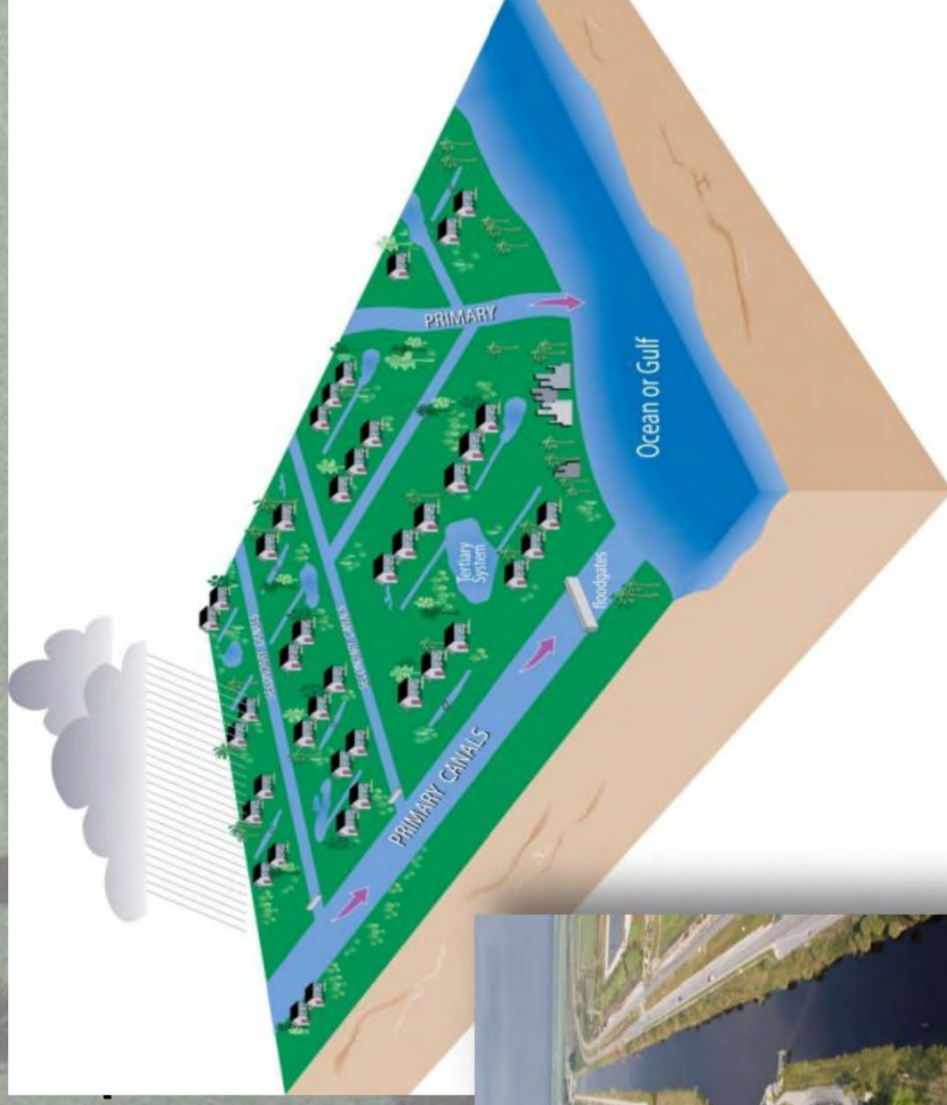




## Tradition CDD Stormwater System

# SOUTH FLORIDA DRAINAGE

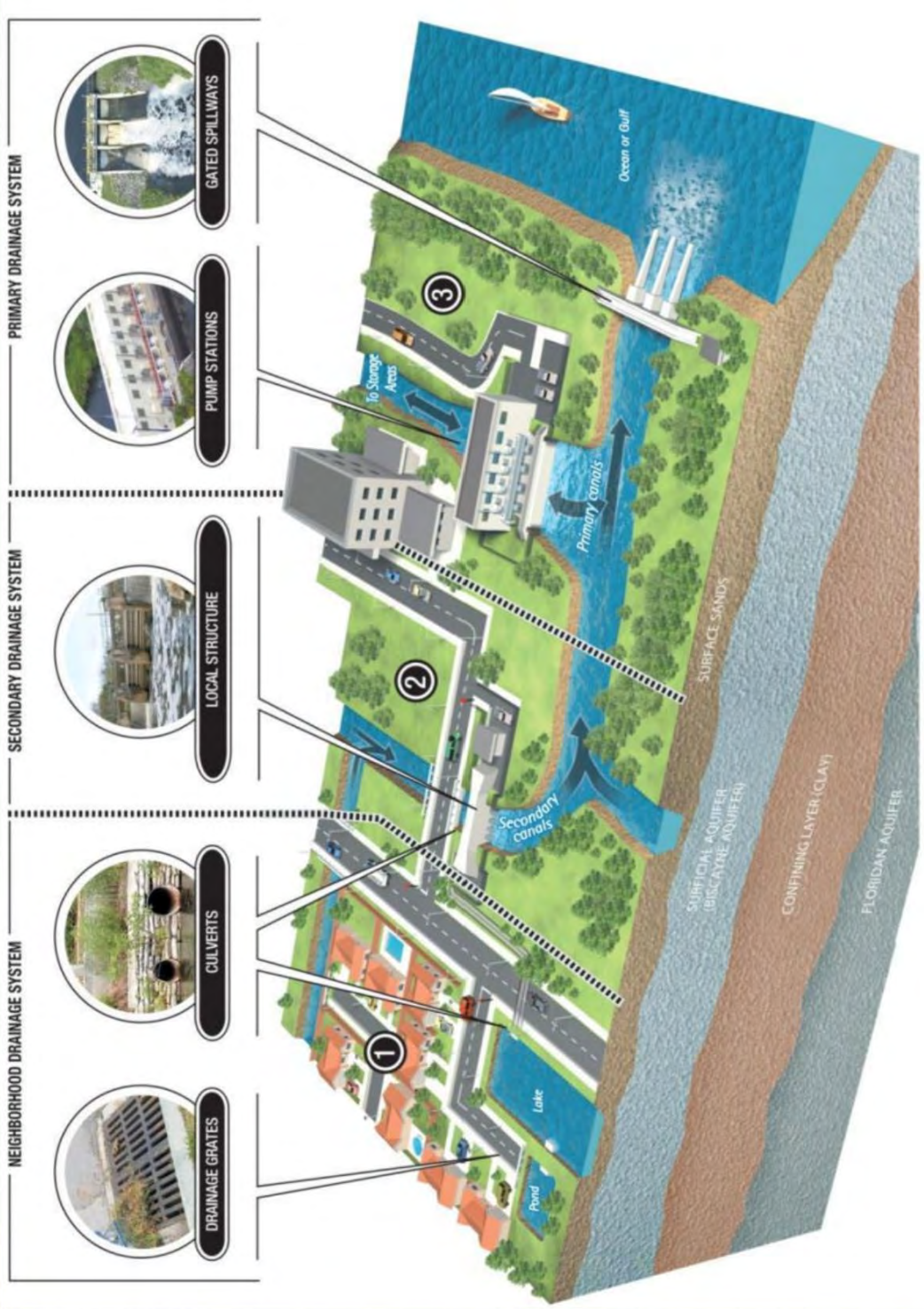
**Major canals receive  
inflows & move water  
into storage or to the  
coast**





## 80


# The three systems must all work together





## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM

- 
- Swales
  - Inlets & pipes
  - Ditches
  - Dry retention/detention areas
  - Wet retention/detention areas (lakes)
  - Wetlands / conservation areas
  - Outfall structures



## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM

Studies in Florida have determined that the first 1” of runoff (rain) generally carries 90% of the pollution.

## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM

What kind of pollution are we talking about?

Sediment

Excessive Nutrients

Heavy metals

Petroleum hydrocarbons

Coliform bacteria

# WHY DO WE NEED SO MANY LAKES?

- We live in a former citrus grove - sod farm and are surrounded by swamp land. Prior drainage relied on pumps to move water. Now we rely on gravity.
- Lakes provide water quality treatment
- Lakes provide flood protection
- Lakes aid with water conservation
- Lakes help with environmental preservation
- They are required by Florida Statutes



## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM



## Littoral Zones

Serve as nutrient sinks to assist in the absorption of nutrient and chemical pollution control



## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM



Planted  
Littoral  
Area

## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM





## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM



## Tradition CDD Stormwater System

# TRADITION STORMWATER SYSTEM

## Operable Control Structure





# TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10

## **Financial Report For April 2022**

**TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10**  
**MONTHLY FINANCIAL REPORT**  
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TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - APRIL 30,2022

|                                   | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>10/01/21 - 04/30/22 | % Of<br>Budget | COMMENTS   |
|-----------------------------------|--------------------------|------------------------------------|----------------|--|
| REVENUES                          | ANNUAL BUDGET            | ACTUAL                             |                |  |
| O & M ASSESSMENTS - ADMIN & MAINT | 1,379,123                | 1,340,184                          | 97.18%         |  |
| DEBT ASSESSMENTS                  | 4,342,633                | 4,152,995                          | 95.63%         |  |
| BOND PREPAYMENTS                  | 0                        | 12,322                             | 0.00%          |  |
| INTEREST INCOME                   | 0                        | 1,351                              | 0.00%          |  |
| STORMWATER                        | 750,000                  | 842,429                            | 112.32%        |  |
| OTHER INCOME                      | 0                        | 49,325                             | 0.00%          |  |
| DEVELOPER CONTRIBUTION - BEEP     | 1,113,700                | 196,272                            | 17.62%         |  |
| FUND CARRY FORWARD                | 576,117                  | 0                                  | 0.00%          |  |
| <b>Total Revenues</b>             | <b>\$ 8,161,573</b>      | <b>\$ 6,594,877</b>                | <b>80.80%</b>  |  |
| EXPENDITURES - ADMIN              |                          |                                    |                |  |
| AUDIT                             | 55,000                   | 4,500                              | 8.18%          |  |
| BANK FEES                         | 670                      | 0                                  | 0.00%          |  |
| DISSEMINATION AGENT               | 1,000                    | 0                                  | 0.00%          |  |
| DISTRICT COUNSEL                  | 80,000                   | 34,356                             | 42.95%         |  |
| MANAGEMENT                        | 93,360                   | 54,460                             | 58.33%         |  |
| ASSESSMENT ROLL                   | 10,000                   | 0                                  | 0.00%          |  |
| DUES, LICENSES, FEES              | 1,750                    | 1,750                              | 100.00%        |  |
| ENGINEERING                       | 50,000                   | 86,670                             | 173.34%        | Invoices will be sorted between Admin Eng and Maint Eng below. |
| IMPACT FEE ADMINISTRATION         |                          | 0                                  | 0.00%          |  |
| GENERAL INSURANCE                 | 96,400                   | 100,384                            | 104.13%        |  |
| WEBSITE                           | 7,500                    | 4,375                              | 58.33%         |  |
| LEGAL ADVERTISING                 | 6,500                    | 1,501                              | 23.10%         |  |
| MISCELLANEOUS                     | 1,000                    | 18,445                             | 1844.49%       | Redemption of outstanding Tax Certificates                     |
| HOLIDAY DECORATIONS               | 35,000                   | 0                                  | 0.00%          | Cost Share with Association                                    |
| MEETING ROOM                      | 0                        | 0                                  | 0.00%          |  |
| TRAVEL AND PER DIEM               | 2,000                    | 649                                | 32.44%         |  |
| OFFICE SUPPLIES                   | 2,500                    | 1,622                              | 64.87%         |  |
| POSTAGE AND SHIPPING              | 400                      | 71                                 | 17.76%         |  |
| COPIES                            | 4,500                    | 495                                | 11.00%         |  |
| SUPERVISOR FEES                   | 64,800                   | 11,800                             | 18.21%         |  |
| SUPERVISOR PAYROLL TAXES          | 0                        | 903                                | 0.00%          |  |

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP  
FISCAL YEAR 2021/2022  
OCTOBER 1, 2021 - APRIL 30,2022

|                                     | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>10/01/21 - 04/30/22 | % Of<br>Budget | COMMENTS   |
|-------------------------------------|--------------------------|------------------------------------|----------------|--|
|                                     | ANNUAL BUDGET            | ACTUAL                             |                |  |
| SUPERVISOR PAYROLL FEES             | 0                        | 188                                | 100.00%        |  |
| TELEPHONE                           | 0                        | 0                                  | 100.00%        |  |
| TRUSTEE SERVICES                    | 14,000                   | -3,709                             | -26.49%        | Refund of duplicate payment made in previous fiscal year. Auditors will likley move. |
| OFFICE RENT                         | 25,000                   | 54,805                             | 219.22%        |  |
| CONTINUING DISCLOSURE FEE           | 1,500                    | 1,500                              | 100.00%        |  |
| CONTINGENCY - ADMIN                 | 5,000                    | 0                                  | 0.00%          |  |
| BEEP - CAPITAL                      | 720,000                  | 8,859                              | 1.23%          | Developer Funded   |
| <b>TOTAL ADMIN EXPENSES</b>         | <b>1,277,880</b>         | <b>383,623</b>                     | <b>30.02%</b>  |  |
| <b>EXPENDITURES - MAINT</b>         |                          |                                    |                |  |
| LAKE MAINTENANCE                    | 242,300                  | 145,578                            | 60.08%         |  |
| BEEP OPERATIONS                     | 393,700                  | 291,186                            | 73.96%         | Developer Funded   |
| BUILDING, BRIDGE, MONUMENT MAINT.   | 10,000                   | 150                                | 1.50%          |  |
| CONTINGENCY - MAINT.                | 30,000                   | 3,670                              | 12.23%         |  |
| COMMUNITY AREA MAINTENANCE          | 40,000                   | 16,935                             | 42.34%         |  |
| DEVELOPMENT COORDINATOR             | 59,320                   | 34,603                             | 58.33%         |  |
| PAINTING                            | 5,000                    | 0                                  | 0.00%          |  |
| FENCE MAINTENANCE                   | 3,000                    | 0                                  | 0.00%          |  |
| ELECTRIC                            | 60,000                   | 40,868                             | 68.11%         |  |
| ENGINEERING - MAINT.                | 100,000                  | 0                                  | 0.00%          |  |
| FIELD MANAGEMENT                    | 191,910                  | 111,948                            | 58.33%         |  |
| FOUNTAIN MAINTENANCE                | 40,000                   | 1,648                              | 4.12%          |  |
| LANDSCAPING MAINTENANCE & MATERIALS | 847,000                  | 548,326                            | 64.74%         |  |
| IRRIGATION                          | 150,000                  | 87,911                             | 58.61%         |  |
| IRRIGATION PARTS & REPAIR           | 25,000                   | 22,733                             | 90.93%         |  |
| PEST CONTROL                        | 6,500                    | 0                                  | 0.00%          |  |
| SECURITY                            | 42,000                   | 20,786                             | 49.49%         |  |
| SIDEWALK CLEANING                   | 20,000                   | 44,911                             | 224.56%        | Pressure Clean of Tradition Parkway  |
| SIDEWALK REPAIR                     | 10,000                   | 0                                  | 0.00%          |  |
| SIGNAGE                             | 10,000                   | 24,047                             | 240.47%        |  |
| STREETLIGHTS                        | 45,000                   | 34,041                             | 75.65%         |  |
| STORMWATER MANAGEMENT               | 6,000                    | 0                                  | 0.00%          |  |
| TREE/PLANT REPLACEMENT & TRIM       | 90,000                   | 19,420                             | 21.58%         |  |
| WETLAND UPLAND MAINTENANCE          | 4,000                    | 5,893                              | 147.32%        |  |
| <b>TOTAL MAINTENANCE EXPENSES</b>   | <b>2,430,730</b>         | <b>1,454,653</b>                   | <b>59.84%</b>  |  |



TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP  
FISCAL YEAR 2021/2022  
OCTOBER 1, 2021 - APRIL 30,2022

|  | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>10/01/21 - 04/30/22 | % Of<br>Budget   | COMMENTS |
|--|--------------------------|------------------------------------|------------------|----------|
| ANNUAL BUDGET  | ACTUAL                   |                                    |                  |          |
| Total Expenditures   | \$ 3,708,610             | \$ 1,838,276                       | 49.57%           |          |
| EXCESS / (SHORTFALL)   | \$ 4,452,963             | \$ 4,756,601                       | 106.82%          |          |
| PAYMENT TO TRUSTEE<br>BOND PREPAYMENTS                               | (3,995,223)<br>-         | (3,914,245)<br>(12,322)            | 97.97%           |          |
| BALANCE  | \$ 457,740               | \$ 830,034                         |                  |          |
| COUNTY APPRAISER & TAX COLLECTOR FEE<br>DISCOUNTS FOR EARLY PAYMENTS | (228,870)<br>(228,870)   | (219,794)<br>(209,909)             | 96.03%<br>91.72% |          |
| NET EXCESS / (SHORTFALL)   | \$ -                     | \$ 400,331                         |                  |          |

1:59 PM

05/18/22

Accrual Basis

**Z Tradition (Acct Funds) CDD**  
**Long Term Debt Balance Sheet**  
As of April 30, 2022

---

|   | Apr 30, 22           |
|---|----------------------|
| <b>ASSETS</b>                             |                      |
| Other Assets                              |                      |
| 05-5150 · Amount Available In DSF (2014)  | 4,022,906.43         |
| 05-5152 · Amount Available In DSF-9-2021  | 1,249,388.68         |
| 05-5155 · Amount To Be Provided           | 52,042,704.89        |
|   | <hr/>                |
| Total Other Assets                        | 57,315,000.00        |
|   | <hr/>                |
| <b>TOTAL ASSETS</b>                       | <b>57,315,000.00</b> |
|   | <hr/> <hr/>          |
| <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) | 17,755,000.00        |
|   | <hr/>                |
| Total Long Term Liabilities               | 57,315,000.00        |
|   | <hr/>                |
| Total Liabilities                         | 57,315,000.00        |
|   | <hr/>                |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>57,315,000.00</b> |
|   | <hr/> <hr/>          |

**Tradition CDD No. 1**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22  | Budget              | \$ Over Budget     | % of Budget  |
|---|-------------------|---------------------|--------------------|--------------|
| <b>Income</b>                             |                   |                     |                    |              |
| 01-1610 · BEEP Developer Contribution     | 196,272.10        | 1,113,700.00        | -917,427.90        | 17.6%        |
| 01-3000 · Carry Forward                   | 0.00              | 6,793.92            | -6,793.92          | 0.0%         |
| 01-3100 · O & M Assessments               | 216,949.07        | 139,031.00          | 77,918.07          | 156.0%       |
| 01-3810 · Debt Assessments                | 4,152,995.03      | 4,342,633.00        | -189,637.97        | 95.6%        |
| 01-3820 · Debt Assess-Paid To Trustee     | -3,914,244.70     | -3,995,223.00       | 80,978.30          | 98.0%        |
| 01-3830 · Assessment Fees                 | -219,793.59       | -228,870.00         | 9,076.41           | 96.0%        |
| 01-3831 · Assessment Discounts            | -209,909.14       | -228,870.00         | 18,960.86          | 91.7%        |
| 01-9000 · Bond Prepayments - Series 2014  | 12,322.41         | 0.00                | 12,322.41          | 100.0%       |
| 01-9010 · Prepaid Bonds To Trustee (2014) | -12,322.41        | 0.00                | -12,322.41         | 100.0%       |
| 01-9400 · Other Income                    | 36,024.56         | 0.00                | 36,024.56          | 100.0%       |
| 01-9405 · Stormwater Fees                 | 10,519.13         | 9,365.00            | 1,154.13           | 112.3%       |
| 01-9407 · Engineering Revenue Fees        | 2,550.00          | 0.00                | 2,550.00           | 100.0%       |
| 01-9408 · Application Fee                 | 10,750.00         | 0.00                | 10,750.00          | 100.0%       |
| 01-9410 · Interest Income (GF)            | 1,338.49          | 0.00                | 1,338.49           | 100.0%       |
| <b>Total Income</b>                       | <b>283,450.95</b> | <b>1,158,559.92</b> | <b>-875,108.97</b> | <b>24.5%</b> |
| <b>Expense</b>                            |                   |                     |                    |              |
| 01-1308 · Dissemination Agent             | 0.00              | 12.00               | -12.00             | 0.0%         |
| 01-1310 · Engineering                     | 533.04            | 307.00              | 226.04             | 173.6%       |
| 01-1311 · Management Fees                 | 334.94            | 574.00              | -239.06            | 58.4%        |
| 01-1313 · Field Management                | 1,397.89          | 2,396.00            | -998.11            | 58.3%        |
| 01-1314 · Consulting Fee                  | 0.00              | 0.00                | 0.00               | 0.0%         |
| 01-1315 · Legal Fees                      | 211.31            | 492.00              | -280.69            | 42.9%        |
| 01-1317 · Travel and Per Diem             | 4.02              | 12.00               | -7.98              | 33.5%        |
| 01-1318 · Assessment/Tax Roll             | 0.00              | 61.00               | -61.00             | 0.0%         |
| 01-1320 · Audit Fees                      | 27.71             | 6,500.00            | -6,472.29          | 0.4%         |
| 01-1325 · Supervisor Fees                 | 1,685.71          | 9,257.00            | -7,571.29          | 18.2%        |
| 01-1326 · Payroll tax expense             | 128.96            | 0.00                | 128.96             | 100.0%       |
| 01-1327 · Payroll Processing fees         | 26.81             | 0.00                | 26.81              | 100.0%       |
| 01-1332 · Development Coordinator         | 432.11            | 741.49              | -309.38            | 58.3%        |
| 01-1440 · Rents & Leases                  | 337.09            | 154.49              | 182.60             | 218.2%       |
| 01-1450 · Insurance                       | 33,747.00         | 593.49              | 33,153.51          | 5,686.2%     |
| 01-1480 · Legal Advertisements            | 9.27              | 40.49               | -31.22             | 22.9%        |
| 01-1511 · Bank Fees                       | 0.00              | 4.49                | -4.49              | 0.0%         |
| 01-1512 · Miscellaneous                   | 113.48            | 6.49                | 106.99             | 1,748.5%     |
| 01-1513 · Postage and Delivery            | 0.48              | 2.49                | -2.01              | 19.3%        |
| 01-1514 · Office Supplies                 | 10.02             | 15.49               | -5.47              | 64.7%        |
| 01-1515 · Telephone                       | 0.00              | 0.00                | 0.00               | 0.0%         |
| 01-1516 · Copies                          | 3.08              | 28.00               | -24.92             | 11.0%        |
| 01-1518 · Web Site                        | 437.50            | 750.00              | -312.50            | 58.3%        |
| 01-1519 · Holiday Decorations             | 0.00              | 215.00              | -215.00            | 0.0%         |
| 01-1520 · Security                        | 259.58            | 524.00              | -264.42            | 49.5%        |
| 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            | 8,858.75          | 720,000.00          | -711,141.25        | 1.2%         |
| <b>Total 01-1600 · BEEP Capital</b>       | <b>8,858.75</b>   | <b>720,000.00</b>   | <b>-711,141.25</b> | <b>1.2%</b>  |
| 01-1606 · BEEP O&M                        |                   |                     |                    |              |
| 01-1607 · Insurance                       | 0.00              | 0.00                | 0.00               | 0.0%         |
| 01-1608 · Legal                           | 7,865.00          | 0.00                | 7,865.00           | 100.0%       |
| 01-1606 · BEEP O&M - Other                | 283,321.03        | 393,700.00          | -110,378.97        | 72.0%        |
| <b>Total 01-1606 · BEEP O&amp;M</b>       | <b>291,186.03</b> | <b>393,700.00</b>   | <b>-102,513.97</b> | <b>74.0%</b> |
| 01-1743 · Continuing Disclosure Fee       | 18.75             | 19.00               | -0.25              | 98.7%        |
| 01-1801 · Landscaping Maintenance         | 6,846.85          | 10,576.00           | -3,729.15          | 64.7%        |
| 01-1802 · Tree/Plant Replacement & Trim   | 242.52            | 1,124.00            | -881.48            | 21.6%        |
| 01-1805 · Stormwater Management (GF)      | 0.00              | 75.00               | -75.00             | 0.0%         |
| 01-1807 · Irrigation Parts & Repair       | 283.90            | 312.00              | -28.10             | 91.0%        |
| 01-1808 · Irrigation                      | 1,097.75          | 1,873.00            | -775.25            | 58.6%        |
| 01-1810 · Engineering / Inspections       | 0.00              | 1,249.00            | -1,249.00          | 0.0%         |
| 01-1812 · Signage & Amenities Repair      | 300.30            | 125.00              | 175.30             | 240.2%       |

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Accrual Basis

**Tradition CDD No. 1**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22  | Budget              | \$ Over Budget     | % of Budget   |
|---|-------------------|---------------------|--------------------|---------------|
| 01-1813 · Wetland Upland Maintenance      | 73.62             | 50.00               | 23.62              | 147.2%        |
| 01-1814 · Electricity                     | 510.33            | 749.00              | -238.67            | 68.1%         |
| 01-1815 · Miscellaneous Maintenance       | 45.85             | 0.00                | 45.85              | 100.0%        |
| 01-1816 · Building Maintenance            | 1.91              | 125.00              | -123.09            | 1.5%          |
| 01-1817 · Common Area Maintenance         | 211.49            | 499.00              | -287.51            | 42.4%         |
| 01-1818 · Fountain Maintenance & Chemical | 20.61             | 499.00              | -478.39            | 4.1%          |
| 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                | 1,817.83          | 3,026.00            | -1,208.17          | 60.1%         |
| 01-1827 · Streetlights                    | 425.09            | 562.00              | -136.91            | 75.6%         |
| 01-1829 · Sidewalk Cleaning               | 560.83            | 250.00              | 310.83             | 224.3%        |
| 01-1830 · Sidewalk Repair                 | 0.00              | 125.00              | -125.00            | 0.0%          |
| 01-1831 · Building, Bridge, Monument Main | 0.00              |                     |                    |               |
| <b>Total Expense</b>                      | <b>352,331.06</b> | <b>1,158,559.92</b> | <b>-806,228.86</b> | <b>30.4%</b>  |
| <b>Net Income</b>                         | <b>-68,880.11</b> | <b>0.00</b>         | <b>-68,880.11</b>  | <b>100.0%</b> |



Tradition CDD No. 1  
**Balance Sheet**  
As of April 30, 2022

|   | Apr 30, 22          |
|---|---------------------|
| <b>ASSETS</b>                             |                     |
| Current Assets                            |                     |
| Checking/Savings                          |                     |
| 01-1000 · Valley National 1157            | 1,321,749.51        |
| 01-1001 · Synovus CK 4401                 | 1,531,128.78        |
| 01-1003 · Synovus MMA 4902                | 296,650.23          |
| Total Checking/Savings                    | 3,149,528.52        |
| Accounts Receivable                       |                     |
| 11000 · Accounts Receivable               | 42,620.00           |
| Total Accounts Receivable                 | 42,620.00           |
| Other Current Assets                      |                     |
| 01-1205 · Accounts Receivable - Opening   | 4,700.00            |
| 01-1208 · Due From Other Gov Units - Open | 999.78              |
| 01-8154 · Deposits                        | 70,200.00           |
| Total Other Current Assets                | 75,899.78           |
| Total Current Assets                      | 3,268,048.30        |
| Other Assets                              |                     |
| 01-8122 · A/R St Lucie County Excess Fees | -19,031.00          |
| Total Other Assets                        | -19,031.00          |
| <b>TOTAL ASSETS</b>                       | <b>3,249,017.30</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                     |
| Liabilities                               |                     |
| Current Liabilities                       |                     |
| Accounts Payable                          |                     |
| 01-2020 · Accounts Payable                | 250,282.92          |
| Total Accounts Payable                    | 250,282.92          |
| 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          |
| 01-2030 · Due to CDD2                     | 67,984.32           |
| 01-2031 · Due to CDD3                     | 160,751.13          |
| 01-2032 · Due to CDD4                     | 159,033.66          |
| 01-2033 · Due to CDD5                     | 155,823.90          |
| 01-2034 · Due to CDD6                     | 146,634.23          |
| 01-2035 · Due to CDD7                     | 34,958.28           |
| 01-2036 · Due to CDD8                     | -28,437.96          |
| 01-2037 · Due to CDD9                     | -15,737.82          |
| 01-2038 · Due to CDD10                    | -62,454.99          |
| 01-3010 · RESERVE - DEPOSITS SIGNAGE      | 500,000.00          |
| Total Other Current Liabilities           | 2,078,983.19        |
| Total Current Liabilities                 | 2,329,266.11        |
| Total Liabilities                         | 2,329,266.11        |
| Equity                                    |                     |
| 30000 · Opening Balance Equity            | 639,977.13          |
| 99-9999 · Retained Earnings               | 348,654.17          |
| Net Income                                | -68,880.11          |
| Total Equity                              | 919,751.19          |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>3,249,017.30</b> |

# Tradition CDD No. 2

## Profit & Loss Budget vs. Actual

### October 2021 through April 2022

|   | Oct '21 - Apr 22  | 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                     | 79,368.23         | 87,625.00         | -8,256.77         | 90.6%         |
| 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                 | 62,965.37         | 56,057.00         | 6,908.37          | 112.3%        |
| 01-9410 · Interest Income (GF)            | 2.16              | 0.00              | 2.16              | 100.0%        |
| <b>Total Income</b>                       | <b>142,335.76</b> | <b>184,345.00</b> | <b>-42,009.24</b> | <b>77.2%</b>  |
| <b>Expense</b>                            |                   |                   |                   |               |
| 01-1308 · Dissemination Agent             | 0.00              | 75.00             | -75.00            | 0.0%          |
| 01-1310 · Engineering                     | 3,190.27          | 1,840.00          | 1,350.27          | 173.4%        |
| 01-1311 · Management Fees                 | 2,004.64          | 3,437.00          | -1,432.36         | 58.3%         |
| 01-1315 · Legal Fees                      | 1,264.62          | 2,945.00          | -1,680.38         | 42.9%         |
| 01-1317 · Travel and Per Diem             | 23.88             | 74.00             | -50.12            | 32.3%         |
| 01-1318 · Assessment/Tax Roll             | 0.00              | 368.00            | -368.00           | 0.0%          |
| 01-1320 · Audit Fees                      | 165.64            | 5,500.00          | -5,334.36         | 3.0%          |
| 01-1325 · Supervisor Fees                 | 1,685.71          | 9,257.00          | -7,571.29         | 18.2%         |
| 01-1326 · Payroll Taxes                   | 128.96            | 0.00              | 128.96            | 100.0%        |
| 01-1327 · Payroll Processing Fees         | 26.81             | 0.00              | 26.81             | 100.0%        |
| 01-1332 · Development Coordinator         | 2,586.32          | 4,434.00          | -1,847.68         | 58.3%         |
| 01-1440 · Rents & Leases                  | 2,017.33          | 920.00            | 1,097.33          | 219.3%        |
| 01-1450 · Insurance                       | 11,793.00         | 3,548.00          | 8,245.00          | 332.4%        |
| 01-1480 · Legal Advertisements            | 55.26             | 239.00            | -183.74           | 23.1%         |
| 01-1511 · Bank Fees                       | 0.00              | 25.00             | -25.00            | 0.0%          |
| 01-1512 · Miscellaneous                   | 678.94            | 37.00             | 641.94            | 1,835.0%      |
| 01-1513 · Postage and Delivery            | 2.62              | 15.00             | -12.38            | 17.5%         |
| 01-1514 · Office Supplies                 | 59.69             | 92.00             | -32.31            | 64.9%         |
| 01-1516 · Copies                          | 18.22             | 166.00            | -147.78           | 11.0%         |
| 01-1518 · Web Site                        | 437.50            | 750.00            | -312.50           | 58.3%         |
| 01-1519 · Holiday Decorations             | 0.00              | 1,288.00          | -1,288.00         | 0.0%          |
| 01-1520 · Security                        | 1,553.57          | 3,139.00          | -1,585.43         | 49.5%         |
| 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       | 112.11            | 112.00            | 0.11              | 100.1%        |
| 01-1801 · Landscaping Maintenance         | 40,983.02         | 63,307.00         | -22,323.98        | 64.7%         |
| 01-1802 · Tree/Plant Replacement & Trim   | 1,451.49          | 6,727.00          | -5,275.51         | 21.6%         |
| 01-1805 · Stormwater Management (GF)      | 0.00              | 448.00            | -448.00           | 0.0%          |
| 01-1807 · Irrigation Parts & Repair       | 1,699.12          | 1,869.00          | -169.88           | 90.9%         |
| 01-1808 · Irrigation                      | 6,570.63          | 11,211.00         | -4,640.37         | 58.6%         |
| 01-1809 · Field Management                | 8,367.19          | 14,344.00         | -5,976.81         | 58.3%         |
| 01-1810 · Engineering / Inspections       | 0.00              | 7,474.00          | -7,474.00         | 0.0%          |
| 01-1812 · Signage & Amenities Repair      | 1,797.32          | 747.00            | 1,050.32          | 240.6%        |
| 01-1813 · Wetland Upland Maintenance      | 440.44            | 299.00            | 141.44            | 147.3%        |
| 01-1814 · Electricity                     | 3,054.55          | 4,485.00          | -1,430.45         | 68.1%         |
| 01-1815 · Miscellaneous Maintenance       | 274.30            | 2,242.00          | -1,967.70         | 12.2%         |
| 01-1816 · Building Maintenance            | 11.21             | 747.00            | -735.79           | 1.5%          |
| 01-1817 · Common Area Maintenance         | 1,265.75          | 2,990.00          | -1,724.25         | 42.3%         |
| 01-1818 · Fountain Maintenance & Chemical | 123.14            | 2,990.00          | -2,866.86         | 4.1%          |
| 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                | 10,880.80         | 18,110.00         | -7,229.20         | 60.1%         |
| 01-1826 · Streetlights                    | 2,544.31          | 3,363.00          | -818.69           | 75.7%         |
| 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>110,522.92</b> | <b>184,345.00</b> | <b>-73,822.08</b> | <b>60.0%</b>  |
| <b>Net Income</b>                         | <b>31,812.84</b>  | <b>0.00</b>       | <b>31,812.84</b>  | <b>100.0%</b> |

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Accrual Basis

## Tradition CDD No. 2

### Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22       |
|---------------------------------------|------------------|
| <b>ASSETS</b>                         |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| 01-1000 · Valley National 1173        | 8,569.58         |
| Total Checking/Savings                | 8,569.58         |
| Other Current Assets                  |                  |
| 01-1210 · Due from CDD1               | 67,984.32        |
| Total Other Current Assets            | 67,984.32        |
| Total Current Assets                  | 76,553.90        |
| <b>TOTAL ASSETS</b>                   | <b>76,553.90</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |
| Equity                                |                  |
| 30000 · Opening Balance Equity        | 4,869.12         |
| 99-9999 · Retained Earnings           | 39,871.94        |
| Net Income                            | 31,812.84        |
| Total Equity                          | 76,553.90        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>76,553.90</b> |

**Tradition CDD No. 3**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22  | 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                     | 207,673.19        | 229,277.00        | -21,603.81         | 90.6%         |
| 01-9405 · Stormwater Fees                 | 186,941.66        | 166,431.00        | 20,510.66          | 112.3%        |
| <b>Total Income</b>                       | <b>394,614.85</b> | <b>516,437.00</b> | <b>-121,822.15</b> | <b>76.4%</b>  |
| <b>Expense</b>                            |                   |                   |                    |               |
| 01-1308 · Dissemination Agent             | 0.00              | 222.00            | -222.00            | 0.0%          |
| 01-1310 · Engineering                     | 9,471.84          | 5,464.00          | 4,007.84           | 173.3%        |
| 01-1311 · Management Fees                 | 5,951.73          | 10,203.00         | -4,251.27          | 58.3%         |
| 01-1315 · Legal Fees                      | 3,754.64          | 8,743.00          | -4,988.36          | 42.9%         |
| 01-1317 · Travel and Per Diem             | 70.90             | 219.00            | -148.10            | 32.4%         |
| 01-1318 · Assessment/Tax Roll             | 0.00              | 1,093.00          | -1,093.00          | 0.0%          |
| 01-1320 · Audit Fees                      | 491.78            | 5,500.00          | -5,008.22          | 8.9%          |
| 01-1325 · Supervisor Fees                 | 1,685.71          | 9,257.00          | -7,571.29          | 18.2%         |
| 01-1326 · Payroll Taxes - Supervisors     | 128.97            | 0.00              | 128.97             | 100.0%        |
| 01-1327 · Payroll Fees - Supervisors      | 26.81             | 0.00              | 26.81              | 100.0%        |
| 01-1332 · Development Coordinator         | 7,678.73          | 13,164.00         | -5,485.27          | 58.3%         |
| 01-1440 · Rents & Leases                  | 5,989.41          | 2,732.00          | 3,257.41           | 219.2%        |
| 01-1450 · Insurance                       | 8,170.00          | 10,535.00         | -2,365.00          | 77.6%         |
| 01-1480 · Legal Advertisements            | 164.08            | 710.00            | -545.92            | 23.1%         |
| 01-1511 · Bank Fees                       | 0.00              | 73.00             | -73.00             | 0.0%          |
| 01-1512 · Miscellaneous                   | 2,015.77          | 109.00            | 1,906.77           | 1,849.3%      |
| 01-1513 · Postage and Delivery            | 7.76              | 44.00             | -36.24             | 17.6%         |
| 01-1514 · Office Supplies                 | 177.24            | 273.00            | -95.76             | 64.9%         |
| 01-1516 · Copies                          | 54.11             | 492.00            | -437.89            | 11.0%         |
| 01-1518 · Web Site                        | 437.50            | 750.00            | -312.50            | 58.3%         |
| 01-1519 · Holiday Decorations             | 0.00              | 3,825.00          | -3,825.00          | 0.0%          |
| 01-1520 · Security                        | 4,612.53          | 9,320.00          | -4,707.47          | 49.5%         |
| 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       | 332.86            | 333.00            | -0.14              | 100.0%        |
| 01-1801 · Landscaping Maintenance         | 121,677.52        | 187,956.00        | -66,278.48         | 64.7%         |
| 01-1802 · Tree/Plant Replacement & Trim   | 4,309.44          | 19,972.00         | -15,662.56         | 21.6%         |
| 01-1805 · Stormwater Management (GF)      | 0.00              | 1,331.00          | -1,331.00          | 0.0%          |
| 01-1807 · Irrigation Parts & Repair       | 5,044.64          | 5,548.00          | -503.36            | 90.9%         |
| 01-1808 · Irrigation                      | 19,508.03         | 33,286.00         | -13,777.97         | 58.6%         |
| 01-1809 · Field Management                | 24,841.98         | 42,586.00         | -17,744.02         | 58.3%         |
| 01-1810 · Engineering / Inspections       | 0.00              | 22,191.00         | -22,191.00         | 0.0%          |
| 01-1812 · Signage & Amenities Repair      | 5,336.20          | 2,219.00          | 3,117.20           | 240.5%        |
| 01-1813 · Wetland Upland Maintenance      | 1,307.67          | 888.00            | 419.67             | 147.3%        |
| 01-1814 · Electricity                     | 9,068.90          | 13,314.00         | -4,245.10          | 68.1%         |
| 01-1815 · Miscellaneous Maintenance       | 814.40            | 6,657.00          | -5,842.60          | 12.2%         |
| 01-1816 · Building Maintenance            | 33.28             | 2,219.00          | -2,185.72          | 1.5%          |
| 01-1817 · Common Area Maintenance         | 3,757.98          | 8,876.00          | -5,118.02          | 42.3%         |
| 01-1818 · Fountain Maintenance & Chemical | 365.61            | 8,876.00          | -8,510.39          | 4.1%          |
| 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                | 32,304.83         | 53,768.00         | -21,463.17         | 60.1%         |
| 01-1826 · Streetlights                    | 7,554.00          | 9,986.00          | -2,432.00          | 75.6%         |
| 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>296,464.98</b> | <b>516,437.00</b> | <b>-219,972.02</b> | <b>57.4%</b>  |
| <b>Net Income</b>                         | <b>98,149.87</b>  | <b>0.00</b>       | <b>98,149.87</b>   | <b>100.0%</b> |



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05/17/22

Accrual Basis

## Tradition CDD No. 3

# Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22        |
|---------------------------------------|-------------------|
| <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               | 160,751.13        |
| Total Other Current Assets            | 160,751.13        |
| Total Current Assets                  | 160,769.51        |
| <b>TOTAL ASSETS</b>                   | <b>160,769.51</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| 30000 · Opening Balance Equity        | 1,295.39          |
| 99-9999 · Retained Earnings           | 61,324.25         |
| Net Income                            | 98,149.87         |
| Total Equity                          | 160,769.51        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>160,769.51</b> |

**Tradition CDD No. 4**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22  | 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                     | 210,005.61        | 231,854.00        | -21,848.39         | 90.6%         |
| 01-9405 · Stormwater Fees                 | 189,194.88        | 168,437.00        | 20,757.88          | 112.3%        |
| 01-9410 · Interest Income (GF)            | 0.36              | 0.00              | 0.36               | 100.0%        |
| <b>Total Income</b>                       | <b>399,200.85</b> | <b>522,474.98</b> | <b>-123,274.13</b> | <b>76.4%</b>  |
| <b>Expense</b>                            |                   |                   |                    |               |
| 01-1308 · Dissemination Agent             | 0.00              | 225.00            | -225.00            | 0.0%          |
| 01-1310 · Engineering                     | 9,586.05          | 5,530.00          | 4,056.05           | 173.3%        |
| 01-1311 · Management Fees                 | 6,023.49          | 10,326.00         | -4,302.51          | 58.3%         |
| 01-1315 · Legal Fees                      | 3,799.91          | 8,848.00          | -5,048.09          | 42.9%         |
| 01-1317 · Travel and Per Diem             | 71.75             | 221.00            | -149.25            | 32.5%         |
| 01-1318 · Assessment/Tax Roll             | 0.00              | 1,106.00          | -1,106.00          | 0.0%          |
| 01-1320 · Audit Fees                      | 497.71            | 5,500.00          | -5,002.29          | 9.0%          |
| 01-1321 · Field Management                | 25,141.52         | 43,100.00         | -17,958.48         | 58.3%         |
| 01-1325 · Supervisor Fees                 | 1,685.71          | 9,257.00          | -7,571.29          | 18.2%         |
| 01-1326 · Payroll Taxes - Supervisors     | 128.95            | 0.00              | 128.95             | 100.0%        |
| 01-1327 · Payroll Fees - Supervisors      | 26.83             | 0.00              | 26.83              | 100.0%        |
| 01-1332 · Development Coordinator         | 7,771.32          | 13,322.00         | -5,550.68          | 58.3%         |
| 01-1440 · Rents & Leases                  | 6,061.63          | 2,765.49          | 3,296.14           | 219.2%        |
| 01-1450 · Insurance                       | 8,022.00          | 10,662.49         | -2,640.49          | 75.2%         |
| 01-1480 · Legal Advertisements            | 166.05            | 719.00            | -552.95            | 23.1%         |
| 01-1511 · Bank Fees                       | 0.00              | 74.00             | -74.00             | 0.0%          |
| 01-1512 · Miscellaneous                   | 2,040.08          | 111.00            | 1,929.08           | 1,837.9%      |
| 01-1513 · Postage and Delivery            | 7.85              | 44.00             | -36.15             | 17.8%         |
| 01-1514 · Office Supplies                 | 179.38            | 277.00            | -97.62             | 64.8%         |
| 01-1516 · Copies                          | 54.76             | 498.00            | -443.24            | 11.0%         |
| 01-1518 · Web Site                        | 437.50            | 750.00            | -312.50            | 58.3%         |
| 01-1519 · Holiday Decorations             | 0.00              | 3,871.00          | -3,871.00          | 0.0%          |
| 01-1520 · Security                        | 4,668.15          | 9,432.00          | -4,763.85          | 49.5%         |
| 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       | 336.87            | 337.00            | -0.13              | 100.0%        |
| 01-1801 · Landscaping Maintenance         | 123,144.69        | 190,222.00        | -67,077.31         | 64.7%         |
| 01-1802 · Tree/Plant Replacement & Trim   | 4,361.40          | 20,212.00         | -15,850.60         | 21.6%         |
| 01-1805 · Stormwater Management (GF)      | 0.00              | 1,347.00          | -1,347.00          | 0.0%          |
| 01-1807 · Irrigation Parts & Repair       | 5,105.47          | 5,615.00          | -509.53            | 90.9%         |
| 01-1808 · Irrigation                      | 19,743.26         | 33,687.00         | -13,943.74         | 58.6%         |
| 01-1810 · Engineering / Inspections       | 0.00              | 22,458.00         | -22,458.00         | 0.0%          |
| 01-1812 · Signage & Amenities Repair      | 5,400.55          | 2,246.00          | 3,154.55           | 240.5%        |
| 01-1813 · Wetland Upland Maintenance      | 1,323.44          | 898.00            | 425.44             | 147.4%        |
| 01-1814 · Electricity                     | 9,178.25          | 13,475.00         | -4,296.75          | 68.1%         |
| 01-1815 · Miscellaneous Maintenance       | 824.22            | 6,737.00          | -5,912.78          | 12.2%         |
| 01-1816 · Building Maintenance            | 33.68             | 2,246.00          | -2,212.32          | 1.5%          |
| 01-1817 · Common Area Maintenance         | 3,803.29          | 8,983.00          | -5,179.71          | 42.3%         |
| 01-1818 · Fountain Maintenance & Chemical | 370.02            | 8,983.00          | -8,612.98          | 4.1%          |
| 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                | 32,694.35         | 54,417.00         | -21,722.65         | 60.1%         |
| 01-1826 · Streetlights                    | 7,645.09          | 10,106.00         | -2,460.91          | 75.6%         |
| 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>299,763.60</b> | <b>522,474.98</b> | <b>-222,711.38</b> | <b>57.4%</b>  |
| <b>Net Income</b>                         | <b>99,437.25</b>  | <b>0.00</b>       | <b>99,437.25</b>   | <b>100.0%</b> |

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Accrual Basis

## Tradition CDD No. 4

### Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 01-1000 · Valley National 1211        | 1,510.27          |
| Total Checking/Savings                | 1,510.27          |
| Other Current Assets                  |                   |
| 01-1210 · Due from CDD1               | 159,033.66        |
| Total Other Current Assets            | 159,033.66        |
| Total Current Assets                  | 160,543.93        |
| <b>TOTAL ASSETS</b>                   | <b>160,543.93</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| 30000 · Opening Balance Equity        | 1,491.35          |
| 99-9999 · Retained Earnings           | 59,615.33         |
| Net Income                            | 99,437.25         |
| Total Equity                          | 160,543.93        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>160,543.93</b> |

**Tradition CDD No. 5**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22  | 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                     | 208,606.49        | 230,309.00        | -21,702.51         | 90.6%         |
| 01-9405 · Stormwater Fees                 | 187,842.50        | 167,233.00        | 20,609.50          | 112.3%        |
| 01-9410 · Interest Income (GF)            | 0.81              |                   |                    |               |
| <b>Total Income</b>                       | <b>396,449.80</b> | <b>518,855.00</b> | <b>-122,405.20</b> | <b>76.4%</b>  |
| <b>Expense</b>                            |                   |                   |                    |               |
| 01-1308 · Dissemination Agent             | 0.00              | 223.00            | -223.00            | 0.0%          |
| 01-1310 · Engineering                     | 9,517.52          | 5,491.00          | 4,026.52           | 173.3%        |
| 01-1311 · Management Fees                 | 5,980.44          | 10,252.00         | -4,271.56          | 58.3%         |
| 01-1315 · Legal Fees                      | 3,772.75          | 8,785.00          | -5,012.25          | 42.9%         |
| 01-1317 · Travel and Per Diem             | 71.24             | 220.00            | -148.76            | 32.4%         |
| 01-1318 · Assessment/Tax Roll             | 0.00              | 1,098.00          | -1,098.00          | 0.0%          |
| 01-1320 · Audit Fees                      | 494.16            | 5,500.00          | -5,005.84          | 9.0%          |
| 01-1321 · Field Management                | 24,961.80         | 42,792.00         | -17,830.20         | 58.3%         |
| 01-1325 · Supervisor Fees                 | 1,685.71          | 9,257.00          | -7,571.29          | 18.2%         |
| 01-1326 · Payroll Taxes - Supervisors     | 128.96            | 0.00              | 128.96             | 100.0%        |
| 01-1327 · Payroll Fees - Supervisors      | 26.82             | 0.00              | 26.82              | 100.0%        |
| 01-1332 · Development Coordinator         | 7,715.76          | 13,227.00         | -5,511.24          | 58.3%         |
| 01-1440 · Rents & Leases                  | 6,018.30          | 2,745.00          | 3,273.30           | 219.2%        |
| 01-1450 · Insurance                       | 7,442.00          | 10,586.00         | -3,144.00          | 70.3%         |
| 01-1480 · Legal Advertisements            | 164.87            | 714.00            | -549.13            | 23.1%         |
| 01-1511 · Bank Fees                       | 0.00              | 74.00             | -74.00             | 0.0%          |
| 01-1512 · Miscellaneous                   | 2,025.49          | 110.00            | 1,915.49           | 1,841.4%      |
| 01-1513 · Postage and Delivery            | 7.80              | 44.00             | -36.20             | 17.7%         |
| 01-1514 · Office Supplies                 | 178.09            | 275.00            | -96.91             | 64.8%         |
| 01-1516 · Copies                          | 54.37             | 494.00            | -439.63            | 11.0%         |
| 01-1518 · Web Site                        | 437.50            | 750.00            | -312.50            | 58.3%         |
| 01-1519 · Holiday Decorations             | 0.00              | 3,843.00          | -3,843.00          | 0.0%          |
| 01-1520 · Security                        | 4,634.77          | 9,365.00          | -4,730.23          | 49.5%         |
| 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       | 334.46            | 334.00            | 0.46               | 100.1%        |
| 01-1801 · Landscaping Maintenance         | 122,264.39        | 188,862.00        | -66,597.61         | 64.7%         |
| 01-1802 · Tree/Plant Replacement & Trim   | 4,330.22          | 20,068.00         | -15,737.78         | 21.6%         |
| 01-1805 · Stormwater Management (GF)      | 0.00              | 1,338.00          | -1,338.00          | 0.0%          |
| 01-1807 · Irrigation Parts & Repair       | 5,068.97          | 5,574.00          | -505.03            | 90.9%         |
| 01-1808 · Irrigation                      | 19,602.12         | 33,447.00         | -13,844.88         | 58.6%         |
| 01-1810 · Engineering / Inspections       | 0.00              | 22,298.00         | -22,298.00         | 0.0%          |
| 01-1812 · Signage & Amenities Repair      | 5,361.94          | 2,230.00          | 3,131.94           | 240.4%        |
| 01-1813 · Wetland Upland Maintenance      | 1,313.98          | 892.00            | 421.98             | 147.3%        |
| 01-1814 · Electricity                     | 9,112.64          | 13,379.00         | -4,266.36          | 68.1%         |
| 01-1815 · Miscellaneous Maintenance       | 818.32            | 6,689.00          | -5,870.68          | 12.2%         |
| 01-1816 · Building Maintenance            | 33.44             | 2,230.00          | -2,196.56          | 1.5%          |
| 01-1817 · Common Area Maintenance         | 3,776.10          | 8,919.00          | -5,142.90          | 42.3%         |
| 01-1818 · Fountain Maintenance & Chemical | 367.38            | 8,919.00          | -8,551.62          | 4.1%          |
| 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                | 32,460.64         | 54,028.00         | -21,567.36         | 60.1%         |
| 01-1826 · Streetlights                    | 7,590.44          | 10,034.00         | -2,443.56          | 75.6%         |
| 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>297,115.62</b> | <b>518,855.00</b> | <b>-221,739.38</b> | <b>57.3%</b>  |
| <b>Net Income</b>                         | <b>99,334.18</b>  | <b>0.00</b>       | <b>99,334.18</b>   | <b>100.0%</b> |



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05/17/22

Accrual Basis

## Tradition CDD No. 5

## Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 01-1000 · Valley National 1203        | 3,215.58          |
| Total Checking/Savings                | 3,215.58          |
| Other Current Assets                  |                   |
| 01-1210 · Due from CDD1               | 155,823.89        |
| Total Other Current Assets            | 155,823.89        |
| Total Current Assets                  | 159,039.47        |
| <b>TOTAL ASSETS</b>                   | <b>159,039.47</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| 30000 · Opening Balance Equity        | 559.76            |
| 99-9999 · Retained Earnings           | 59,145.53         |
| Net Income                            | 99,334.18         |
| Total Equity                          | 159,039.47        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>159,039.47</b> |

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Accrual Basis

**Tradition CDD No. 6**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22  | 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                     | 192,276.19        | 212,280.00        | -20,003.81         | 90.6%         |
| 01-9405 · Stormwater Fees                 | 172,064.37        | 153,186.00        | 18,878.37          | 112.3%        |
| 01-9410 · Interest Income (GF)            | 4.16              | 0.00              | 4.16               | 100.0%        |
| <b>Total Income</b>                       | <b>364,344.72</b> | <b>476,583.00</b> | <b>-112,238.28</b> | <b>76.4%</b>  |
| <b>Expense</b>                            |                   |                   |                    |               |
| 01-1308 · Dissemination Agent             | 0.00              | 204.00            | -204.00            | 0.0%          |
| 01-1310 · Engineering                     | 8,718.05          | 5,029.00          | 3,689.05           | 173.4%        |
| 01-1311 · Management Fees                 | 5,478.08          | 9,391.00          | -3,912.92          | 58.3%         |
| 01-1315 · Legal Fees                      | 3,455.83          | 8,047.00          | -4,591.17          | 42.9%         |
| 01-1317 · Travel and Per Diem             | 65.25             | 201.00            | -135.75            | 32.5%         |
| 01-1318 · Assessment/Tax Roll             | 0.00              | 1,006.00          | -1,006.00          | 0.0%          |
| 01-1320 · Audit Fees                      | 452.65            | 5,500.00          | -5,047.35          | 8.2%          |
| 01-1325 · Supervisor Fees                 | 1,685.71          | 9,257.00          | -7,571.29          | 18.2%         |
| 01-1326 · Payroll Taxes - Supervisors     | 128.96            | 0.00              | 128.96             | 100.0%        |
| 01-1327 · Payroll Fees - Supervisors      | 26.82             | 0.00              | 26.82              | 100.0%        |
| 01-1329 · Development Coordinator         | 7,067.64          | 12,116.00         | -5,048.36          | 58.3%         |
| 01-1332 · Management Fees - SpikeRush     | 0.00              |                   |                    |               |
| 01-1337 · Lake Maintenance                | 29,733.94         | 49,489.00         | -19,755.06         | 60.1%         |
| 01-1440 · Rents & Leases                  | 5,512.76          | 2,515.00          | 2,997.76           | 219.2%        |
| 01-1450 · Insurance                       | 8,386.00          | 9,697.00          | -1,311.00          | 86.5%         |
| 01-1480 · Legal Advertisements            | 151.02            | 654.00            | -502.98            | 23.1%         |
| 01-1511 · Bank Fees                       | 0.00              | 67.00             | -67.00             | 0.0%          |
| 01-1512 · Miscellaneous                   | 1,855.35          | 101.00            | 1,754.35           | 1,837.0%      |
| 01-1513 · Postage and Delivery            | 7.14              | 40.00             | -32.86             | 17.9%         |
| 01-1514 · Office Supplies                 | 163.13            | 251.00            | -87.87             | 65.0%         |
| 01-1516 · Copies                          | 49.80             | 453.00            | -403.20            | 11.0%         |
| 01-1518 · Web Site                        | 437.50            | 750.00            | -312.50            | 58.3%         |
| 01-1519 · Holiday Decorations             | 0.00              | 3,521.00          | -3,521.00          | 0.0%          |
| 01-1520 · Security                        | 4,245.45          | 8,578.00          | -4,332.55          | 49.5%         |
| 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       | 306.37            | 306.00            | 0.37               | 100.1%        |
| 01-1801 · Landscaping Maintenance         | 111,994.18        | 172,998.00        | -61,003.82         | 64.7%         |
| 01-1802 · Tree/Plant Replacement & Trim   | 3,966.48          | 18,382.00         | -14,415.52         | 21.6%         |
| 01-1805 · Stormwater Management (GF)      | 0.00              | 1,225.00          | -1,225.00          | 0.0%          |
| 01-1807 · Irrigation Parts & Repair       | 4,643.18          | 5,106.00          | -462.82            | 90.9%         |
| 01-1808 · Irrigation                      | 17,955.54         | 30,637.00         | -12,681.46         | 58.6%         |
| 01-1809 · Field Management                | 22,865.00         | 39,197.00         | -16,332.00         | 58.3%         |
| 01-1810 · Engineering / Inspections       | 0.00              | 20,425.00         | -20,425.00         | 0.0%          |
| 01-1812 · Signage & Amenities Repair      | 4,911.54          | 2,042.00          | 2,869.54           | 240.5%        |
| 01-1813 · Wetland Upland Maintenance      | 1,203.61          | 817.00            | 386.61             | 147.3%        |
| 01-1814 · Electricity                     | 8,347.17          | 12,255.00         | -3,907.83          | 68.1%         |
| 01-1815 · Miscellaneous Maintenance       | 749.58            | 6,127.00          | -5,377.42          | 12.2%         |
| 01-1816 · Building Maintenance            | 30.63             | 2,042.00          | -2,011.37          | 1.5%          |
| 01-1817 · Common Area Maintenance         | 3,458.91          | 8,170.00          | -4,711.09          | 42.3%         |
| 01-1818 · Fountain Maintenance & Chemical | 336.52            | 8,170.00          | -7,833.48          | 4.1%          |
| 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                    | 6,952.84          | 9,191.00          | -2,238.16          | 75.6%         |
| 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>273,933.13</b> | <b>476,583.00</b> | <b>-202,649.87</b> | <b>57.5%</b>  |
| <b>Net Income</b>                         | <b>90,411.59</b>  | <b>0.00</b>       | <b>90,411.59</b>   | <b>100.0%</b> |

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05/17/22

Accrual Basis

## Tradition CDD No. 6

## Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 01-1000 · Valley National 1238        | 16,477.47         |
| Total Checking/Savings                | 16,477.47         |
| Other Current Assets                  |                   |
| 01-1210 · Due from CDD1               |                   |
| 01-1211 · Due From CDD1 - Spikerush   | 9,742.24          |
| 01-1210 · Due from CDD1 - Other       | 136,892.00        |
| Total 01-1210 · Due from CDD1         | 146,634.24        |
| Total Other Current Assets            | 146,634.24        |
| Total Current Assets                  | 163,111.71        |
| <b>TOTAL ASSETS</b>                   | <b>163,111.71</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| 30000 · Opening Balance Equity        | 970.27            |
| 99-9999 · Retained Earnings           | 71,729.85         |
| Net Income                            | 90,411.59         |
| Total Equity                          | 163,111.71        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>163,111.71</b> |

**Tradition CDD No. 7**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22  | 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                     | 92,121.14         | 101,705.00        | -9,583.86         | 90.6%         |
| 01-9405 · Stormwater Fees                 | 32,900.77         | 29,291.00         | 3,609.77          | 112.3%        |
| 01-9410 · Interest Income (GF)            | 1.22              | 0.00              | 1.22              | 100.0%        |
| <b>Total Income</b>                       | <b>125,023.13</b> | <b>152,244.00</b> | <b>-27,220.87</b> | <b>82.1%</b>  |
| <b>Expense</b>                            |                   |                   |                   |               |
| 01-1308 · Dissemination Agent             | 0.00              | 39.00             | -39.00            | 0.0%          |
| 01-1310 · Engineering                     | 11,846.96         | 6,835.00          | 5,011.96          | 173.3%        |
| 01-1311 · Management Fees                 | 7,444.16          | 12,761.00         | -5,316.84         | 58.3%         |
| 01-1315 · Legal Fees                      | 4,696.14          | 10,935.00         | -6,238.86         | 42.9%         |
| 01-1317 · Travel and Per Diem             | 88.68             | 273.00            | -184.32           | 32.5%         |
| 01-1318 · Assessment/Tax Roll             | 0.00              | 1,367.00          | -1,367.00         | 0.0%          |
| 01-1320 · Audit Fees                      | 615.10            | 5,500.00          | -4,884.90         | 11.2%         |
| 01-1321 · Field Management                | 4,372.12          | 7,495.00          | -3,122.88         | 58.3%         |
| 01-1325 · Supervisor Fees                 | 1,685.71          | 9,257.00          | -7,571.29         | 18.2%         |
| 01-1326 · Payroll Taxes - Supervisors     | 128.97            | 0.00              | 128.97            | 100.0%        |
| 01-1327 · Payroll Fees - Supervisors      | 26.81             | 0.00              | 26.81             | 100.0%        |
| 01-1332 · Development Coordinator         | 1,351.43          | 2,317.00          | -965.57           | 58.3%         |
| 01-1440 · Rents & Leases                  | 7,491.30          | 3,417.00          | 4,074.30          | 219.2%        |
| 01-1450 · Insurance                       | 5,706.00          | 13,177.00         | -7,471.00         | 43.3%         |
| 01-1480 · Legal Advertisements            | 205.22            | 888.00            | -682.78           | 23.1%         |
| 01-1511 · Bank Fees                       | 0.00              | 92.00             | -92.00            | 0.0%          |
| 01-1512 · Miscellaneous                   | 2,521.24          | 137.00            | 2,384.24          | 1,840.3%      |
| 01-1513 · Postage and Delivery            | 9.70              | 55.00             | -45.30            | 17.6%         |
| 01-1514 · Office Supplies                 | 221.69            | 342.00            | -120.31           | 64.8%         |
| 01-1516 · Copies                          | 67.68             | 615.00            | -547.32           | 11.0%         |
| 01-1518 · Web Site                        | 437.50            | 750.00            | -312.50           | 58.3%         |
| 01-1519 · Holiday Decorations             | 0.00              | 4,784.00          | -4,784.00         | 0.0%          |
| 01-1520 · Security                        | 811.79            | 1,640.00          | -828.21           | 49.5%         |
| 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       | 58.58             | 59.00             | -0.42             | 99.3%         |
| 01-1801 · Landscaping Maintenance         | 21,414.91         | 33,080.00         | -11,665.09        | 64.7%         |
| 01-1802 · Tree/Plant Replacement & Trim   | 758.45            | 3,515.00          | -2,756.55         | 21.6%         |
| 01-1805 · Stormwater Management (GF)      | 0.00              | 234.00            | -234.00           | 0.0%          |
| 01-1807 · Irrigation Parts & Repair       | 887.84            | 976.00            | -88.16            | 91.0%         |
| 01-1808 · Irrigation                      | 3,433.36          | 5,858.00          | -2,424.64         | 58.6%         |
| 01-1810 · Engineering / Inspections       | 0.00              | 3,906.00          | -3,906.00         | 0.0%          |
| 01-1812 · Signage & Amenities Repair      | 939.15            | 391.00            | 548.15            | 240.2%        |
| 01-1813 · Wetland Upland Maintenance      | 230.14            | 156.00            | 74.14             | 147.5%        |
| 01-1814 · Electricity                     | 1,596.10          | 2,343.00          | -746.90           | 68.1%         |
| 01-1815 · Miscellaneous Maintenance       | 143.33            | 1,172.00          | -1,028.67         | 12.2%         |
| 01-1816 · Building Maintenance            | 5.85              | 391.00            | -385.15           | 1.5%          |
| 01-1817 · Common Area Maintenance         | 661.39            | 1,562.00          | -900.61           | 42.3%         |
| 01-1818 · Fountain Maintenance & Chemical | 64.34             | 1,562.00          | -1,497.66         | 4.1%          |
| 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                | 5,685.56          | 9,463.00          | -3,777.44         | 60.1%         |
| 01-1826 · Streetlights                    | 1,329.48          | 1,757.00          | -427.52           | 75.7%         |
| 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>88,720.85</b>  | <b>152,244.00</b> | <b>-63,523.15</b> | <b>58.3%</b>  |
| <b>Net Income</b>                         | <b>36,302.28</b>  | <b>0.00</b>       | <b>36,302.28</b>  | <b>100.0%</b> |



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05/17/22

Accrual Basis

## Tradition CDD No. 7

### Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22       |
|---------------------------------------|------------------|
| <b>ASSETS</b>                         |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| 01-1000 · Valley National 1246        | 4,813.28         |
| Total Checking/Savings                | 4,813.28         |
| Other Current Assets                  |                  |
| 01-1210 · Due from CDD1               | 34,958.28        |
| Total Other Current Assets            | 34,958.28        |
| Total Current Assets                  | 39,771.56        |
| <b>TOTAL ASSETS</b>                   | <b>39,771.56</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |
| Equity                                |                  |
| 99-9999 · Retained Earnings           | 3,469.28         |
| Net Income                            | 36,302.28        |
| Total Equity                          | 39,771.56        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>39,771.56</b> |

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05/17/22

Accrual Basis

**Tradition CDD No. 8**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22 | 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                   | 32,948.09        | 36,376.00        | -3,427.91         | 90.6%         |
| 01-9410 · Interest Income (GF)          | 1.05             | 0.00             | 1.05              | 100.0%        |
| <b>Total Income</b>                     | <b>32,949.14</b> | <b>43,959.00</b> | <b>-11,009.86</b> | <b>75.0%</b>  |
| <b>Expense</b>                          |                  |                  |                   |               |
| 01-1310 · Engineering                   | 7,994.72         | 4,612.00         | 3,382.72          | 173.3%        |
| 01-1311 · Management Fees               | 5,023.57         | 8,612.00         | -3,588.43         | 58.3%         |
| 01-1315 · Legal Fees                    | 3,169.11         | 7,379.00         | -4,209.89         | 42.9%         |
| 01-1317 · Travel and Per Diem           | 59.84            | 184.00           | -124.16           | 32.5%         |
| 01-1318 · Assessment/Tax Roll           | 0.00             | 922.00           | -922.00           | 0.0%          |
| 01-1320 · Audit Fees                    | 415.09           | 5,000.00         | -4,584.91         | 8.3%          |
| 01-1325 · Supervisor Fees               | 0.00             |                  |                   |               |
| 01-1440 · Rents & Leases                | 5,055.37         | 2,306.00         | 2,749.37          | 219.2%        |
| 01-1450 · Insurance                     | 5,706.00         | 8,892.00         | -3,186.00         | 64.2%         |
| 01-1480 · Legal Advertisements          | 138.49           | 600.00           | -461.51           | 23.1%         |
| 01-1511 · Bank Fees                     | 0.00             | 62.00            | -62.00            | 0.0%          |
| 01-1512 · Miscellaneous                 | 1,701.41         | 92.00            | 1,609.41          | 1,849.4%      |
| 01-1513 · Postage and Delivery          | 6.55             | 37.00            | -30.45            | 17.7%         |
| 01-1514 · Office Supplies               | 149.60           | 231.00           | -81.40            | 64.8%         |
| 01-1516 · Copies                        | 45.67            | 415.00           | -369.33           | 11.0%         |
| 01-1518 · Web Site                      | 437.50           | 750.00           | -312.50           | 58.3%         |
| 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>30,077.92</b> | <b>43,959.00</b> | <b>-13,881.08</b> | <b>68.4%</b>  |
| <b>Net Income</b>                       | <b>2,871.22</b>  | <b>0.00</b>      | <b>2,871.22</b>   | <b>100.0%</b> |

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05/17/22

Accrual Basis

Tradition CDD No. 8

Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 01-1000 · Valley National 1254        | 4,116.02          |
| Total Checking/Savings                | 4,116.02          |
| Other Current Assets                  |                   |
| 01-1210 · Due from CDD1               | -28,437.96        |
| Total Other Current Assets            | -28,437.96        |
| Total Current Assets                  | -24,321.94        |
| <b>TOTAL ASSETS</b>                   | <b>-24,321.94</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| 99-9999 · Retained Earnings           | -27,193.16        |
| Net Income                            | 2,871.22          |
| Total Equity                          | -24,321.94        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>-24,321.94</b> |

4:02 PM

05/17/22

Accrual Basis

**Tradition CDD No. 9**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22 | 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                   | 22,572.59        | 24,921.00        | -2,348.41        | 90.6%         |
| 01-9410 · Interest Income (GF)          | 0.99             |                  |                  |               |
| <b>Total Income</b>                     | <b>22,573.58</b> | <b>29,652.00</b> | <b>-7,078.42</b> | <b>76.1%</b>  |
| <b>Expense</b>                          |                  |                  |                  |               |
| 01-1310 · Engineering                   | 4,987.18         | 2,877.00         | 2,110.18         | 173.3%        |
| 01-1311 · Management Fees               | 3,133.75         | 5,372.00         | -2,238.25        | 58.3%         |
| 01-1315 · Legal Fees                    | 1,976.92         | 4,603.00         | -2,626.08        | 42.9%         |
| 01-1317 · Travel and Per Diem           | 37.33            | 115.00           | -77.67           | 32.5%         |
| 01-1318 · Assessment/Tax Roll           | 0.00             | 575.00           | -575.00          | 0.0%          |
| 01-1320 · Audit Fees                    | 258.94           | 5,000.00         | -4,741.06        | 5.2%          |
| 01-1325 · Supervisor Fees               | 0.00             |                  |                  |               |
| 01-1440 · Rents & Leases                | 3,153.59         | 1,439.00         | 1,714.59         | 219.2%        |
| 01-1450 · Insurance                     | 5,706.00         | 5,547.00         | 159.00           | 102.9%        |
| 01-1480 · Legal Advertisements          | 86.39            | 374.00           | -287.61          | 23.1%         |
| 01-1511 · Bank Fees                     | 0.00             | 39.00            | -39.00           | 0.0%          |
| 01-1512 · Miscellaneous                 | 1,061.36         | 58.00            | 1,003.36         | 1,829.9%      |
| 01-1513 · Postage and Delivery          | 4.08             | 23.00            | -18.92           | 17.7%         |
| 01-1514 · Office Supplies               | 93.32            | 144.00           | -50.68           | 64.8%         |
| 01-1516 · Copies                        | 28.49            | 259.00           | -230.51          | 11.0%         |
| 01-1518 · Web Site                      | 437.50           | 750.00           | -312.50          | 58.3%         |
| 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>21,139.85</b> | <b>29,652.00</b> | <b>-8,512.15</b> | <b>71.3%</b>  |
| <b>Net Income</b>                       | <b>1,433.73</b>  | <b>0.00</b>      | <b>1,433.73</b>  | <b>100.0%</b> |



4:03 PM

05/17/22

Accrual Basis

## Tradition CDD No. 9

### Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 01-1000 · Valley National 1262        | 3,884.81          |
| Total Checking/Savings                | 3,884.81          |
| Other Current Assets                  |                   |
| 01-1210 · Due from CDD1               | -15,737.82        |
| Total Other Current Assets            | -15,737.82        |
| Total Current Assets                  | -11,853.01        |
| <b>TOTAL ASSETS</b>                   | <b>-11,853.01</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| 99-9999 · Retained Earnings           | -13,286.74        |
| Net Income                            | 1,433.73          |
| Total Equity                          | -11,853.01        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>-11,853.01</b> |

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05/18/22

Accrual Basis

**Tradition CDD No. 10**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through April 2022**

|   | Oct '21 - Apr 22 | 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                   | 77,663.28        | 85,743.00         | -8,079.72         | 90.6%         |
| 01-9410 · Interest Income (GF)          | 1.36             | 0.00              | 1.36              | 100.0%        |
| <b>Total Income</b>                     | <b>77,664.64</b> | <b>105,498.00</b> | <b>-27,833.36</b> | <b>73.6%</b>  |
| <b>Expense</b>                          |                  |                   |                   |               |
| 01-1310 · Engineering                   | 20,824.35        | 12,014.00         | 8,810.35          | 173.3%        |
| 01-1311 · Management Fees               | 13,085.20        | 22,432.00         | -9,346.80         | 58.3%         |
| 01-1315 · Legal Fees                    | 8,254.77         | 19,222.00         | -10,967.23        | 42.9%         |
| 01-1317 · Travel and Per Diem           | 155.88           | 481.00            | -325.12           | 32.4%         |
| 01-1318 · Assessment/Tax Roll           | 0.00             | 2,403.00          | -2,403.00         | 0.0%          |
| 01-1320 · Audit Fees                    | 1,081.22         | 5,500.00          | -4,418.78         | 19.7%         |
| 01-1325 · Supervisor Fees               | 0.00             |                   |                   |               |
| 01-1440 · Rents & Leases                | 13,168.03        | 6,007.00          | 7,161.03          | 219.2%        |
| 01-1450 · Insurance                     | 5,706.00         | 23,162.00         | -17,456.00        | 24.6%         |
| 01-1480 · Legal Advertisements          | 360.73           | 1,562.00          | -1,201.27         | 23.1%         |
| 01-1511 · Bank Fees                     | 0.00             | 161.00            | -161.00           | 0.0%          |
| 01-1512 · Miscellaneous                 | 4,431.79         | 240.00            | 4,191.79          | 1,846.6%      |
| 01-1513 · Postage and Delivery          | 17.06            | 96.00             | -78.94            | 17.8%         |
| 01-1514 · Office Supplies               | 389.68           | 601.00            | -211.32           | 64.8%         |
| 01-1516 · Copies                        | 118.97           | 1,081.00          | -962.03           | 11.0%         |
| 01-1518 · Web Site                      | 437.50           | 750.00            | -312.50           | 58.3%         |
| 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>68,206.18</b> | <b>105,498.00</b> | <b>-37,291.82</b> | <b>64.7%</b>  |
| <b>Net Income</b>                       | <b>9,458.46</b>  | <b>0.00</b>       | <b>9,458.46</b>   | <b>100.0%</b> |

10:50 AM

05/18/22

Accrual Basis

Tradition CDD No. 10

Balance Sheet

As of April 30, 2022

|                                       | Apr 30, 22        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 01-1000 · Valley National 1165        | 5,450.63          |
| Total Checking/Savings                | 5,450.63          |
| Other Current Assets                  |                   |
| 01-1210 · Due from CDD1               | -62,454.99        |
| Total Other Current Assets            | -62,454.99        |
| Total Current Assets                  | -57,004.36        |
| <b>TOTAL ASSETS</b>                   | <b>-57,004.36</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| 99-9999 · Retained Earnings           | -66,462.82        |
| Net Income                            | 9,458.46          |
| Total Equity                          | -57,004.36        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>-57,004.36</b> |

11:17 AM

05/18/22

Accrual Basis

# Tradition Irrigation

## Profit & Loss Budget vs. Actual

### October 2021 through April 2022

|   | Oct '21 - Apr 22  | Budget              | \$ Over Budget     | % of Budget   |
|---|-------------------|---------------------|--------------------|---------------|
| <b>Ordinary Income/Expense</b>          |                   |                     |                    |               |
| <b>Income</b>                           |                   |                     |                    |               |
| 01-3300 · Irrigation Revenue            | 1,084,041.51      | 1,650,000.00        | -565,958.49        | 65.7%         |
| 01-3820 · Debt Assess-Paid To Trustee   | -215,206.25       | -368,025.00         | 152,818.75         | 58.5%         |
| 01-9400 · Other Income                  | 16,308.52         | 0.00                | 16,308.52          | 100.0%        |
| 01-9407 · Engineering Revenue Fees      | 0.00              | 17,338.00           | -17,338.00         | 0.0%          |
| 01-9410 · Interest Income (GF)          | 321.00            | 0.00                | 321.00             | 100.0%        |
| <b>Total Income</b>                     | <b>885,464.78</b> | <b>1,299,313.00</b> | <b>-413,848.22</b> | <b>68.1%</b>  |
| <b>Expense</b>                          |                   |                     |                    |               |
| 01-1310 · Engineering                   | 64,057.32         | 40,000.00           | 24,057.32          | 160.1%        |
| 01-1311 · Management Fees               | 217,226.62        | 356,060.00          | -138,833.38        | 61.0%         |
| 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         | 51.31             | 1,000.00            | -948.69            | 5.1%          |
| 01-1319 · Water                         | 100.33            | 170.00              | -69.67             | 59.0%         |
| 01-1320 · General Repair & Maintenance  | 132,167.52        | 153,000.00          | -20,832.48         | 86.4%         |
| 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       | 34,603.31         | 58,500.00           | -23,896.69         | 59.2%         |
| 01-1332 · Bad Debt                      | 0.00              | 65,000.00           | -65,000.00         | 0.0%          |
| 01-1335 · City Franchise Fee            | 106,310.41        | 109,421.00          | -3,110.59          | 97.2%         |
| 01-1450 · Insurance                     | 0.00              | 21,102.00           | -21,102.00         | 0.0%          |
| 01-1511 · Bank Fees                     | 15.00             | 1,250.00            | -1,235.00          | 1.2%          |
| 01-1512 · Miscellaneous                 | 2,832.82          | 0.00                | 2,832.82           | 100.0%        |
| 01-1513 · Postage and Delivery          | 57.21             | 253.00              | -195.79            | 22.6%         |
| 01-1514 · Office Supplies               | 154.65            | 250.00              | -95.35             | 61.9%         |
| 01-1515 · Telephone                     | 0.00              | 1,930.00            | -1,930.00          | 0.0%          |
| 01-1516 · Copies                        | 43.50             | 0.00                | 43.50              | 100.0%        |
| 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              | 885.00            | 0.00                | 885.00             | 100.0%        |
| 01-1801 · Landscaping Maintenance       | 0.00              | 11,000.00           | -11,000.00         | 0.0%          |
| 01-1807 · Irrigation Parts & Repair     | 0.00              |                     |                    |               |
| 01-1808 · Irrigation Maintenance        | 0.00              | 0.00                | 0.00               | 0.0%          |
| 01-1814 · Electricity                   | 68,732.67         | 105,000.00          | -36,267.33         | 65.5%         |
| 01-1820 · Contingency                   | 0.00              | 39,627.00           | -39,627.00         | 0.0%          |
| 01-1825 · Renewal and Replacement       | 19,032.20         | 200,000.00          | -180,967.80        | 9.5%          |
| 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>646,291.37</b> | <b>1,299,313.00</b> | <b>-653,021.63</b> | <b>49.7%</b>  |
| <b>Net Ordinary Income</b>              | <b>239,173.41</b> | <b>0.00</b>         | <b>239,173.41</b>  | <b>100.0%</b> |
| <b>Net Income</b>                       | <b>239,173.41</b> | <b>0.00</b>         | <b>239,173.41</b>  | <b>100.0%</b> |

# Tradition Irrigation

## Balance Sheet

As of April 30, 2022

|   | Apr 30, 22          |
|---|---------------------|
| <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   | 1,352,436.47        |
| Total 01-1001 · Valley National #4703     | 1,388,309.04        |
| Total Checking/Savings                    | 1,388,309.04        |
| Accounts Receivable                       |                     |
| 01-1200 · Accounts Receivable             | 182,066.85          |
| Total Accounts Receivable                 | 182,066.85          |
| Other Current Assets                      |                     |
| 01-1201 · Accounts Receivable Prior Mgr B | -1,519.02           |
| 01-2023 · Due From Other Funds            | 17,900.21           |
| 01-2031 · Construction WIP - Del Webb Exp | 11,616.25           |
| Total Other Current Assets                | 27,997.44           |
| Total Current Assets                      | 1,598,373.33        |
| Fixed Assets                              |                     |
| 01-2030 · Equipment and Furniture         | 23,957.00           |
| Total Fixed Assets                        | 23,957.00           |
| Other Assets                              |                     |
| 01-2025 · Deposits                        | 95.00               |
| 01-2035 · Accum Depr - Equipment          | -14,701.18          |
| 01-2045 · Pulte Del Webb Expansion        | -29,920.90          |
| Total Other Assets                        | -44,527.08          |
| <b>TOTAL ASSETS</b>                       | <b>1,577,803.25</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                     |
| Liabilities                               |                     |
| Current Liabilities                       |                     |
| Accounts Payable                          |                     |
| 01-2020 · Accounts Payable                | 37,687.07           |
| Total Accounts Payable                    | 37,687.07           |
| Other Current Liabilities                 |                     |
| 01-2021 · Accounts Payable (Prior Mgr)    | 26.02               |
| 01-2024 · Due to Other Funds              | 20,032.00           |
| 01-2026 · Deposits - Security Deposit     | 1,390.22            |
| 01-2027 · Deferred Revenue                | 10,000.00           |
| Total Other Current Liabilities           | 31,448.24           |
| Total Current Liabilities                 | 69,135.31           |
| Long Term Liabilities                     |                     |
| 01-2022 · Revenue Bonds Payable - Long T  | 170,096.00          |
| Total Long Term Liabilities               | 170,096.00          |
| Total Liabilities                         | 239,231.31          |
| Equity                                    |                     |
| 30000 · Net Assets - 270                  | -87,351.52          |
| 99-9999 · Retained Earnings               | 1,186,750.05        |
| Net Income                                | 239,173.41          |
| Total Equity                              | 1,338,571.94        |



Tradition Irrigation  
Balance Sheet  
As of April 30, 2022

|                            |              |
|----------------------------|--------------|
|                            | Apr 30, 22   |
| TOTAL LIABILITIES & EQUITY | 1,577,803.25 |

**Tradition Irrigation  
A/R Aging Summary  
As of April 30, 2022**

|   | Current     | 1 - 30            | 31 - 60          | 61 - 90          | > 90             | TOTAL             |
|---|-------------|-------------------|------------------|------------------|------------------|-------------------|
| 706800 Wells Fargo                        | 0.00        | 32.70             | 0.00             | 32.70            | 0.00             | 65.40             |
| Bedford Park                              | 0.00        | 8,866.57          | 0.00             | 8,866.57         | 0.00             | 17,733.14         |
| Brennity at Tradition                     | 0.00        | 3,051.97          | 0.00             | 0.00             | 0.00             | 3,051.97          |
| Chesterbrook Academy                      | 0.00        | 134.37            | 134.37           | 0.00             | 0.00             | 268.74            |
| Cleveland Clinic Florida                  | 0.00        | 443.92            | 0.00             | 443.92           | 1,331.76         | 2,219.60          |
| 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        | 2,766.85          | 0.00             | 0.00             | 0.00             | 2,766.85          |
| Estates at Tradition                      | 0.00        | 5,763.07          | 5,763.07         | 5,763.07         | 0.00             | 17,289.21         |
| Fast Developments, LLC                    | 0.00        | 0.00              | 0.00             | 0.00             | 342.21           | 342.21            |
| Grande Palms at Tradition I & II          | 0.00        | 0.00              | 0.00             | 0.00             | 1,759.84         | 1,759.84          |
| Grande Palms at Tradition III             | 0.00        | 0.00              | 0.00             | 0.00             | 3,416.62         | 3,416.62          |
| Heartland Dental                          | 0.00        | 31.71             | 31.71            | 0.00             | 31.32            | 94.74             |
| Heritage Oaks                             | 0.00        | 0.00              | 0.00             | 0.00             | 0.00             | 0.00              |
| Heritage Oaks at Tradition HOA            | 0.00        | 11,857.11         | 0.00             | 0.00             | 0.00             | 11,857.11         |
| Heron Preserves                           | 0.00        | 985.49            | 953.23           | 0.00             | 0.00             | 1,938.72          |
| Hilton - Homewood Suites, PSL             | 0.00        | 346.82            | 346.82           | 0.00             | 0.00             | 693.64            |
| Innovo Development Group, LLC             | 0.00        | 188.27            | 0.00             | 0.00             | 0.00             | 188.27            |
| Kite Realty Group                         | 0.00        | 2,815.73          | 221.96           | 0.00             | 0.00             | 3,037.69          |
| Manderlie at Tradition                    | 0.00        | 1,047.98          | 0.00             | 0.00             | 0.00             | 1,047.98          |
| Martin Health System                      | 0.00        | 921.54            | 0.00             | 921.54           | 2,764.62         | 4,607.70          |
| O & A Florida Investments, LLC            | 0.00        | 52.91             | 0.00             | 0.00             | 0.00             | 52.91             |
| Panda Restaurant Group Inc                | 0.00        | 57.27             | 57.27            | 57.27            | 0.00             | 171.81            |
| Pegasus PSL, Ltd                          | 0.00        | 283.40            | 0.00             | 0.00             | 0.00             | 283.40            |
| Promenade at Tradition Community Assoc    | 0.00        | 467.70            | 467.70           | 467.70           | 467.70           | 1,870.80          |
| 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            | 0.00             | 0.00             | 0.00             | 768.94            |
| Seven Restaurants, LLC                    | 0.00        | 89.18             | 0.00             | 0.00             | 89.18            | 178.36            |
| SG Mini Golf                              | 0.00        | 158.54            | 0.00             | 0.00             | 0.00             | 158.54            |
| St Lucie County Fire Dept.                | 0.00        | 223.94            | 0.00             | 0.00             | 0.00             | 223.94            |
| St Lucie County Tax Collector             | 0.00        | 406.27            | 0.00             | 0.00             | 0.00             | 406.27            |
| Suntrust Bank                             | 0.00        | -15.84            | 0.00             | 0.00             | 0.00             | -15.84            |
| TH PSL Village Parkway LLC                | 0.00        | 89.18             | 89.18            | 89.18            | 178.36           | 445.90            |
| 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        | 2,300.87          | 2,140.34         | 2,118.54         | 0.00             | 6,559.75          |
| Town Park Master Assoc., Inc.             | 0.00        | 26,005.18         | 0.00             | 0.00             | 0.00             | 26,005.18         |
| Tradition CDD #1                          | 0.00        | 12,558.67         | 0.00             | 0.00             | 0.00             | 12,558.67         |
| Tradition POA                             | 0.00        | 0.00              | 0.00             | 0.00             | 0.00             | 0.00              |
| Treasure Coast Physicians Properties, LLC | 0.00        | 0.00              | 0.00             | 0.00             | -58.86           | -58.86            |
| 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          |
| Vitalia at Tradition                      | 0.00        | 36,013.67         | 0.00             | 0.00             | 0.00             | 36,013.67         |
| Wawa, Inc.                                | 0.00        | 95.92             | 0.00             | 0.00             | 94.74            | 190.66            |
| Westcliffe Estates HOA                    | 0.00        | 0.10              | 0.00             | 0.00             | 0.00             | 0.10              |
| <b>TOTAL</b>                              | <b>0.00</b> | <b>142,038.08</b> | <b>10,280.96</b> | <b>18,760.49</b> | <b>10,987.32</b> | <b>182,066.85</b> |

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05/18/22

Accrual Basis

**Z Tradition Irrigation Fund**  
**Long Term Debt Balance Sheet**  
As of April 30, 2022

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|  | <u>Apr 30, 22</u>          |
|--|----------------------------|
| <b>ASSETS</b>                            |                            |
| Other Assets                             |                            |
| 05-5150 · Amount Available In DSF        | 564,579.51                 |
| 05-5155 · Amount To Be Provided          | 5,095,420.49               |
| 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) | 5,660,000.00               |
| 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> |