



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

**PORT ST. LUCIE
REGULAR BOARD MEETING
JULY 6, 2022
11:00 A.M.**

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

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
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

July 6th, 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 #19-143-144; 12381 SW Silverwood Ave – Pool.....Page 8
 - 3. Approval of WA #19-143-131; Heartland Dental – The Landings.....Page 10
 - 4. Approve and Ratify Project No. 2021.005; Peacock Canal Relocation.....Page 12
 - 5. Approve and Ratify WA #19-143-133; 9980 SW Coral Tree Circle – Pool.....Page 22
- G.** Old Business
- H.** New Business
 - 1. Consider Approval of May 4, 2022, Regular Board Meeting Minutes – District No. 3.....Page 24
 - 2. Consider Resolution No. 2022-05; Proposed Budget FY: 22/23 and Setting Public Hearing....Page 26
 - 3. Consider Ratifying and Approving the CPM Services Contract, Second Addendum, by CDD No. 1.....Page 63
 - 4. Accept Resignation of Supervisor Norman Ytkin – District No. 4 / Seat No. 3
 - 5. Appointment to Vacant Board Seat - District No. 4 / Seat No. 3
 - 6. Vacant Board Seats - District No.'s: 1 & 2 / Seat No. 4; District No's: 7, 8, 9, & 10 / Seat No. 2
 - 7. Appointment to Vacant Board Seats - District No.'s: 1 & 2 / Seat No. 4; District No's: 7, 8, 9, & 10 / Seat No. 2
 - 8. Accept Resignation of Supervisor Tom Battaglia – District No. 6 / Seat No. 5
 - 9. Appointment to Vacant Board Seat - District No. 6 / Seat No. 5
 - 10. Consider Approval of 2021 Bond Requisition (No. 9); District No. 9 Special Assessment Bonds, Series 2021 (Community Infrastructure).....Page 110
 - 11. Consider TIM O&M Methodology (Under Separate Cover).....Page 175

12. Consider Ratifying and Approving BEEP AV SOW Amended Statement of Work #TR-20200316; by District No. 1.....	Page 176
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I. Administrative Matters

1. Manager’s Report	
2. Attorney’s Report	
3. Engineer’s Report	
• Stormwater System Overview.....	Page 179
• 2022 Irrigation System Performance Report.....	Page 206
4. Financial Report.....	Page 213
5. Founder’s Report	

J. Board Member Discussion Requests and Comments

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

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 21st, 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:

CDD #'s 1,2,7,8,9,10		
Chairman	Frank Covelli	Present
Vice Chairman	Anissa Cruz	Present
Supervisor	Tyler Gaffney	Present
Supervisor	Steven Dassa	Present
Supervisor	James Fitzgerald	Absent

CDD # 3		
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Present
Supervisor	Vacant	-
Supervisor	Ryan Bartlett	Present
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Norm Ytkin	Present
Supervisor	Rob Siedlecki	Present
Supervisor	Rich Giglia	Present

Supervisor	Robert Burn	Via Zoom
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CDD # 5		
Chairperson	Cathy Powers	Present
Vice Chairperson	Chris King	Present
Supervisor	Dave Lasher	Absent
Supervisor	Rick Dixon	Present
Supervisor	Joe Pinto	Present

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Vacant	-
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 2nd, 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.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date July 6, 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

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.

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

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

Grant Related? No

Additional Comments: None

Board Action:

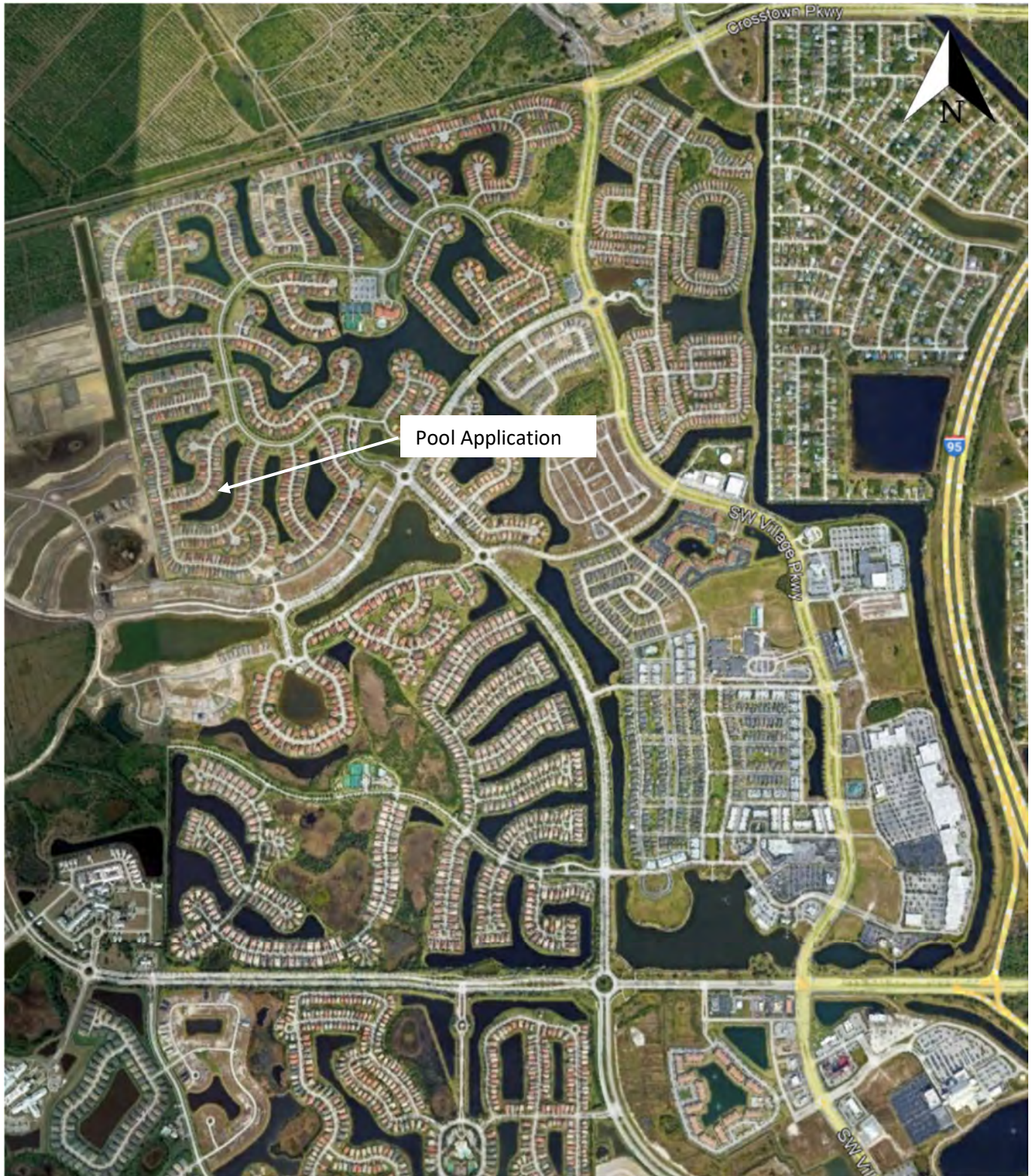
Moved by:

Seconded by:

Action Taken:

Item Prepared By: Kelly E Cranford, PE

May 19, 2022



WA 19-143-134

Project No. 19-143TR5.047
Date: 05/19/2022
WA 19-143-133 Location Map Silver
Wood Pool

EXHIBIT 1
12381 SW Silverwood Avenue
Pool
SITE LOCATION MAP

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date July 6, 2022**

Subject: TR – Heartland Dental – The Landings
Work Authorization No. WA 19-143-131
C&T Project No. 19-143.TR2.018.0322.W

Background:

On March 7, 2022, the CDD received a Work Authorization for connecting a commercial development on 1.04 acres within Parcel 2, Tradition Plat 41, to the stormwater management system operated by the Tradition CDD. None of the proposed infrastructure will be operated or maintained by the CDD.

Recommended Action:

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

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

Location: Tradition Community Development District CDD.02

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE

April 5, 2022



0 100 200
Feet

Heartland Dental
WA#: 19-143-131
Project #:19-143.TR2.018.03222.W

Legend

- Subject Property
- Other Parcels

Work Authorization #:
19-143-131
Project #:
19-143.TR2.018.03222.W
Scale: 1" = 200'
Date: 4/5/2022



EXHIBIT 1 HEARTLAND DENTAL 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

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.

Recommended Action

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

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

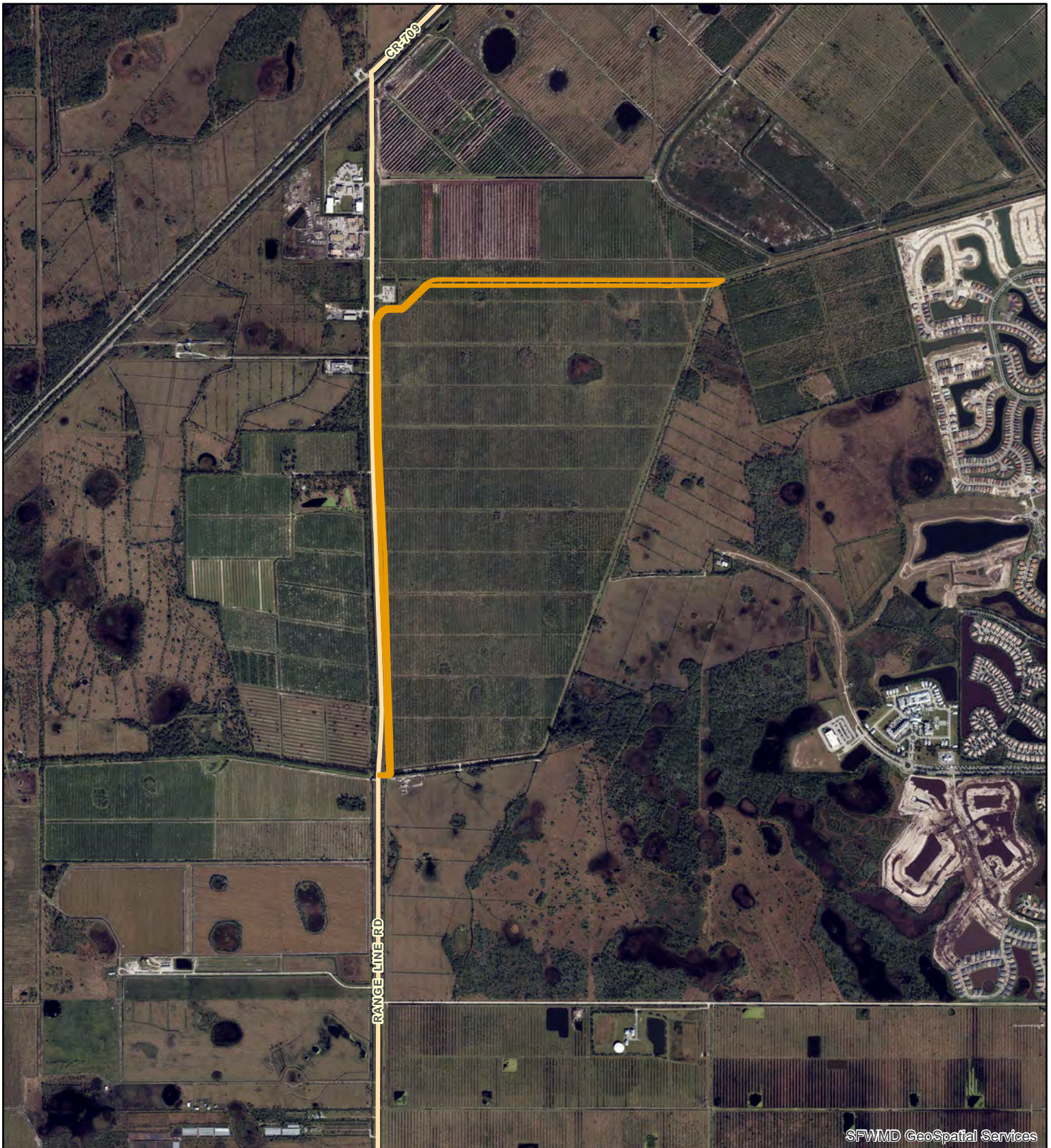
Additional Comments: None

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



SFWMD GeoSpatial Services

Exhibit No: 1

Exhibit Created On:
2021-05-06

ST. LUCIE COUNTY, FL



Application



Permit No: 56-104812-P

Application Number: 201104-4629

REGULATION DIVISION

Project Name: Western Grove - Peacock
Canal Relocation



0 0.35 0.7
Miles



South Florida Water Management District

This instrument prepared by:

Daniel B. Harrell
Gonano & Harrell
1600 S. Federal Highway, Suite 200
Fort Pierce, Florida 34950
(772) 464-1032 ext. 1010

ACCESS, DRAINAGE, AND WATER MANAGEMENT EASEMENT

THIS ACCESS, DRAINAGE, AND WATER MANAGEMENT EASEMENT is made and entered into this 24 day of MAY, 2022, by and between MATTAMY PALM BEACH LLC, a Delaware limited liability company("Grantor"), and TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, formerly known as Westchester Community Development District No. 1, a community development district established in accordance with Chapter 190, Florida Statutes ("Grantee"), acting for itself and on behalf of all of the other Districts as defined in and pursuant to that certain Amended and Restated District Development Interlocal Agreement dated as of April 8, 2008, and recorded in Official Records Book 2983, Pages 1074-1124, of the Public Records of St. Lucie County, Florida, wherein the Grantee has been delegated responsibility to act on behalf of the other Districts ("District Interlocal Agreement").

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, and warrants to the Grantee, its licensees, employees, contractors, successors, and assigns, an easement in perpetuity along, over, across, under, and through that certain real property owned by the Grantor and more particularly described in the attached Exhibit "A" for purposes of access, drainage, and water management ("Water Management Easement").

The Grantor further grants to the Grantee, its licensees, agents, employees, contractors, successors, and assigns, a general ingress/egress easement over and across the Grantor's driveways, parking, common, and open areas adjacent to the Water Management Easement for purposes of access to, and/or maintenance of, any of the Grantee's drainage and related water management facilities.

This Indenture is given upon the express understanding and condition that the land described in the Water Management Easement may be used by the Grantor for any use not inconsistent with this Indenture, provided, however, that no building, structure, landscaping, or other improvement shall be constructed, installed, or erected on the described property by the Grantor that would restrict the installation, operation, or maintenance of, or in any manner result in damage to, the drainage and water management facilities of the Grantee, and provided, further, that any such structure, landscaping, or other improvement constructed, installed, or erected by the Grantor shall be subject to removal or destruction by the Grantee without liability or responsibility on the part of the Grantee.

The undersigned hereby covenants and warrants that Grantor owns the land described in the Water Management Easement and the undersigned has been duly authorized to execute this Indenture on behalf of the Grantor.

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this Indenture to be executed in its name as of the date set forth above.

GRANTOR:

MATTAMY PALM BEACH LLC,
a Delaware Limited Liability Company

WITNESSES:

[Signature]
Print Name: Stefanie Amend.

By: [Signature]
Print Name: Tony Palumbo
Title: VP Land Acquisition

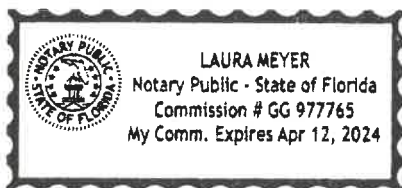
[Signature]
Print Name: Jacalyn DiNatali

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of May, 2022, by Tony Palumbo as VP Land Acquisition of Mattamy Palm Beach LLC, a Delaware limited liability company. He/she:

☒ is personally known to me, or
☐ has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public - State of Florida
Print Name: Laura Meyer
My commission expires: 4/12/2024

* * *

**ACCEPTANCE OF ACCESS, DRAINAGE, AND
WATER MANAGEMENT EASEMENT**

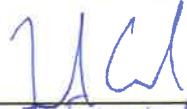
THE ABOVE ACCESS, DRAINAGE, AND WATER MANAGEMENT EASEMENT is hereby accepted this ____ day of _____, 2022, by the Grantee, acting for itself and on behalf of all of the other Districts as defined in and pursuant to the District Interlocal Agreement..

GRANTEE:

Attest:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1,**
formerly known as Westchester Community
Development District No. 1


Print Name: ANISSA CRUZ
Secretary


By: 
Print Name: Frank Covelli
Chairman, Board of Supervisors

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of May, 2022, by Frank Covelli as Chairman of the Tradition Community Development District No. 1. He/she:

- ☒ is personally known to me, or
☐ has produced _____ as identification.

[Notary Seal]


Notary Public-State of Florida
Print Name: Laura Meyer
My commission expires: 4/12/2024

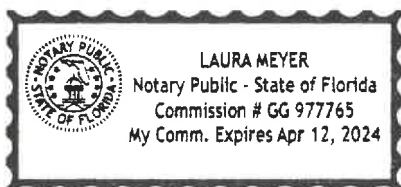


EXHIBIT A

LEGAL DESCRIPTION OF ACCESS, DRAINAGE, AND WATER MANAGEMENT EASEMENT

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°08'55" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2906.07 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE SOUTH 89°58'45" EAST, AND ALONG THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 984.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 89°58'45" EAST, ALONG THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4524.98 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 15°54'08" EAST, A DISTANCE OF 95.87 FEET; THENCE SOUTH 74°05'52" WEST, A DISTANCE OF 80.27 FEET; THENCE NORTH 80°48'43" WEST, A DISTANCE OF 202.22 FEET; THENCE NORTH 89°58'45" WEST, A DISTANCE OF 4284.38 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 319.00 FEET, A CENTRAL ANGLE OF 44°57'04"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 250.27 FEET; THENCE SOUTH 45°04'11" WEST, A DISTANCE OF 925.39 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 45°02'56"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 36.95 FEET; THENCE SOUTH 00°01'15" WEST, A DISTANCE OF 1489.65 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 5548.58 FEET, A CENTRAL ANGLE OF 02°06'23"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 203.98 FEET; THENCE SOUTH 02°05'08" EAST, A DISTANCE OF 5337.36 FEET; THENCE SOUTH 85°42'58" WEST, A DISTANCE OF 160.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) THE FOLLOWING 5 COURSES AND DISTANCES; THENCE NORTH 00°01'22" WEST, A DISTANCE OF 96.27 FEET; THENCE NORTH 85°42'58" EAST, A DISTANCE OF 74.89 FEET; THENCE NORTH 02°05'08" WEST, A DISTANCE OF 5,257.15 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,654.58 FEET, A CENTRAL ANGLE OF 02°06'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 207.88 FEET; THENCE NORTH 00°01'15" EAST, A DISTANCE OF 1463.20 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 45°02'56"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 125.80 FEET; THENCE NORTH 45°04'11" EAST, A DISTANCE OF 902.60 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 44°57'04"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 333.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 24.470 ACRES OR 1,065,909 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 4**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**PEACOCK CANAL EASEMENT
SKETCH OF DESCRIPTION**

DATE	03/04/22
DRAWN BY	RLF
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	7138-PE

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°01'15" EAST. ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609/RANGELINE ROAD, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 4, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, RSM
PROFESSIONAL SURVEYOR AND
MAPPER #6272
STATE OF FLORIDA - LB #3591

SHEET 2 OF 4



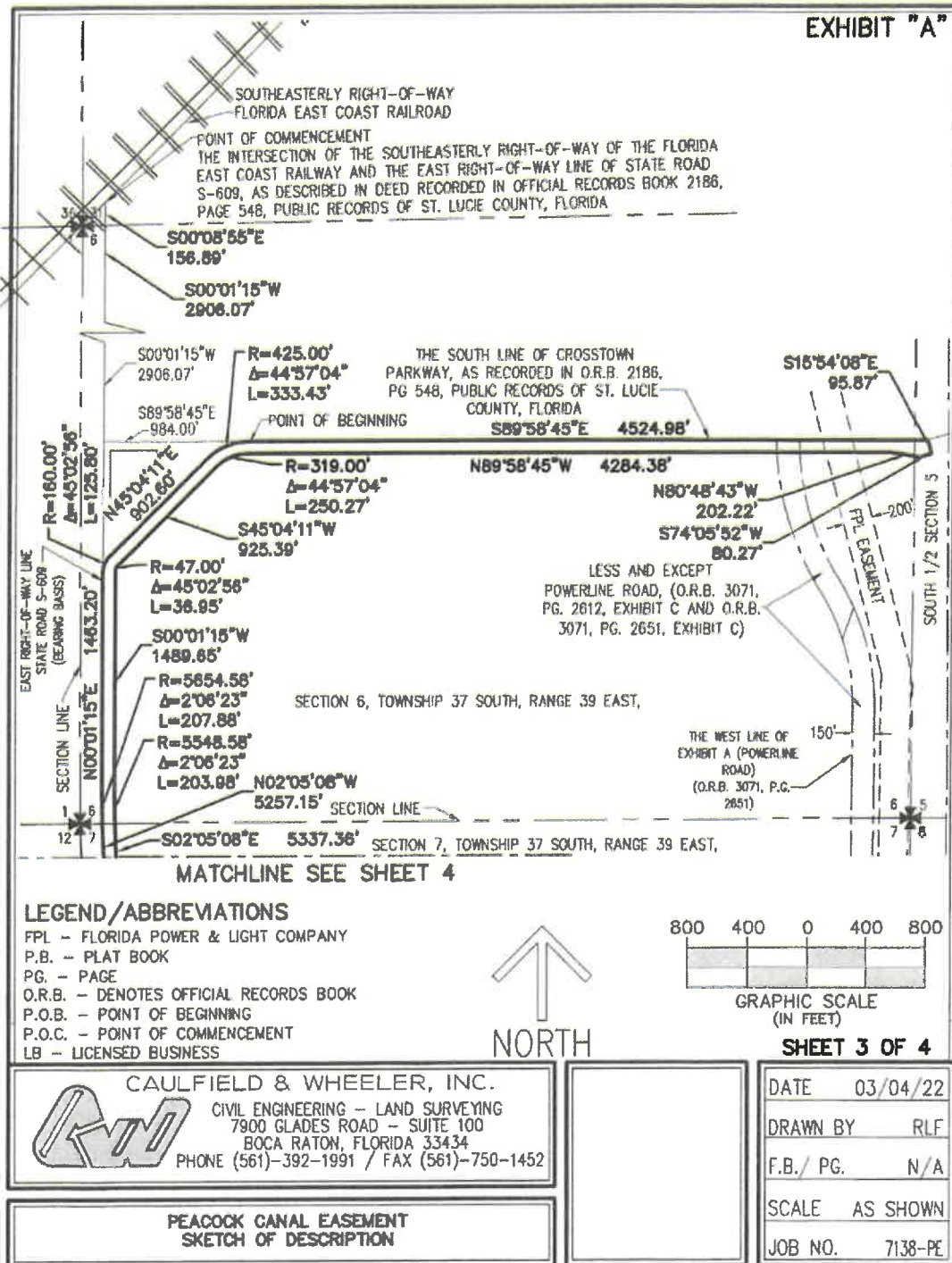
CAULFIELD & WHEELER, INC.

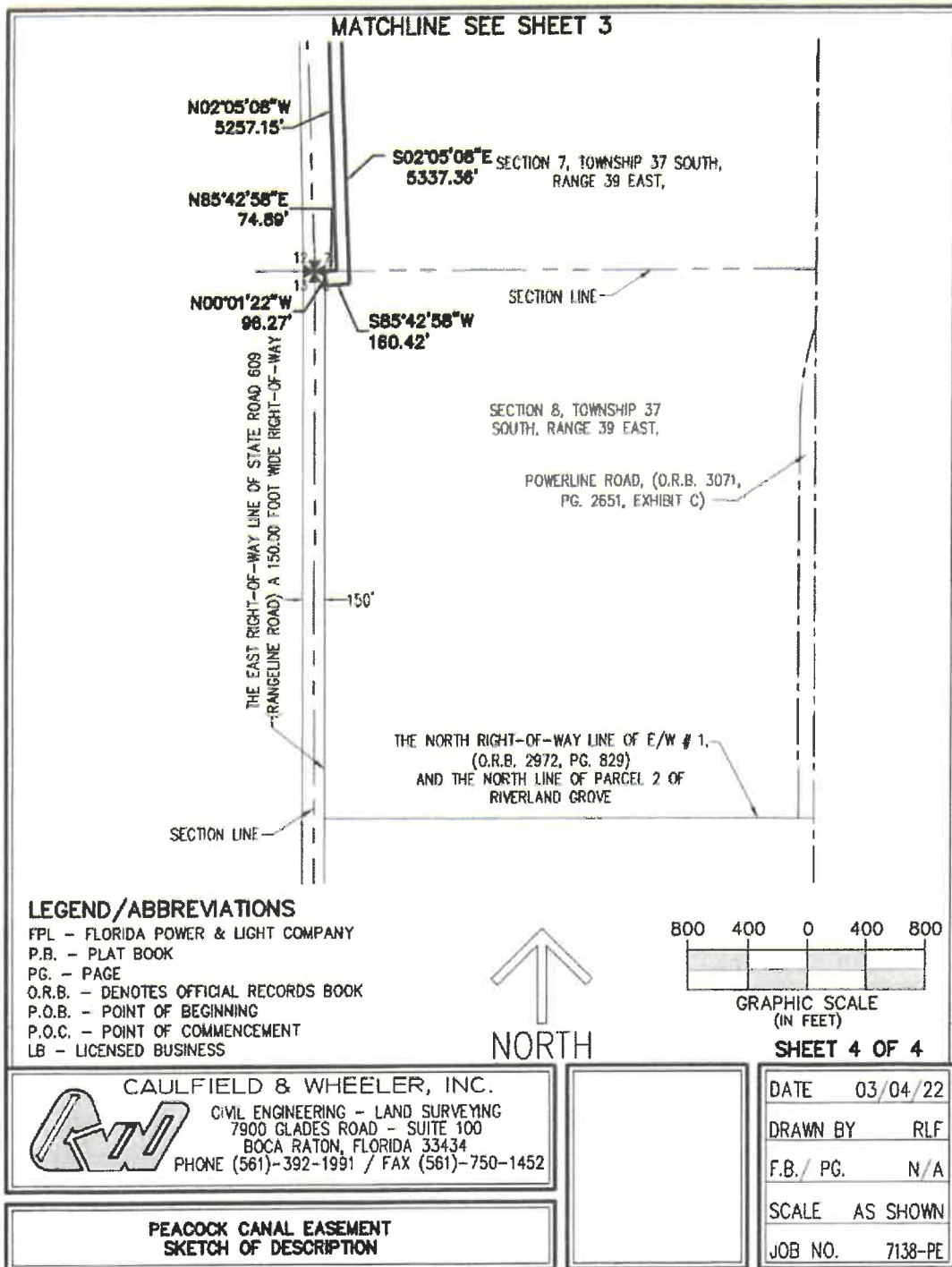
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1412

**PEACOCK CANAL EASEMENT
SKETCH OF DESCRIPTION**



DATE	03/4/22
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7138-PE





**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

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

Grant Related? No

Additional Comments: None

Board Action: **APPROVED BY DISTRICT MANAGER 6/2/2022** *B. Frank Sakuma, Jr.*
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

Legend

- Subject Property
- Other Parcels



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 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 21st, 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:

CDD # 3		
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Present
Supervisor	Vacant	-
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 DELETIONS 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.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; DIRECTING STAFF TO PROVIDE A COPY OF THE PROPOSED BUDGET TO THE LOCAL GENERAL PURPOSE GOVERNMENT AND PROVIDING FOR NOTICE OF SAID HEARING PUSUANT TO LAW.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed budget for fiscal year 2022/2023 attached hereto as Exhibit A; and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.1:

1. The budget proposed by the District Manager for fiscal year 2022/2023, attached hereto as Exhibit A, is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

3. The District Manager shall send a copy of the proposed budget to the City of Port St. Lucie at least 60 days prior to the date of the public hearing.
4. The District Manager shall cause notice of the public hearing to be provided by publication in a newspaper of general circulation in St. Lucie County once a week for two consecutive weeks with the first publication not less than 15 days prior to the date of the public hearing.

PASSED AND ADOPTED THIS 6th DAY OF July, 2022.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO.'S 1, 2,
7, 8, 9 & 10

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name Print Name

EXHIBIT "A"

Tradition Community Development Districts #1-10

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	TOTAL
REVENUES											
ON-ROLL ASSESSMENTS - Debt	62,341	326,508	968,395	981,084	974,071	892,249	116,888	0	0	1,057,041	5,379,577
ON-ROLL ASSESSMENTS - ADMIN	18,769	33,276	71,176	71,865	71,451	66,628	76,638	57,210	40,761	129,099	636,892
ON-ROLL ASSESSMENTS - MAINT	34,843	182,482	541,814	543,347	544,428	498,696	65,331	0	0	119,121	2,535,073
ON-ROLL ASSESSMENTS - TIM	3,746	19,620	0	0	0	0	69,678	49,168	30,672	128,071	300,956
STORMWATER	11,339	59,389	176,325	178,451	177,176	162,293	21,261	0	0	38,766	825,000
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0	0	0	0	0	0	0	0	0
DEVELOPER CONTRIBUTION/BOND FUNDS - TIM	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 131,059	\$ 621,286	\$ 1,758,710	\$ 1,779,747	\$ 1,767,125	\$ 1,619,865	\$ 349,797	\$ 106,378	\$ 71,432	\$ 1,472,098	\$ 9,677,498
EXPENDITURES - ADMIN											
AUDIT ¹	6,500	5,500	5,500	5,500	5,500	5,500	5,500	5,000	5,000	5,500	55,000
BANK FEES	5	25	74	74	74	68	88	62	39	162	670
DISSEMINATION AGENT ²	27	144	427	433	430	393	52	0	0	94	2,000
DISTRICT COUNSEL	565	2,960	8,788	8,894	8,830	8,088	10,511	7,417	4,627	19,320	80,000
MANAGEMENT	679	3,568	10,563	10,690	10,614	9,722	12,635	8,916	5,562	23,223	96,161
ASSESSMENT ROLL	71	370	1,098	1,112	1,104	1,011	1,314	927	578	2,415	10,000
DUES, LICENSES & FEES ¹	175	175	175	175	175	175	175	175	175	175	1,750
ENGINEERING	353	1,850	5,492	5,558	5,519	5,055	6,570	4,636	2,892	12,075	50,000
GENERAL INSURANCE ¹	783	4,102	12,177	12,324	12,236	11,208	14,566	10,278	6,412	26,773	110,860
WEB SITE MAINTENANCE ¹	750	750	750	750	750	750	750	750	750	750	7,500
LEGAL ADVERTISING	46	240	714	723	717	657	854	603	376	1,570	6,500
TRAVEL AND PER DIEM	7	37	110	111	110	101	131	93	58	242	1,000
OFFICE SUPPLIES	18	92	275	278	276	253	328	232	145	604	2,500
POSTAGE & SHIPPING	1	7	22	22	22	20	26	19	12	48	200
COPIES	7	37	110	111	110	101	131	93	58	242	1,000
SUPERVISOR FEES ¹	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	64,800
TRUSTEE SERVICES ²	247	1,296	3,847	3,893	3,866	3,541	464	0	0	846	18,000
OFFICE RENT	177	925	2,746	2,779	2,759	2,528	3,285	2,318	1,446	6,038	25,000
CONTINUING DISCLOSURE FEE ²	41	216	641	649	644	590	77	0	0	141	3,000
CONTINGENCY - ADMIN	353	1,850	5,492	5,558	5,519	5,055	6,570	4,636	2,892	12,075	50,000
TOTAL ADMINISTRATIVE EXPENSES	17,286	30,614	65,482	66,116	65,735	61,298	70,507	52,633	37,500	118,771	585,941

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	TOTAL
EXPENDITURES - MAINTENANCE											
LAKE MAINTENANCE	3,505	18,357	54,500	55,158	54,763	50,163	6,572	0	0	11,982	255,000
TIM OPERATIONS	3,746	19,620	0	0	0	0	69,678	49,168	30,672	128,071	300,956
BUILDING, BRIDGE, MONUMENT MAINTENANCE	8,247	43,192	128,236	129,783	128,855	118,031	15,463	0	0	28,193	600,000
CONTINGENCY - MAINTENANCE	1,374	7,199	21,373	21,630	21,476	19,672	2,577	0	0	4,699	100,000
COMMUNITY AREA MAINTENANCE	550	2,879	8,549	8,652	8,590	7,869	1,031	0	0	1,880	40,000
DEVELOPMENT COORDINATOR	840	4,398	13,059	13,216	13,122	12,019	1,575	0	0	2,871	61,100
ELECTRIC	962	5,039	14,961	15,141	15,033	13,770	1,804	0	0	3,289	70,000
ENGINEERING	1,374	7,199	21,373	21,630	21,476	19,672	2,577	0	0	4,699	100,000
FIELD MANAGEMENT	2,717	14,229	42,247	42,756	42,451	38,885	5,094	0	0	9,288	197,667
FOUNTAIN MAINTENANCE & CHEMICALS	412	2,160	6,412	6,489	6,443	5,902	773	0	0	1,410	30,000
LANDSCAPING MAINTENANCE & MATERIALS	13,745	71,987	213,727	216,304	214,758	196,718	25,771	0	0	46,989	1,000,000
IRRIGATION	2,089	10,942	32,487	32,878	32,643	29,901	3,917	0	0	7,142	152,000
IRRIGATION PARTS & REPAIRS	344	1,800	5,343	5,408	5,369	4,918	644	0	0	1,175	25,000
SECURITY	1,010	5,291	15,709	15,898	15,785	14,459	1,894	0	0	3,454	73,500
SIDEWALK CLEANING	1,767	9,358	27,785	28,120	27,919	25,573	3,350	0	0	6,109	130,000
SIDEWALK REPAIR	1,237	6,479	19,235	19,467	19,328	17,705	2,319	0	0	4,229	90,000
SIGNAGE	137	720	2,137	2,163	2,148	1,967	268	0	0	470	10,000
STREETLIGHTS	619	3,239	9,618	9,734	9,664	8,852	1,160	0	0	2,115	45,000
STORMWATER MANAGEMENT	82	432	1,282	1,298	1,289	1,180	155	0	0	282	6,000
TREE/PLANT REPLACEMENT & TRIM	2,364	12,382	36,761	37,204	36,938	33,836	4,433	0	0	8,082	172,000
TOTAL MAINTENANCE EXPENSES	47,141	246,902	674,794	682,931	678,049	621,093	151,044	49,168	30,672	276,428	3,458,223
Total Expenditures	\$ 64,427	\$ 277,516	\$ 740,276	\$ 749,046	\$ 743,784	\$ 682,390	\$ 221,551	\$ 101,801	\$ 68,171	\$ 395,199	\$ 4,044,164
EXCESS / (SHORTFALL)	\$ 66,631	\$ 343,770	\$ 1,018,434	\$ 1,030,701	\$ 1,023,341	\$ 937,475	\$ 128,246	\$ 4,577	\$ 3,261	\$ 1,076,899	\$ 5,633,334
PAYMENTS TO TRUSTEE	(57,353)	(300,388)	(891,843)	(902,597)	(896,145)	(820,869)	(107,537)	0	0	(972,478)	(4,949,211)
BALANCE	\$ 9,278	\$ 43,382	\$ 126,591	\$ 128,104	\$ 127,196	\$ 116,606	\$ 20,709	\$ 4,577	\$ 3,261	\$ 104,421	\$ 684,123
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,639)	(21,691)	(63,295)	(64,052)	(63,598)	(58,303)	(10,354)	(2,288)	(1,630)	(52,210)	(342,062)
DISCOUNTS FOR EARLY PAYMENTS	(4,639)	(21,691)	(63,295)	(64,052)	(63,598)	(58,303)	(10,354)	(2,288)	(1,630)	(52,210)	(342,062)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET	COMMENTS
REVENUES			
ON-ROLL ASSESSMENTS - Debt	4,342,633	5,379,577	
ON-ROLL ASSESSMENTS - ADMIN	275,857	636,892	
ON-ROLL ASSESSMENTS - MAINT	1,103,266	2,535,073	
ON-ROLL ASSESSMENTS - TIM	0	300,956	
STORMWATER	750,000	825,000	
CARRY OVER FUNDS FROM PRIOR YEAR	576,117	0	
DEVELOPER CONTRIBUTION - TIM	1,113,700	0	Used in prior year to keep assessments low
Total Revenues	\$ 8,161,573	\$ 9,677,498	
EXPENDITURES - ADMIN			
AUDIT ¹	55,000	55,000	No Change
BANK FEES	670	670	No Change
DISSEMINATION AGENT ²	1,000	2,000	Increase for future bonds (Western Grove)
DISTRICT COUNSEL	80,000	80,000	No Change
MANAGEMENT	93,360	96,161	CPI Increase per contract
ASSESSMENT ROLL	10,000	10,000	No Change
DUES, LICENSES & FEES ¹	1,750	1,750	No Change
ENGINEERING	50,000	50,000	No Change
GENERAL INSURANCE ¹	96,400	110,860	Estimating increase (Up to 15%)
WEB SITE MAINTENANCE ¹	7,500	7,500	No Change
LEGAL ADVERTISING	6,500	6,500	No Change
MISCELLANEOUS	1,000	0	Line item removed, will be Contingency
MEETING ROOM	0	0	No longer charged for meeting room
HOLIDAY DECORATIONS	35,000	0	No longer purchasing decorations
TRAVEL AND PER DIEM	2,000	1,000	Based on FY22 Trend
OFFICE SUPPLIES	2,500	2,500	No Change
POSTAGE & SHIPPING	400	200	Based on FY22 Trend
COPIES	4,500	1,000	Based on FY22 Trend
SUPERVISOR FEES ¹	64,800	64,800	No Change
TRUSTEE SERVICES ²	14,000	18,000	Increase for future bonds (Western Grove)
OFFICE RENT	25,000	25,000	Includes Office and Storage
CONTINUING DISCLOSURE FEE ²	1,500	3,000	No Change
CONTINGENCY - ADMIN	5,000	50,000	Estimating ~10% of Admin Expenses
TIM - CAPITAL	720,000	0	Removed - Future bond requisitions will be used
TOTAL ADMIN EXPENSES	1,277,880	585,941	

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET	COMMENTS
EXPENDITURES - MAINT			
LAKE MAINTENANCE	242,300	255,000	Per contract, now includes Wetland maintenance
TIM OPERATIONS	393,700	300,956	See TIM (FKA BEEP) assessment page
BUILDING, BRIDGE, MONUMENT MAINTENANCE	10,000	600,000	Towers, waterfall, gazebos, fence and Village Pkwy rails
CONTINGENCY - MAINTENANCE	30,000	100,000	Estimating ~3% of Maint Expenses
COMMUNITY AREA MAINTENANCE	40,000	40,000	No Change
DEVELOPMENT COORDINATOR	59,320	61,100	CPI Increase per contract
PAINTING	5,000	0	Included in Community Area Maint
FENCE MAINTENANCE	3,000	0	Included in Community Area Maint
ELECTRIC	60,000	70,000	Based on FY22 Trend
ENGINEERING	100,000	100,000	No Change
FIELD MANAGEMENT	191,910	197,667	CPI Increase per contract
FOUNTAIN MAINTENANCE & CHEMICALS	40,000	30,000	Based on FY22 Trend
LANDSCAPING MAINTENANCE & MATERIALS	847,000	1,000,000	Additional roadways/medians plus mulch
IRRIGATION	150,000	152,000	Additional roadways/medians under irrigation
IRRIGATION PARTS & REPAIRS	25,000	25,000	No Change
PEST CONTROL	6,500	0	Included in Community Area Maint
SECURITY	42,000	73,500	Additional Patrol Officer
SIDEWALK CLEANING	20,000	130,000	Pressure washing all CDD sidewalks & common areas
SIDEWALK REPAIR	10,000	90,000	Replacing damaged panels for ADA compliance
SIGNAGE	10,000	10,000	No Change
STREETLIGHTS	45,000	45,000	No Change
STORMWATER MANAGEMENT	6,000	6,000	No Change
TREE/PLANT REPLACEMENT & TRIM	90,000	172,000	Increased services and coverage area
WETLAND UPLAND MAINTENANCE	4,000	0	Included in Lake Maintenance Contract
TOTAL MAINTENANCE EXPENSES	2,430,730	3,458,223	

Total Expenditures	\$ 3,708,610	\$ 4,044,164
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PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET	COMMENTS
EXCESS / (SHORTFALL)	\$ 4,452,963	\$ 5,633,334	
PAYMENT TO TRUSTEE	(3,995,223)	(4,949,211)	
BALANCE	\$ 457,740	\$ 684,123	
COUNTY APPRAISER & TAX COLLECTOR FEE	(228,870)	(342,062)	
DISCOUNTS FOR EARLY PAYMENTS	(228,870)	(342,062)	
NET EXCESS / (SHORTFALL)	\$ -	\$ -	
1 - District Specific Expense			
2 - Pertains only to 2003 Area			

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	54,225	62,341
ON-ROLL ASSESSMENTS - ADMIN	17,421	18,789
ON-ROLL ASSESSMENTS - MAINT	13,776	34,843
ON-ROLL ASSESSMENTS - TIM	0	3,746
STORMWATER	9,365	11,339
CARRY OVER FUNDS FROM PRIOR YEAR	6,793	0
DEVELOPER CONTRIBUTION - TIM	1,113,700	0
Total Revenues	\$ 1,215,281	\$ 131,059
EXPENDITURES - ADMIN		
AUDIT ¹	6,500	6,500
BANK FEES	4	5
DISSEMINATION AGENT ²	12	27
DISTRICT COUNSEL	492	565
MANAGEMENT	574	679
ASSESSMENT ROLL	61	71
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	307	353
GENERAL INSURANCE ¹	593	783
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	40	46
MISCELLANEOUS	6	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	215	0
TRAVEL AND PER DIEM	12	7
OFFICE SUPPLIES	15	18
POSTAGE & SHIPPING	2	1
COPIES	28	7
SUPERVISOR FEES ¹	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	175	247
OFFICE RENT	154	177
CONTINUING DISCLOSURE FEE ²	19	41
CONTINGENCY - ADMIN	31	353
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	720,000	0
TOTAL ADMIN EXPENSES	739,424	17,286

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	3,026	3,505
TIM OPERATIONS	393,700	3,746
BUILDING, BRIDGE, MONUMENT MAINTENANCE	125	8,247
CONTINGENCY - MAINTENANCE	375	1,374
COMMUNITY AREA MAINTENANCE	499	550
DEVELOPMENT COORDINATOR	741	840
PAINTING	62	0
FENCE MAINTENANCE	37	0
ELECTRIC	749	962
ENGINEERING	1,249	1,374
FIELD MANAGEMENT	2,396	2,717
FOUNTAIN MAINTENANCE & CHEMICALS	499	412
LANDSCAPING MAINTENANCE & MATERIALS	10,576	13,745
IRRIGATION	1,873	2,089
IRRIGATION PARTS & REPAIRS	312	344
PEST CONTROL	81	0
SECURITY	524	1,010
SIDEWALK CLEANING	250	1,787
SIDEWALK REPAIR	125	1,237
SIGNAGE	125	137
STREETLIGHTS	562	619
STORMWATER MANAGEMENT	75	82
TREE/PLANT REPLACEMENT & TRIM	1,124	2,364
WETLAND UPLAND MAINTENANCE	50	0
TOTAL MAINTENANCE EXPENSES	419,136	47,141

Total Expenditures	\$ 1,158,559	\$ 64,427
EXCESS / (SHORTFALL)	\$ 56,721	\$ 66,631
PAYMENT TO TRUSTEE	(49,887)	(57,353)
BALANCE	\$ 6,834	\$ 9,278
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,417)	(4,639)
DISCOUNTS FOR EARLY PAYMENTS	(3,417)	(4,639)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2022/2023
OCTOBER 1, 2023 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	324,578	326,508
ON-ROLL ASSESSMENTS - ADMIN	12,784	33,276
ON-ROLL ASSESSMENTS - MAINT	82,460	182,492
ON-ROLL ASSESSMENTS - TIM	0	19,620
STORMWATER	56,057	59,389
CARRY OVER FUNDS FROM PRIOR YEAR	40,663	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 516,542	\$ 621,286
EXPENDITURES - ADMIN		
AUDIT ¹	5,500	5,500
BANK FEES	25	25
DISSEMINATION AGENT ²	75	144
DISTRICT COUNSEL	2,945	2,960
MANAGEMENT	3,437	3,558
ASSESSMENT ROLL	368	370
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	1,840	1,850
GENERAL INSURANCE ¹	3,548	4,102
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	239	240
MISCELLANEOUS	37	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	1,288	0
TRAVEL AND PER DIEM	74	37
OFFICE SUPPLIES	92	92
POSTAGE & SHIPPING	15	7
COPIES	166	37
SUPERVISOR FEES ¹	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	1,046	1,296
OFFICE RENT	920	925
CONTINUING DISCLOSURE FEE ²	112	216
CONTINGENCY - ADMIN	184	1,850
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	32,093	30,614

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2022/2023
OCTOBER 1, 2023 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	18,110	18,357
TIM OPERATIONS	0	19,620
BUILDING, BRIDGE, MONUMENT MAINTENANCE	747	43,192
CONTINGENCY - MAINTENANCE	2,242	7,199
COMMUNITY AREA MAINTENANCE	2,990	2,879
DEVELOPMENT COORDINATOR	4,434	4,398
PAINTING	374	0
FENCE MAINTENANCE	224	0
ELECTRIC	4,485	5,039
ENGINEERING	7,474	7,199
FIELD MANAGEMENT	14,344	14,229
FOUNTAIN MAINTENANCE & CHEMICALS	2,990	2,160
LANDSCAPING MAINTENANCE & MATERIALS	63,307	71,987
IRRIGATION	11,211	10,942
IRRIGATION PARTS & REPAIRS	1,869	1,800
PEST CONTROL	486	0
SECURITY	3,139	5,291
SIDEWALK CLEANING	1,495	9,358
SIDEWALK REPAIR	747	6,479
SIGNAGE	747	720
STREETLIGHTS	3,363	3,239
STORMWATER MANAGEMENT	448	432
TREE/PLANT REPLACEMENT & TRIM	6,727	12,382
WETLAND UPLAND MAINTENANCE	299	0
TOTAL MAINTENANCE EXPENSES	152,252	246,902

Total Expenditures	\$ 184,345	\$ 277,516
EXCESS / (SHORTFALL)	\$ 332,197	\$ 343,770
PAYMENT TO TRUSTEE	(298,611)	(300,388)
BALANCE	\$ 33,586	\$ 43,382
COUNTY APPRAISER & TAX COLLECTOR FEE	(16,793)	(21,691)
DISCOUNTS FOR EARLY PAYMENTS	(16,793)	(21,691)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	963,663	969,395
ON-ROLL ASSESSMENTS - ADMIN	4,393	71,176
ON-ROLL ASSESSMENTS - MAINT	244,823	541,814
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	166,431	176,325
CARRY OVER FUNDS FROM PRIOR YEAR	120,729	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,500,038	\$ 1,758,710
EXPENDITURES - ADMIN		
AUDIT ¹	5,500	5,500
BANK FEES	73	74
DISSEMINATION AGENT ²	222	427
DISTRICT COUNSEL	8,743	8,788
MANAGEMENT	10,203	10,563
ASSESSMENT ROLL	1,093	1,098
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	5,464	5,492
GENERAL INSURANCE ¹	10,535	12,177
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	710	714
MISCELLANEOUS	109	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	3,825	0
TRAVEL AND PER DIEM	219	110
OFFICE SUPPLIES	273	275
POSTAGE & SHIPPING	44	22
COPIES	492	110
SUPERVISOR FEES ¹	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	3,107	3,847
OFFICE RENT	2,732	2,746
CONTINUING DISCLOSURE FEE ²	333	641
CONTINGENCY - ADMIN	546	5,492
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	64,406	65,482

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	53,768	54,500
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	2,219	128,236
CONTINGENCY - MAINTENANCE	6,657	21,373
COMMUNITY AREA MAINTENANCE	8,876	8,549
DEVELOPMENT COORDINATOR	13,164	13,059
PAINTING	1,110	0
FENCE MAINTENANCE	666	0
ELECTRIC	13,314	14,961
ENGINEERING	22,191	21,373
FIELD MANAGEMENT	42,586	42,247
FOUNTAIN MAINTENANCE & CHEMICALS	8,876	6,412
LANDSCAPING MAINTENANCE & MATERIALS	187,956	213,727
IRRIGATION	33,286	32,487
IRRIGATION PARTS & REPAIRS	5,547	5,343
PEST CONTROL	1,442	0
SECURITY	9,320	15,709
SIDEWALK CLEANING	4,438	27,785
SIDEWALK REPAIR	2,219	19,235
SIGNAGE	2,219	2,137
STREETLIGHTS	9,986	9,618
STORMWATER MANAGEMENT	1,331	1,282
TREE/PLANT REPLACEMENT & TRIM	19,972	36,761
WETLAND UPLAND MAINTENANCE	888	0
TOTAL MAINTENANCE EXPENSES	452,032	674,794

Total Expenditures	\$ 516,438	\$ 740,276
EXCESS / (SHORTFALL)	\$ 983,600	\$ 1,018,434
PAYMENT TO TRUSTEE	(886,570)	(891,843)
BALANCE	\$ 97,030	\$ 126,591
COUNTY APPRAISER & TAX COLLECTOR FEE	(48,515)	(63,295)
DISCOUNTS FOR EARLY PAYMENTS	(48,515)	(63,295)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	975,282	981,084
ON-ROLL ASSESSMENTS - ADMIN	4,240	71,865
ON-ROLL ASSESSMENTS - MAINT	247,775	548,347
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	168,437	178,451
CARRY OVER FUNDS FROM PRIOR YEAR	122,184	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,517,919	\$ 1,779,747
EXPENDITURES - ADMIN		
AUDIT ¹	5,500	5,500
BANK FEES	74	74
DISSEMINATION AGENT ²	225	433
DISTRICT COUNSEL	8,848	8,894
MANAGEMENT	10,327	10,690
ASSESSMENT ROLL	1,106	1,112
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	5,530	5,558
GENERAL INSURANCE ¹	10,663	12,324
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	719	723
MISCELLANEOUS	111	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	3,871	0
TRAVEL AND PER DIEM	221	111
OFFICE SUPPLIES	277	278
POSTAGE & SHIPPING	44	22
COPIES	498	111
SUPERVISOR FEES ¹	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	3,144	3,893
OFFICE RENT	2,765	2,779
CONTINUING DISCLOSURE FEE ²	337	649
CONTINGENCY - ADMIN	553	5,558
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	64,993	66,116

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	54,417	55,158
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	2,246	129,783
CONTINGENCY - MAINTENANCE	6,737	21,630
COMMUNITY AREA MAINTENANCE	8,983	8,652
DEVELOPMENT COORDINATOR	13,322	13,216
PAINTING	1,123	0
FENCE MAINTENANCE	674	0
ELECTRIC	13,475	15,141
ENGINEERING	22,458	21,630
FIELD MANAGEMENT	43,100	42,756
FOUNTAIN MAINTENANCE & CHEMICALS	8,983	6,489
LANDSCAPING MAINTENANCE & MATERIALS	190,222	216,304
IRRIGATION	33,687	32,878
IRRIGATION PARTS & REPAIRS	5,615	5,408
PEST CONTROL	1,460	0
SECURITY	9,432	15,898
SIDEWALK CLEANING	4,492	28,120
SIDEWALK REPAIR	2,245	19,467
SIGNAGE	2,245	2,163
STREETLIGHTS	10,106	9,734
STORMWATER MANAGEMENT	1,347	1,298
TREE/PLANT REPLACEMENT & TRIM	20,212	37,204
WETLAND UPLAND MAINTENANCE	898	0
TOTAL MAINTENANCE EXPENSES	457,483	682,931

Total Expenditures	\$ 522,475	\$ 749,046
EXCESS / (SHORTFALL)	\$ 995,444	\$ 1,030,701
PAYMENT TO TRUSTEE	(897,260)	(902,597)
BALANCE	\$ 98,184	\$ 128,104
COUNTY APPRAISER & TAX COLLECTOR FEE	(49,092)	(64,052)
DISCOUNTS FOR EARLY PAYMENTS	(49,092)	(64,052)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	968,311	974,071
ON-ROLL ASSESSMENTS - ADMIN	4,332	71,451
ON-ROLL ASSESSMENTS - MAINT	246,004	544,428
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	167,233	177,176
CARRY OVER FUNDS FROM PRIOR YEAR	121,311	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,507,190	\$ 1,767,125
EXPENDITURES - ADMIN		
AUDIT ¹	5,500	5,500
BANK FEES	74	74
DISSEMINATION AGENT ²	223	430
DISTRICT COUNSEL	8,785	8,830
MANAGEMENT	10,252	10,614
ASSESSMENT ROLL	1,098	1,104
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	5,491	5,519
GENERAL INSURANCE ¹	10,586	12,236
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	714	717
MISCELLANEOUS	110	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	3,843	0
TRAVEL AND PER DIEM	220	110
OFFICE SUPPLIES	275	276
POSTAGE & SHIPPING	44	22
COPIES	494	110
SUPERVISOR FEES ¹	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	3,122	3,866
OFFICE RENT	2,745	2,759
CONTINUING DISCLOSURE FEE ²	334	644
CONTINGENCY - ADMIN	549	5,519
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	64,641	65,735

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	54,028	54,763
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	2,230	128,855
CONTINGENCY - MAINTENANCE	6,689	21,476
COMMUNITY AREA MAINTENANCE	8,919	8,590
DEVELOPMENT COORDINATOR	13,227	13,122
PAINTING	1,115	0
FENCE MAINTENANCE	669	0
ELECTRIC	13,379	15,033
ENGINEERING	22,298	21,476
FIELD MANAGEMENT	42,792	42,451
FOUNTAIN MAINTENANCE & CHEMICALS	8,919	6,443
LANDSCAPING MAINTENANCE & MATERIALS	188,862	214,758
IRRIGATION	33,447	32,643
IRRIGATION PARTS & REPAIRS	5,574	5,369
PEST CONTROL	1,449	0
SECURITY	9,365	15,785
SIDEWALK CLEANING	4,460	27,919
SIDEWALK REPAIR	2,230	19,328
SIGNAGE	2,229	2,148
STREETLIGHTS	10,034	9,664
STORMWATER MANAGEMENT	1,338	1,289
TREE/PLANT REPLACEMENT & TRIM	20,068	36,938
WETLAND UPLAND MAINTENANCE	892	0
TOTAL MAINTENANCE EXPENSES	454,212	678,049

Total Expenditures	\$ 518,853	\$ 743,784
EXCESS / (SHORTFALL)	\$ 988,337	\$ 1,023,341
PAYMENT TO TRUSTEE	(890,846)	(896,145)
BALANCE	\$ 97,491	\$ 127,196
COUNTY APPRAISER & TAX COLLECTOR FEE	(48,746)	(63,598)
DISCOUNTS FOR EARLY PAYMENTS	(48,746)	(63,598)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	886,973	892,249
ON-ROLL ASSESSMENTS - ADMIN	5,400	66,628
ON-ROLL ASSESSMENTS - MAINT	225,339	498,696
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	153,185	162,293
CARRY OVER FUNDS FROM PRIOR YEAR	111,121	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,382,018	\$ 1,619,865
EXPENDITURES - ADMIN		
AUDIT ¹	5,500	5,500
BANK FEES	67	68
DISSEMINATION AGENT ²	204	393
DISTRICT COUNSEL	8,047	8,088
MANAGEMENT	9,391	9,722
ASSESSMENT ROLL	1,006	1,011
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	5,029	5,055
GENERAL INSURANCE ¹	9,697	11,208
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	654	657
MISCELLANEOUS	101	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	3,521	0
TRAVEL AND PER DIEM	201	101
OFFICE SUPPLIES	251	253
POSTAGE & SHIPPING	40	20
COPIES	453	101
SUPERVISOR FEES ¹	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	2,859	3,541
OFFICE RENT	2,515	2,528
CONTINUING DISCLOSURE FEE ²	306	590
CONTINGENCY - ADMIN	503	5,055
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	60,528	61,298

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	49,489	50,163
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	2,042	118,031
CONTINGENCY - MAINTENANCE	6,127	19,672
COMMUNITY AREA MAINTENANCE	8,170	7,869
DEVELOPMENT COORDINATOR	12,116	12,019
PAINTING	1,021	0
FENCE MAINTENANCE	613	0
ELECTRIC	12,255	13,770
ENGINEERING	20,425	19,672
FIELD MANAGEMENT	39,197	38,885
FOUNTAIN MAINTENANCE & CHEMICALS	8,170	5,902
LANDSCAPING MAINTENANCE & MATERIALS	172,998	196,718
IRRIGATION	30,637	29,901
IRRIGATION PARTS & REPAIRS	5,106	4,918
PEST CONTROL	1,328	0
SECURITY	8,578	14,459
SIDEWALK CLEANING	4,085	25,573
SIDEWALK REPAIR	2,042	17,705
SIGNAGE	2,042	1,967
STREETLIGHTS	9,191	8,852
STORMWATER MANAGEMENT	1,225	1,180
TREE/PLANT REPLACEMENT & TRIM	18,382	33,836
WETLAND UPLAND MAINTENANCE	817	0
TOTAL MAINTENANCE EXPENSES	416,059	621,093

Total Expenditures	\$ 476,586	\$ 682,390
EXCESS / (SHORTFALL)	\$ 905,432	\$ 937,475
PAYMENT TO TRUSTEE	(816,015)	(820,869)
BALANCE	\$ 89,417	\$ 116,606
COUNTY APPRAISER & TAX COLLECTOR FEE	(44,708)	(58,303)
DISCOUNTS FOR EARLY PAYMENTS	(44,708)	(58,303)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	169,602	116,888
ON-ROLL ASSESSMENTS - ADMIN	67,461	76,638
ON-ROLL ASSESSMENTS - MAINT	43,088	65,331
ON-ROLL ASSESSMENTS - TIM	0	69,678
STORMWATER	29,291	21,261
CARRY OVER FUNDS FROM PRIOR YEAR	21,248	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 330,691	\$ 349,797
EXPENDITURES - ADMIN		
AUDIT ¹	5,500	5,500
BANK FEES	92	88
DISSEMINATION AGENT ²	39	52
DISTRICT COUNSEL	10,935	10,511
MANAGEMENT	12,761	12,635
ASSESSMENT ROLL	1,367	1,314
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	6,835	6,570
GENERAL INSURANCE ¹	13,177	14,566
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	888	854
MISCELLANEOUS	137	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	4,784	0
TRAVEL AND PER DIEM	273	131
OFFICE SUPPLIES	342	328
POSTAGE & SHIPPING	55	26
COPIES	615	131
SUPERVISOR FEES ¹	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	547	464
OFFICE RENT	3,417	3,285
CONTINUING DISCLOSURE FEE ²	59	77
CONTINGENCY - ADMIN	683	6,570
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	72,688	70,507

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	9,463	6,572
TIM OPERATIONS	0	69,678
BUILDING, BRIDGE, MONUMENT MAINTENANCE	391	15,463
CONTINGENCY - MAINTENANCE	1,172	2,577
COMMUNITY AREA MAINTENANCE	1,562	1,031
DEVELOPMENT COORDINATOR	2,317	1,575
PAINTING	195	0
FENCE MAINTENANCE	117	0
ELECTRIC	2,343	1,804
ENGINEERING	3,906	2,577
FIELD MANAGEMENT	7,495	5,094
FOUNTAIN MAINTENANCE & CHEMICALS	1,562	773
LANDSCAPING MAINTENANCE & MATERIALS	33,080	25,771
IRRIGATION	5,858	3,917
IRRIGATION PARTS & REPAIRS	976	644
PEST CONTROL	254	0
SECURITY	1,640	1,894
SIDEWALK CLEANING	781	3,350
SIDEWALK REPAIR	391	2,319
SIGNAGE	391	258
STREETLIGHTS	1,757	1,160
STORMWATER MANAGEMENT	234	155
TREE/PLANT REPLACEMENT & TRIM	3,514	4,433
WETLAND UPLAND MAINTENANCE	156	0
TOTAL MAINTENANCE EXPENSES	79,556	151,044

Total Expenditures	\$ 152,243	\$ 221,551
EXCESS / (SHORTFALL)	\$ 178,447	\$ 128,246
PAYMENT TO TRUSTEE	(156,034)	(107,537)
BALANCE	\$ 22,413	\$ 20,709
COUNTY APPRAISER & TAX COLLECTOR FEE	(11,206)	(10,354)
DISCOUNTS FOR EARLY PAYMENTS	(11,206)	(10,354)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	0	0
ON-ROLL ASSESSMENTS - ADMIN	39,539	57,210
ON-ROLL ASSESSMENTS - MAINT	0	0
ON-ROLL ASSESSMENTS - TIM	0	49,168
STORMWATER	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	7,583	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 47,123	\$ 106,378
EXPENDITURES - ADMIN		
AUDIT ¹	5,000	5,000
BANK FEES	62	62
DISSEMINATION AGENT ²	0	0
DISTRICT COUNSEL	7,379	7,417
MANAGEMENT	8,612	8,916
ASSESSMENT ROLL	922	927
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	4,612	4,636
GENERAL INSURANCE ¹	8,892	10,278
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	600	603
MISCELLANEOUS	92	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	3,229	0
TRAVEL AND PER DIEM	184	93
OFFICE SUPPLIES	231	232
POSTAGE & SHIPPING	37	19
COPIES	415	93
SUPERVISOR FEES ¹	0	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	0	0
OFFICE RENT	2,306	2,318
CONTINUING DISCLOSURE FEE ²	0	0
CONTINGENCY - ADMIN	461	4,636
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	43,960	52,633

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	0	0
TIM OPERATIONS	0	49,168
BUILDING, BRIDGE, MONUMENT MAINTENANCE	0	0
CONTINGENCY - MAINTENANCE	0	0
COMMUNITY AREA MAINTENANCE	0	0
DEVELOPMENT COORDINATOR	0	0
PAINTING	0	0
FENCE MAINTENANCE	0	0
ELECTRIC	0	0
ENGINEERING	0	0
FIELD MANAGEMENT	0	0
FOUNTAIN MAINTENANCE & CHEMICALS	0	0
LANDSCAPING MAINTENANCE & MATERIALS	0	0
IRRIGATION	0	0
IRRIGATION PARTS & REPAIRS	0	0
PEST CONTROL	0	0
SECURITY	0	0
SIDEWALK CLEANING	0	0
SIDEWALK REPAIR	0	0
SIGNAGE	0	0
STREETLIGHTS	0	0
STORMWATER MANAGEMENT	0	0
TREE/PLANT REPLACEMENT & TRIM	0	0
WETLAND UPLAND MAINTENANCE	0	0
TOTAL MAINTENANCE EXPENSES	0	49,168

Total Expenditures	\$ 43,960	\$ 101,801
EXCESS / (SHORTFALL)	\$ 3,163	\$ 4,577
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 3,163	\$ 4,577
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,582)	(2,288)
DISCOUNTS FOR EARLY PAYMENTS	(1,582)	(2,288)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	0	0
ON-ROLL ASSESSMENTS - ADMIN	27,088	40,761
ON-ROLL ASSESSMENTS - MAINT	0	0
ON-ROLL ASSESSMENTS - TIM	0	30,672
STORMWATER	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	4,731	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 31,818	\$ 71,432
EXPENDITURES - ADMIN		
AUDIT ¹	5,000	5,000
BANK FEES	39	39
DISSEMINATION AGENT ²	0	0
DISTRICT COUNSEL	4,603	4,627
MANAGEMENT	5,372	5,562
ASSESSMENT ROLL	575	578
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	2,877	2,892
GENERAL INSURANCE ¹	5,547	6,412
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	374	376
MISCELLANEOUS	58	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	2,014	0
TRAVEL AND PER DIEM	115	58
OFFICE SUPPLIES	144	145
POSTAGE & SHIPPING	23	12
COPIES	259	58
SUPERVISOR FEES ¹	0	6,480
TELEPHONE	0	0
TRUSTEE SERVICES ²	0	1,446
OFFICE RENT	1,439	0
CONTINUING DISCLOSURE FEE ²	0	2,892
CONTINGENCY - ADMIN	288	0
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
TOTAL ADMIN EXPENSES	29,651	37,500

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	0	0
TIM OPERATIONS	0	49,168
BUILDING, BRIDGE, MONUMENT MAINTENANCE	0	0
CONTINGENCY - MAINTENANCE	0	0
COMMUNITY AREA MAINTENANCE	0	0
DEVELOPMENT COORDINATOR	0	0
PAINTING	0	0
FENCE MAINTENANCE	0	0
ELECTRIC	0	0
ENGINEERING	0	0
FIELD MANAGEMENT	0	0
FOUNTAIN MAINTENANCE & CHEMICALS	0	0
LANDSCAPING MAINTENANCE & MATERIALS	0	0
IRRIGATION	0	0
IRRIGATION PARTS & REPAIRS	0	0
PEST CONTROL	0	0
SECURITY	0	0
SIDEWALK CLEANING	0	0
SIDEWALK REPAIR	0	0
SIGNAGE	0	0
STREETLIGHTS	0	0
STORMWATER MANAGEMENT	0	0
TREE/PLANT REPLACEMENT & TRIM	0	0
WETLAND UPLAND MAINTENANCE	0	0
TOTAL MAINTENANCE EXPENSES	0	49,168

Total Expenditures	\$ 29,651	\$ 86,668
EXCESS / (SHORTFALL)	\$ 2,167	\$ (15,236)
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 2,167	\$ (15,236)
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,084)	(1,630)
DISCOUNTS FOR EARLY PAYMENTS	(1,084)	(1,630)
NET EXCESS / (SHORTFALL)	\$ -	\$ (18,497)

1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	0	1,057,041
ON-ROLL ASSESSMENTS - ADMIN	93,199	129,099
ON-ROLL ASSESSMENTS - MAINT	0	119,121
ON-ROLL ASSESSMENTS - TIM	0	128,071
STORMWATER	0	38,766
CARRY OVER FUNDS FROM PRIOR YEAR	19,753	0
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 112,952	\$ 1,472,098
EXPENDITURES - ADMIN		
AUDIT ¹	5,500	5,500
BANK FEES	161	162
DISSEMINATION AGENT ²	0	94
DISTRICT COUNSEL	19,222	19,320
MANAGEMENT	22,432	23,223
ASSESSMENT ROLL	2,403	2,415
DUES, LICENSES & FEES ¹	175	175
ENGINEERING	12,014	12,075
GENERAL INSURANCE ¹	23,162	26,773
WEB SITE MAINTENANCE ¹	750	750
LEGAL ADVERTISING	1,562	1,570
MISCELLANEOUS	240	0
MEETING ROOM	0	0
HOLIDAY DECORATIONS	8,410	0
TRAVEL AND PER DIEM	480	242
OFFICE SUPPLIES	600	604
POSTAGE & SHIPPING	96	48
COPIES	1,081	242
SUPERVISOR FEES ¹	0	6,480
TELEPHONE	0	846
TRUSTEE SERVICES ²	0	6,038
OFFICE RENT	6,007	141
CONTINUING DISCLOSURE FEE ²	0	12,075
CONTINGENCY - ADMIN	1,201	0
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	
TOTAL ADMIN EXPENSES	105,496	118,771

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES - MAINT

LAKE MAINTENANCE	0	11,982
TIM OPERATIONS	0	128,071
BUILDING, BRIDGE, MONUMENT MAINTENANCE	0	28,193
CONTINGENCY - MAINTENANCE	0	4,699
COMMUNITY AREA MAINTENANCE	0	1,880
DEVELOPMENT COORDINATOR	0	2,871
ELECTRIC	0	3,289
ENGINEERING	0	4,699
FIELD MANAGEMENT	0	9,288
FOUNTAIN MAINTENANCE & CHEMICALS	0	1,410
LANDSCAPING MAINTENANCE & MATERIALS	0	46,989
IRRIGATION	0	7,142
IRRIGATION PARTS & REPAIRS	0	1,175
SECURITY	0	3,454
SIDEWALK CLEANING	0	6,109
SIDEWALK REPAIR	0	4,229
SIGNAGE	0	470
STREETLIGHTS	0	2,115
STORMWATER MANAGEMENT	0	282
TREE/PLANT REPLACEMENT & TRIM	0	8,082
TOTAL MAINTENANCE EXPENSES	0	276,428

Total Expenditures	\$ 105,496	\$ 395,199
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EXCESS / (SHORTFALL)	\$ 7,456	\$ 1,076,899
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PAYMENT TO TRUSTEE	-	-
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BALANCE	\$ 7,456	\$ 1,076,899
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COUNTY APPRAISER & TAX COLLECTOR FEE	(3,728)	(52,210)
DISCOUNTS FOR EARLY PAYMENTS	(3,728)	(52,210)

NET EXCESS / (SHORTFALL)	\$ -	\$ 972,478
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1 - District Specific Expense
2 - Pertains only to 2003 Area

PROPOSED ASSESSMENT ALLOCATION

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	Fiscal Year 2021/2022			Fiscal Year 2022/2023		
	Gross Assessment	Carryover Reduction	Net Assessment	Gross Assessment	Carryover Reduction	Net Assessment
CDD # 1						
Single Family	246.73	(38.90)	207.83	514.87	0.00	514.87
Multi-Family	123.37	(19.45)	103.92	257.43	0.00	257.43
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.2065	0.00	0.2065
CDD # 2						
Single Family	246.73	(38.90)	207.83	514.87	0.00	514.87
Multi-Family	123.37	(19.45)	103.92	257.43	0.00	257.43
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.2065	0.00	0.2065
CDD # 3						
Single Family	246.73	(38.90)	207.83	468.04	0.00	468.04
Multi-Family	123.37	(19.45)	103.92	234.02	0.00	234.02
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.1877	0.00	0.1877
CDD # 4						
Single Family	246.73	(38.90)	207.83	468.04	0.00	468.04
Multi-Family	123.37	(19.45)	103.92	234.02	0.00	234.02
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.1877	0.00	0.1877
CDD # 5						
Single Family	246.73	(38.90)	207.83	468.04	0.00	468.04
Multi-Family	123.37	(19.45)	103.92	234.02	0.00	234.02
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.1877	0.00	0.1877
CDD # 6						
Single Family	246.73	(38.90)	207.83	468.04	0.00	468.04
Multi-Family	123.37	(19.45)	103.92	234.02	0.00	234.02
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.1877	0.00	0.1877
CDD # 7						
Single Family	246.73	(38.90)	207.83	514.87	0.00	514.87
Multi-Family	123.37	(19.45)	103.92	257.43	0.00	257.43
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.2065	0.00	0.2065
CDD # 8						
Single Family	246.73	(38.90)	207.83	514.87	0.00	514.87
Multi-Family	123.37	(19.45)	103.92	257.43	0.00	257.43
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.2065	0.00	0.2065
CDD # 9						
Single Family	246.73	(38.90)	207.83	514.87	0.00	514.87
Multi-Family	123.37	(19.45)	103.92	257.43	0.00	257.43
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.2065	0.00	0.2065
CDD # 10						
Single Family	246.73	(38.90)	207.83	514.87	0.00	514.87
Multi-Family	123.37	(19.45)	103.92	257.43	0.00	257.43
Commerical Sq. Ft	0.0989	(0.016)	0.0833	0.2065	0.00	0.2065

PROPOSED DEBT SERVICE BUDGET

TRADITION SERIES 2014 BOND

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

FISCAL YEAR

2022/2023

PROPOSED BUDGET

REVENUES

Interest Income		0
Net Debt Collections		3,976,733
Total Revenues	\$	3,976,733

EXPENDITURES

Principal Payments		2,155,000
Interest Payments		1,621,356
Miscellaneous / Extra Redemption		200,377
Total Expenditures	\$	3,976,733

Excess / (Shortfall)	\$	-
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Series 2014 Bond Information

Original Par Amount =	\$53,170,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	3.71%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2035		

ASSESSMENTS

Single Family - Per Unit	658.68	Budgeted
Multi-Family - Per Unit	360.05	Budgeted
Commercial- Per Square Foot	0.43656	Budgeted
Single Family - Per Unit	715.89	Grossed Up - Per Methodology
Multi-Family - Per Unit	391.31	Grossed Up - Per Methodology
Commercial- Per Square Foot	0.4745	Grossed Up - Per Methodology

PROPOSED DEBT SERVICE BUDGET
TRADITION SERIES 2021 BOND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

FISCAL YEAR

2022/2023

PROPOSED BUDGET

REVENUES

Interest Income		0
Net Debt Collections		972,478
Total Revenues	\$	972,478

EXPENDITURES

Principal Payments		375,000
Interest Payments		597,478
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	972,478

Excess / (Shortfall)	\$	-
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Series 2021 Bond Information

Original Par Amount =	\$17,755,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	3.09%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2021		
Maturity Date =	May 2052		

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2022/2023 PROPOSED BUDGET	COMMENTS
REVENUES			
SERVICE CHARGE - IRRIGATION	1,650,000	1,650,000	
ENGINEERING REVENUE FEES	17,338	17,338	
Total Revenues	\$ 1,667,338	\$ 1,667,338	
EXPENSES			
FIELD OPERATIONS	0	0	
TRUSTEE SERVICES	5,000	5,000	
MANAGEMENT	356,060	366,742	CPI Adjustment per contract
ENGINEERING	40,000	40,000	
PROFESSIONAL SERVICES, OTHER	5,000	5,000	
DEVELOPMENT COORDINATOR	58,500	61,100	CPI Adjustment per contract
CITY FRANCHISE FEE	109,421	109,421	6% of Gross Receipts + Installments
TRAVEL AND PER DIEM	400	400	
TELEPHONE	1,930	1,930	
POSTAGE AND SHIPPING	253	253	
BANK FEES	1,250	1,250	
BAD DEBT	65,000	65,000	
OFFICE SUPPLIES	250	250	
FIELD SUPPLIES (OTHER)	2,000	2,000	
DUES, LICENSES, FEES	2,300	2,300	
VEHICLE, GAS, & REPAIR	1,000	1,000	
ELECTRIC	105,000	105,000	
WATER	170	170	
OTHER UTILITIES	1,550	1,550	
GENERAL INSURANCE	21,102	21,102	
GENERAL REPAIR & MAINTENANCE	153,000	153,000	
LANDSCAPING MAINTENANCE & MATERIAL	11,000	11,000	
HVAC	4,500	4,500	
RENEWAL AND REPLACEMENT	200,000	200,000	
OTHER SYSTEM IMPROVEMENTS	75,000	75,000	
OPERATING RESERVES/MISC	40,000	40,000	
CONTINGENCY	39,627	26,046	
Total Expenses	\$ 1,299,313	\$ 1,299,013	
EXCESS / (SHORTFALL)	\$ 368,025	\$ 368,325	
PAYMENT TO TRUSTEE	(368,025)	(368,325)	
BALANCE	\$ -	\$ (0)	
NET INCOME	\$ -	\$ -	

PROPOSED DEBT SERVICE BUDGET
TRADITION IRRIGATION SERIES 2017 BOND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

FISCAL YEAR

2022/2023

PROPOSED BUDGET

REVENUES

Transfer from Operating Fund		368,325
Total Revenues	\$	368,325

EXPENDITURES

Principal Payments		120,000
Interest Payments		248,325
Total Expenditures	\$	368,325

Excess / (Shortfall)	\$	-
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Series 2017 Bond Information

Original Par Amount =	\$6,095,000
Issue Date =	Oct 2017
Maturity Date =	Oct 2047

SECOND ADDENDUM TO CONTRACT

THIS SECOND ADDENDUM TO CONTRACT (this "Second Addendum") is made and entered into this 1st 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]

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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

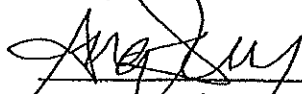
affect the right of such Party to require performance of that or any other provision hereunder; (f) Any remedy of any Party as may be set out in the Contract Documents shall be in addition to all other lawful remedies; (g) The Contract Documents may only be altered or amended by an instrument in writing 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

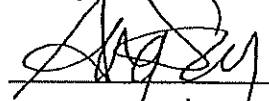
By: 

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

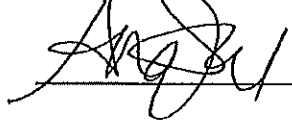
By: 

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

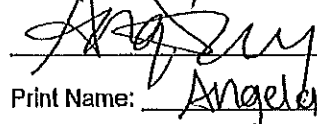
By: 

Its: BOARD MEMBER

Print Name: ANISSA CRUZ

Date: 10.7.21

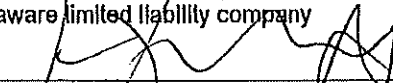
Signed, Sealed and Delivered
in the presence of:



Print Name: Angela Shepherd

MATTAMY

MATTAMY PALM BEACH, LLC
a Delaware limited liability company

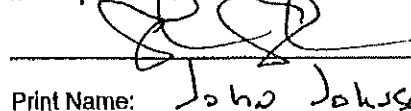
By: 

Its: VP OF LAND ACQUISITION
+ DEVELOPMENT

Print Name: TONY PALUMBO

Date: 10.7.21

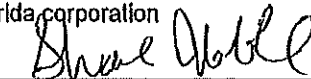
Signed, Sealed and Delivered
in the presence of:



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.

A. The term of this contract is for twenty-four (24) months beginning ^{OCTOBER 11} 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 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 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 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 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 \$10.00/mist
Irrigation Repairs – Valve Replacement (regardless of Size)	Per Valve	\$275.00/3" \$165.00/2" \$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 3rd, 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 (if applicable)			

SUPERVISORY PERSONNEL

Company Name COMPLETE PROPERTY MAINTENANCE, INC

Date May 3rd, 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 3rd, 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 ¹	Classification of Work Performed	Year Started/Completed	Name & Phone Number of Owner's Representative on this Project ²
NO PROJECTS ALL ONGOING MAINTENANCE CONTRACTS					

¹Prime or Sub¹ should indicate whether Proposer performed the work as a prime contractor or as a subcontractor.

²Name & Phone Number of Owner's Representative on this Project¹ 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:

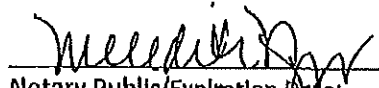
County of BROWARD

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.

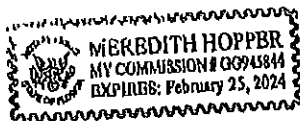


(Signature of a General Partner Is Required)

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 Hopp
Notary Public/Expiration Date:

(SEAL)

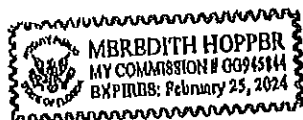


EXHIBIT "C"

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”

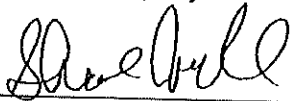
EXCEPTION TO SECTION 15 – ADDENDUM TO CONTRACT

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:

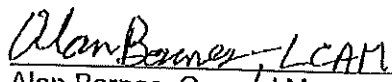
Date: October 13, 2021

Complete Property Maintenance, Inc.



Shane Humble, President

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




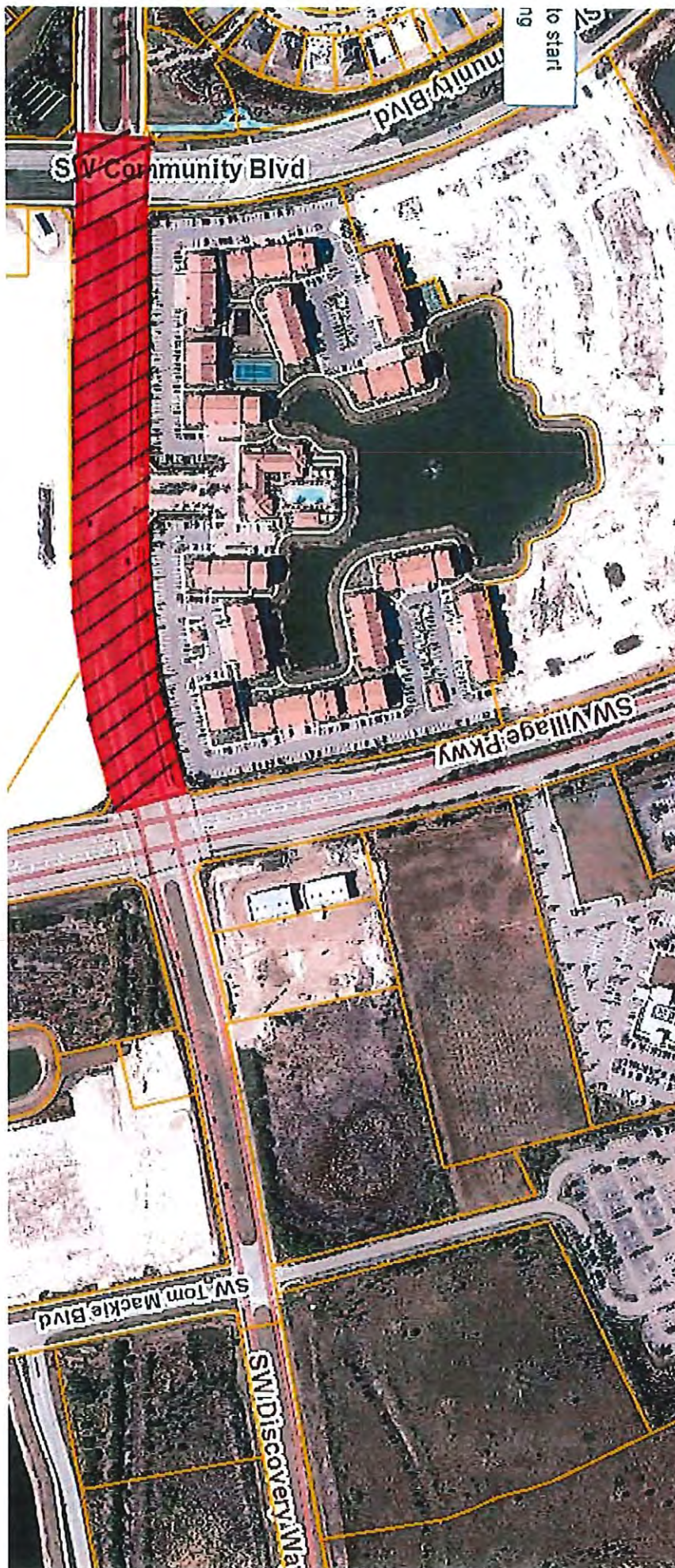
Alan Barnes, General Manager
On Behalf Of Tradition Entities

EXHIBIT D

EXHIBIT "B" TO SECOND ADDENDUM

**SURVEY IDENTIFYING ROADWAYS
FOR ADDITIONAL SERVICES**

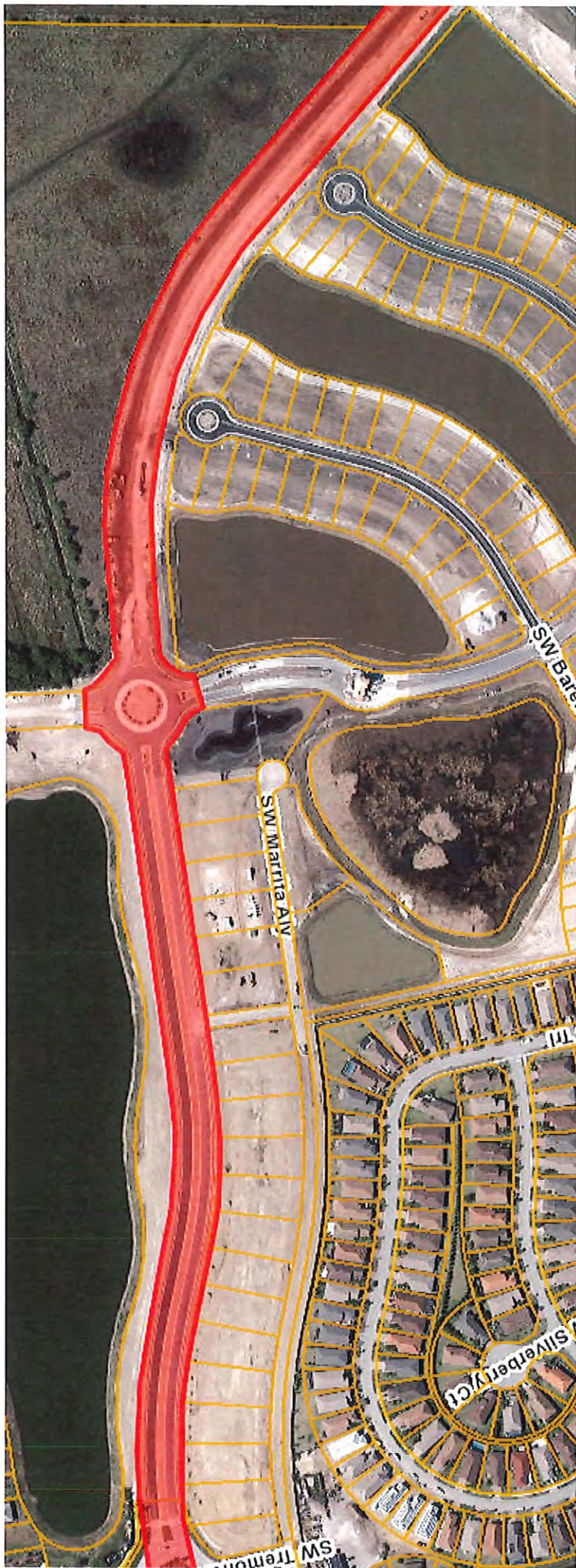
If in color, see red shading identifying additional service areas
If in black and white, see shading and hash lines  identifying additional
service areas





Click to start
drawing





2021 ACQUISITION AND CONSTRUCTION ACCOUNT REQUISITION

REQUISITION NO. 9

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9
SPECIAL ASSESSMENT BONDS, SERIES 2021
(COMMUNITY INFRASTRUCTURE)**

The undersigned, a Responsible Officer of Tradition Community Development District No. 9 (the “Issuer”) hereby submits the following requisition for disbursement from the 2021 Acquisition and Construction Account created under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the “Trustee”), dated as of July 1, 2021, as supplemented by that certain First Supplemental Indenture, dated as of July 1, 2021 (collectively, the “Indenture”), (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture);

- (A) Requisition Number: **9**
- (B) Name of Payee: **Taylor Morrison of Florida, Inc.**
- (C) Amount Payable: **\$3,422,251.51**

The undersigned hereby certifies that (check the applicable box in 1. below):

- 1. This requisition is for a Cost of the 2021 CI Project payable from the 2021 Acquisition and Construction Account **X**

OR

This requisition is for Working Capital Expenses payable from the 2021 Working Capital Subaccount in the 2021 Acquisition and Construction Account _____

AND

- 2. Each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account or 2021 Working Capital Subaccount therein, as applicable.

[Include if applicable]

Each disbursement set forth above is made as payment of a portion of the purchase price payable for the 2021 CI Project pursuant to the Acquisition Agreement or another written acquisition agreement between the District and the other party named therein and the undersigned

represents that such agreement has not been modified or amended and is in full force and effect on the date hereof.

[Include as applicable]

The undersigned certifies that the amount of this disbursement relating to the TIM Project, when aggregated with the amount of all prior disbursements for the TIM Project, does not exceed \$841,351.75.

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 9**

By: _____
Responsible Officer

Date: _____

**[THE FOLLOWING IS NOT REQUIRED FOR REQUISITIONS RELATING TO
WORKING CAPITAL EXPENSES]**

The undersigned, an authorized representative of the Consulting Engineers to the Issuer, hereby certifies that this disbursement is for a Cost of the 2021 CI Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2021 CI Project with respect to which such disbursement is being made; and (iii) the Engineer's Report as supplemented and amended through the date hereof.

The undersigned further certifies that (a) the improvements to be acquired with this disbursement will be (1) owned by the Issuer or another governmental entity and located on public property or within public rights of way or easements and (2) accessible by the general public and/or part of a public water management system; (b) the purchase price to be paid by the Issuer for the improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (c) the plans and specifications for the improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (d) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 CI Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (e) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 CI Project for which disbursement is made hereby, if acquisition is being made pursuant to an acquisition agreement.

[Include as applicable]

The undersigned certifies that the amount of this disbursement relating to the TIM Project, when aggregated with the amount of all prior disbursements for the TIM Project, does not exceed \$841,351.75.

[CONSULTING ENGINEERS]

By: _____
Name: _____
Title: _____
Date: _____

June ~~February~~ 27th, 2022
JW

Board of Supervisors
Tradition Community Development District No. 9
c/o Special District Service, Inc.
10807 SW Tradition Square
Port St. Lucie, Florida 34987

RE: Acquisition of Westcliffe Phase 1 Improvements

Dear Sir or Madam,

We are writing to request that the Tradition Community Development District No. 9 ("**District**") acquire from Taylor Morrison of Florida, Inc. ("**Developer**") the public infrastructure improvements set forth in **Exhibit A**, which is attached hereto. Developer created the improvements consistent with the District's 2021 *Engineer's Report*, ("**Engineer's Report**") and the improvements are now complete. As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the improvements to the District for the Costs Paid for said improvements, totaling \$3,422,251.51 ("Costs Paid"), as identified in Exhibit A attached hereto, representing the actual cost of creating and/or constructing such improvements. That total consists of \$1,097,919.25 for Utilities and \$2,324,332.26 for Roadways. The Developer herein requests that funds in the amount of the Costs Paid be made payable to the Developer from the proceeds of the Series 2021 Bonds. Developer understands that the District has requested the Developer convey the Utilities improvements directly to the City of Port St. Lucie, Florida, contemporaneously with the District's payment of the Costs Paid to the Developer.

Sincerely,

Taylor Morrison of Florida, Inc.
a Florida corporation

By: _____
Its: _____

JW - John Wellford
VP of Land

ACKNOWLEDGED AND AGREED TO BY:

Chairperson
Tradition CDD No. 9
February __, 2022

EXHIBIT A

Description of Improvements to be Acquired:

Roadway Improvements

All roadway improvements including paving, curb, gutter, and storm piping;

Utilities Improvements

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto, located within or upon that certain real property owned by the SELLER and described below; and
2. All potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below.
3. All water facilities to the point of delivery or connection, including water, sewer, pipes, and related equipment as located within tracts identified located within or upon that certain real property owned by the SELLER and described below.

All as located within tracts identified as Tradition Community Development District No. 9, Westcliffe Phase 1 situate, lying and being in the City of Port St. Lucie, State of Florida.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR MORRISON OF FLORIDA, INC. a FLORIDA CORPORATION, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 (hereinafter referred to as DISTRICT), whose address is c/o Special District Service, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida 34987, has granted, bargained, sold, transferred, conveyed and delivered to the DISTRICT, its executors, administrators, successors and assigns forever, the following:

All roadway improvements including paving, curb, gutter, and storm piping, as located within tracts identified as Tradition Community Development District No. 9, Westcliffe Phase 1 situate, lying and being in the City of Port St. Lucie, State of Florida.

TO HAVE AND TO HOLD the same unto the DISTRICT, its executors, administrators, successors and assigns forever. The DISTRICT shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the DISTRICT and assigns that SELLER is the lawful owner of the said property; that said property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said property; and that SELLER fully warrants title to said property and shall defend the same against the lawful claims and demands of all persons claiming by, through or under Seller. IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this

27th day of ~~February~~, 2022,

June, 2022

Signed, sealed and delivered in the presence
of Witnesses:

Brian Hughes

TAYLOR MORRISON OF FLORIDA, INC.
a FLORIDA CORPORATION,

By: [Signature]
John W. Wollard, as VP of Land

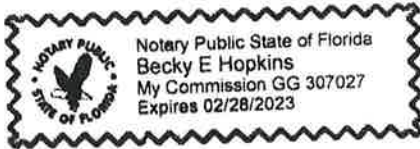
Print name: Brian Hughes

Print name: [Signature]
Ante Kolarovic

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence

or (✓) online notarization, this 27th day of JUNE, 2022, by JOHN WILLARD,
as VP LAND, of TAYLOR MORRISON OF FLORIDA, INC. a FLORIDA
CORPORATION, on behalf of the company, who is personally known to me or has produced
_____ as identification.



Becky E Hopkins

Signature of Notary Public

Becky E Hopkins

Name Typed, Printed or Stamped

Commission No.: GG 307027

My Commission Expires: 2/28/2023

**TAYLOR MORRISON'S ENGINEER'S CERTIFICATION OF WORK
PRODUCT**

2022 CI Project

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Kimley-Horn and Associates, Inc. ("Taylor Morrison's Engineer"), to the best of its knowledge, information, and belief, based on the standard of care applicable to engineering professionals, certifies to Tradition Community Development District ("District"), that the portion of the Work Product as defined and as Westcliffe Phase 1, is fit for the purposes for which it was intended.

Taylor Morrison's Engineer shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices. Taylor Morrison's Engineer neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

Nothing herein shall relieve Taylor Morrison's Engineer of responsibility for negligence or for any defect in design as otherwise provided by law.

IN WITNESS WHEREOF, Taylor Morrison's Engineer has caused this instrument to be executed by its duly authorized agents, and its corporate seal affixed hereto, this 9th day of February, 2022.

Taylor Morrison's ENGINEER:

Kimley-Horn & Associates

By: Eric J. Kleier

Print Name: Eric Kleier

Title: Engineer of Record

(Seal)

Title: Engineer of Record





LETTER OF CONCURRENCE

Date: 2/8/2022
Project Name: Westcliffe Lane
RVi Project Number: 890-004-02
Address: Westcliffe Lane Phase 1 (between SW Tremonte Ave & Boardwalk Blvd.)
Client: Taylor Morrison of FL, Inc.

Site Plan Number: PSLUSD #5309A

In May of 2021 I, the undersigned Landscape Architect, made a final visual inspection of the above-referenced project. I also have visited the site during construction and observed that the landscaping and irrigation system was constructed per the approved plans, without significant deviation. I verify the adequate completion of the following items:

1. Portion of the Work as defined and described as the landscape and irrigation within Westcliffe Lane (between SW Tremonte Ave and Boardwalk Blvd)
2. Planting of trees, shrubs, groundcover and grasses in required street and median landscape areas.
3. Planting of trees to meet the requirement for street trees.
4. Seed and sod planting of turf grasses and native grasses in disturbed areas.
5. Installation of automated irrigation system meeting the city's irrigation requirements.



Robert Bias

2022.02.08

17:47:42

-05'00'

Name

PAYMENT APPLICATION

TO: Taylor Morrison
2600 Lake Lucien Drive, Suite 350
Maitland, FL 32779
Attn: Authorized Agent

PROJECT 191500
NAME AND LOCATION: Esplanade PH1

FROM: Guettler Brothers Construction, LLC
P. O. Box 12271
Fort Pierce, FL 34979-2271

ARCHITECT:

APPLICATION #
PERIOD THRU: 25 (FINAL) 10/13/2021
PROJECT #s: 10/13/2021
DATE OF CONTRACT: 11/07/2019

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below. Continuation Page is attached.

1. CONTRACT AMOUNT	\$9,234,038.38		
2. SUM OF ALL CHANGE ORDERS	\$2,186,016.77		
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$11,420,055.15		
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$11,420,055.15		
5. RETAINAGE:			
a. 0.00% of Completed Work (Columns D + E on Continuation Page)	\$0.00		
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00		
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$0.00		
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$11,420,055.15		
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$11,420,055.15		
8. PAYMENT DUE	\$0.00		
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$0.00		

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$2,229,050.25	(\$43,033.48)
Total approved this month	\$0.00	\$0.00
TOTALS	\$2,229,050.25	(\$43,033.48)
NET CHANGES	\$2,186,016.77	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Guettler Brothers Construction, LLC

By:  Date: 10/13/2021

Ben Guettler

State of: FLORIDA

County of: ST. LUCIE

Subscribed and sworn to before me this _____ day of _____



Notary Public: Jennifer Ballester

My Commission Expires: 03/29/2024

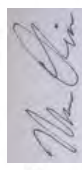


ENGINEER'S CERTIFICATION

Engineer's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Engineer has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Engineer knows of no reason why payment should not be made.

CERTIFIED AMOUNT

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

Engineer: 

By: _____ Date: 10/13/21

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

PAYMENT APPLICATION

Quantum Software Solutions, Inc. Document

Page 2 of 8

PROJECT: 191500
Esplanade PH1

APPLICATION #:
DATE OF APPLICATION:
PERIOD THRU:
PROJECT #s:

25
10/13/2021
10/13/2021

Payment Application containing Contractor's signature is attached.

A	B	C		D	E		F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT		COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
10	P&P Bond \$73,958.00 PER LS	1.00	\$73,958.00	1.00	0.00	\$0.00	\$73,958.00	100%	\$0.00	\$0.00
20	Mobilization \$25,784.00 PER LS	1.00	\$25,784.00	1.00	0.00	\$0.00	\$25,784.00	100%	\$0.00	\$0.00
30	Survey & Asbuilts \$55,027.00 PER LS	1.00	\$55,027.00	1.00	0.00	\$0.00	\$55,027.00	100%	\$0.00	\$0.00
40	Soils & Testing \$22,010.80 PER LS	1.00	\$22,010.80	1.00	0.00	\$0.00	\$22,010.80	100%	\$0.00	\$0.00
50	NPDES \$3,961.94 PER LS	1.00	\$3,961.94	1.00	0.00	\$0.00	\$3,961.94	100%	\$0.00	\$0.00
60	Silt Fence \$1.10 PER LF	25,744.00	\$28,318.40	25,744.00	0.00	\$0.00	\$28,318.40	100%	\$0.00	\$0.00
70	Soil Tracking Device \$4,205.24 PER LS	1.00	\$4,205.24	1.00	0.00	\$0.00	\$4,205.24	100%	\$0.00	\$0.00
80	Clear & Burn \$578.19 PER AC	104.00	\$60,131.76	104.00	0.00	\$0.00	\$60,131.76	100%	\$0.00	\$0.00
85	Disc Site Fill Areas \$548.58 PER AC	73.00	\$40,046.34	73.00	0.00	\$0.00	\$40,046.34	100%	\$0.00	\$0.00
87	Clear Grub & Burn Fern Lake \$3,285.00 PER AC	1.00	\$3,285.00	1.00	0.00	\$0.00	\$3,285.00	100%	\$0.00	\$0.00
110	Excavation \$11.94 PER CY	485,621.00	\$942,104.74	\$942,104.74	0.00	\$0.00	\$942,104.74	100%	\$0.00	\$0.00
120	Embankment \$0.57 PER CY	287,715.00	\$163,997.55	\$163,997.55	0.00	\$0.00	\$163,997.55	100%	\$0.00	\$0.00
130	Clear for Stock Pile (10 AC 13' \$925.10 PER AC	10.00	\$9,251.00	\$9,251.00	0.00	\$0.00	\$9,251.00	100%	\$0.00	\$0.00
140	Stock Pile Excess \$0.42 PER CY	197,906.00	\$83,120.52	\$83,120.52	0.00	\$0.00	\$83,120.52	100%	\$0.00	\$0.00
150	Grade Green Areas \$1.21 PER SY	25,357.00	\$30,681.97	\$30,681.97	0.00	\$0.00	\$30,681.97	100%	\$0.00	\$0.00

	SUB-TOTALS	\$1,545,884.26	\$1,545,884.26	\$0.00	\$1,545,884.26	100%	\$0.00	\$0.00
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191500
Esplanade PH1

PROJECT:

191500

APPLICATION #:

10/13/2021

DATE OF APPLICATION: 10/13/2021

10/13/2021

PERIOD THRU:

PROJECT #s:

	SUB-TOTALS	\$2,837,241.39	\$2,822,179.39	\$15,062.00	\$0.00	\$2,837,241.39	100%	\$0.00	\$0.00
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Quantum Software Solutions, Inc. Document

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APPLICATION #:	DATE OF APPLICATION:	PERIOD THRU:	PROJECT #s:
25	10/13/2021	10/13/2021	

Payment Application containing Contractor's signature is attached.

A	B	C		D	E		F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	AMOUNT PREVIOUS PERIODS	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
		QTY		\$ AMT	AMOUNT THIS PERIOD					
320	Sod Wetland Buffer \$1.88 PER SY	\$44,108.56 23,462.00	\$44,108.56 23,462.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$44,108.56 23,462.00	100%	\$0.00 0.00	\$0.00
325	Sod Fern Lake Easement - Credit \$1.88 PER SY	\$9,400.00 5,000.00	\$9,400.00 5,000.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$9,400.00 5,000.00	100%	\$0.00 0.00	\$0.00
327	Sod Edge of Sidewalks \$1.88 PER SY	\$2,350.00 1,250.00	\$2,350.00 1,250.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$2,350.00 1,250.00	100%	\$0.00 0.00	\$0.00
350	Mobilization \$15,250.00 PER LS	\$15,250.00 1.00	\$15,250.00 1.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$15,250.00 1.00	100%	\$0.00 0.00	\$0.00
360	Survey & Asbuilts \$27,492.02 PER LS	\$27,492.02 1.00	\$27,492.02 1.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$27,492.02 1.00	100%	\$0.00 0.00	\$0.00
370	Soils Testing \$28,488.82 PER LS	\$28,488.82 1.00	\$28,488.82 1.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$28,488.82 1.00	100%	\$0.00 0.00	\$0.00
390	Clearing & Grubbing \$924.38 PER AC	\$9,243.80 10.00	\$9,243.80 10.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$9,243.80 10.00	100%	\$0.00 0.00	\$0.00
410	Embankment \$0.79 PER CY	\$30,146.40 38,160.00	\$30,146.40 38,160.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$30,146.40 38,160.00	100%	\$0.00 0.00	\$0.00
420	Import from Onsite \$1.12 PER CY	\$42,739.20 38,160.00	\$42,739.20 38,160.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$42,739.20 38,160.00	100%	\$0.00 0.00	\$0.00
430	Finish Grade ROW \$1.45 PER SY	\$38,949.90 26,862.00	\$38,949.90 26,862.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$38,949.90 26,862.00	100%	\$0.00 0.00	\$0.00
470	Asphalt 1.5" SP12.5 (1st Lift) \$14.91 PER SY	\$165,978.12 11,132.00	\$165,978.12 11,132.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$165,978.12 11,132.00	100%	\$0.00 0.00	\$0.00
480	Base Course 8" \$13.70 PER SY	\$152,508.40 11,132.00	\$152,508.40 11,132.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$152,508.40 11,132.00	100%	\$0.00 0.00	\$0.00
490	Stabilized Subgrade 12" \$5.18 PER SY	\$76,954.08 14,856.00	\$76,954.08 14,856.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$76,954.08 14,856.00	100%	\$0.00 0.00	\$0.00
500	Type D Curb \$12.93 PER LF	\$4,719.45 365.00	\$4,719.45 365.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$4,719.45 365.00	100%	\$0.00 0.00	\$0.00
510	Type F Curb \$13.21 PER LF	\$107,978.54 8,174.00	\$107,978.54 8,174.00	\$0.00 0.00	\$0.00	\$0.00 0.00	\$107,978.54 8,174.00	100%	\$0.00 0.00	\$0.00

	SUB-TOTALS	\$3,593,548.68	\$3,578,486.68	\$15,062.00	\$3,593,548.68	100%	\$0.00	\$0.00
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PROJECT: 191500 Esplanade PH1
 APPLICATION #: 25
 DATE OF APPLICATION: 10/13/2021
 PERIOD THRU: 10/13/2021
 PROJECT #s:

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT		D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD				
650	Offsite Reuse								
	\$273,329.53 PER LS	1.00	\$273,329.53	1.00	\$0.00	\$0.00	\$273,329.53	\$0.00	\$0.00
655	Offsite Foremain								
	\$306,993.28 PER LS	1.00	\$306,993.28	1.00	\$0.00	\$0.00	\$306,993.28	\$0.00	\$0.00
657	Offsite Watermain								
	\$493,823.97 PER LS	1.00	\$493,823.97	1.00	\$0.00	\$0.00	\$493,823.97	\$0.00	\$0.00
660	Onsite Pipe Density								
	\$30,990.00 PER LS	1.00	\$30,990.00	1.00	\$0.00	\$0.00	\$30,990.00	\$0.00	\$0.00
665	Offsite Pipe Density								
	\$35,000.00 PER LS	1.00	\$35,000.00	1.00	\$0.00	\$0.00	\$35,000.00	\$0.00	\$0.00
670	Onsite Pipe Survey and Asbuilts								
	\$58,000.00 PER LS	1.00	\$58,000.00	1.00	\$0.00	\$0.00	\$58,000.00	\$0.00	\$0.00
675	Offsite Pipe Survey and Asbuilts								
	\$60,000.00 PER LS	1.00	\$60,000.00	1.00	\$0.00	\$0.00	\$60,000.00	\$0.00	\$0.00
700	Pavers at Roundabout								
	\$4.78 PER SF	3,700.00	\$17,686.00	3,700.00	\$0.00	\$0.00	\$17,686.00	\$0.00	\$0.00
710	Seed Pads								
	\$0.50 PER SY	125,317.00	\$62,658.50	125,317.00	\$0.00	\$0.00	\$62,658.50	\$0.00	\$0.00
715	Orange Fencing - Credit CO 7								
	\$1.38 PER LF	5,200.00	\$7,176.00	5,200.00	\$0.00	\$0.00	\$7,176.00	\$0.00	\$0.00
720	2nd Lift of Asphalt on Model Row								
	\$10.75 PER SY	2,120.00	\$22,790.00	2,120.00	\$0.00	\$0.00	\$22,790.00	\$0.00	\$0.00
725	Dry Hydrant								
	\$3,800.00 PER Each	1.00	\$3,800.00	1.00	\$0.00	\$0.00	\$3,800.00	\$0.00	\$0.00
730	36" RCP - Credit Co 7								
	\$98.50 PER LF	166.00	\$16,351.00	166.00	\$0.00	\$0.00	\$16,351.00	\$0.00	\$0.00
736	Water (Deer Point Way)								
	\$56,082.79 PER LS	1.00	\$56,082.79	1.00	\$0.00	\$0.00	\$56,082.79	\$0.00	\$0.00
737	Sewer (Deer Point Way)								
	\$60,490.78 PER LS	1.00	\$60,490.78	1.00	\$0.00	\$0.00	\$60,490.78	\$0.00	\$0.00

	SUB-TOTALS	\$9,091,520.98	\$9,076,458.98	\$15,062.00	\$0.00	\$9,091,520.98	100%	\$0.00	\$0.00
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CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

CONTINUATION PAGE

PROJECT: 191500 Esplanade PH1
 APPLICATION #: 25
 DATE OF APPLICATION: 10/13/2021
 PERIOD THRU: 10/13/2021
 PROJECT #s:

Payment Application containing Contractor's signature is attached.

A	B	C		D		E		F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT		COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)	
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD						
738	Drainage (Deer Point Way) \$84,912.16 PER LS	1.00	\$84,912.16	1.00	\$0.00	\$0.00	1.00	100%	\$0.00	\$0.00	
740	Subgrade (Deer Point Way) \$3.24 PER SY	2,858.00	\$9,259.92	2,858.00	\$0.00	\$0.00	2,858.00	100%	\$0.00	\$0.00	
741	Valley Gutter (Deer Point Way) \$13.04 PER LF	1,543.00	\$20,120.72	1,543.00	\$0.00	\$0.00	1,543.00	100%	\$0.00	\$0.00	
742	D-Curb (Deer Point Way) \$12.93 PER LF	220.00	\$2,844.60	220.00	\$0.00	\$0.00	220.00	100%	\$0.00	\$0.00	
743	8" Base Rock (Rough) +/- 2" (Deer \$10.00 PER SY	2,538.00	\$25,380.00	2,538.00	\$0.00	\$0.00	2,538.00	100%	\$0.00	\$0.00	
744	CO #1 Liner \$6,328.80 PER LS	1.00	\$6,328.80	1.00	\$0.00	\$0.00	1.00	100%	\$0.00	\$0.00	
745	CO #2 (See CO Log) \$370,729.85 PER LS	1.00	\$370,729.85	1.00	\$0.00	\$0.00	1.00	100%	\$0.00	\$0.00	
750	CO #3 (See CO Log Items In \$347,489.26 PER LS	1.00	\$347,489.26	1.00	\$0.00	\$0.00	1.00	100%	\$0.00	\$0.00	
760	CO #4 (See CO Log Items) ##### PER LS	1.00	\$1,123,009.33	0.98	\$27,971.48	\$0.00	1.00	100%	\$0.00	\$0.00	
761	CO # 5 (See CO Log Items) \$134,084.81 PER LS	1.00	\$134,084.81	1.00	\$0.00	\$0.00	1.00	100%	\$0.00	\$0.00	
762	CO # 6 (See CO Log Items) \$149,734.20 PER LS	1.00	\$149,734.20	1.00	\$0.00	\$0.00	1.00	100%	\$0.00	\$0.00	
763	CO #7 (See CO Log Items) \$97,674.00 PER LS	1.00	\$97,674.00	1.00	\$0.00	\$0.00	1.00	100%	\$0.00	\$0.00	
764	Change Order # 8 (\$43,033.48) PER LS	1.00	(\$43,033.48)	0.00	(\$43,033.48)	\$0.00	1.00	100%	\$0.00	\$0.00	

	SUB-TOTALS	\$11,463,088.63	\$11,420,055.15	\$43,033.48	\$0.00	\$11,463,088.63	100%	\$0.00	\$0.00
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CONTINUATION PAGE

CONTINUATION PAGE

PROJECT: 191500 Esplanade PH1 APPLICATION #: 25
DATE OF APPLICATION: 10/13/2021
PERIOD THRU: 10/13/2021
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A	B	C		D	E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
		QTY	\$ AMT						

	TOTALS	\$11,420,055.15	\$11,420,055.15	\$0.00	\$0.00	\$11,420,055.15	100%	\$0.00	\$0.00
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CHANGE ORDER

OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

☐
☐
☐
☐
☐

PROJECT: 191500
Esplanade PH1

CHANGE ORDER #: 8

CHANGE ORDER DATE: 10/13/2021

PROJECT #s:

TO: Guettler Brothers Construction, LLC
P. O. Box 12271
Fort Pierce, FL 34979-2271

DATE OF CONTRACT: 11/07/2019

FOR:

The Contract is changed as follows:


Credit Balance to Complete on Items 295 and 760

Item 295 Signs and Striping Owner supplied and installed signs

Item 760 Balance to Complete on the Earthwork Change Order for Phase 2/3 to be credited and added to the Phase 2 Contract under Change Order #1

The original Contract Sum was	\$9,234,038.38
The net change by previously authorized Change Orders is	\$2,229,050.25
The Contract Sum prior to this Change Order was	\$11,463,088.63
The Contract Sum will be decreased by this Change Order in the amount of	(\$43,033.48)
The new Contract Sum including this Change Order will be	\$11,420,055.15
The Contract Time will be increased by	0 days.
The date of Substantial Completion as of this Change Order therefore is	10/13/2021

Not valid until signed by all parties below.

ARCHITECT	Guettler Brothers Construction, LLC	Taylor Morrison
ADDRESS	CONTRACTOR	OWNER
	P. O. Box 12271	2600 Lake Lucien Drive, Suite 350
	ADDRESS	ADDRESS
	Fort Pierce, FL 34979-2271	Maitland, FL 32779
BY (Signature)		BY (Signature)
(Typed Name)	Ben Guettler	Authorized Agent
	(Typed Name)	(Typed Name)
DATE	DATE 10/13/2021	DATE

Quantum Software Solutions, Inc. Document

**AUTHORIZING ADDENDUM ESPLANADE AT TRADITIONS- Phase 1 & Offsite's Earthwork & Road Repairs
TO
MASTER AGREEMENT FOR PROFESSIONAL SERVICES**

Exhibit A

TAYLOR MORRISON:
Taylor Morrison of Florida, Inc. a Florida
corporation

CONSULTANT:
Guettler Brothers Construction, LLC

Job Code: H.160.555531000.009000.10

Commitment: MULTI- See Attached PO List for code breakdown

NOTICE TO PROCEED DATE: October 2, 2019

SUBSTANTIAL COMPLETION DATE: July 2, 2020

DESCRIPTION OF WORK:

This Addendum to Master Agreement for Professional Services ("**Addendum**") is made and entered into effective as of 2nd day of October, 2019 by and between Taylor Morrison of Florida, Inc. a Florida corporation ("**Taylor Morrison**") and Guettler Brothers Construction, LLC, ("**CONSULTANT**"), with respect to the Master Agreement for Professional Services between Taylor Morrison and Consultant dated _____, 20__ (the "**Agreement**").

1. Services. Pursuant to the Agreement, Consultant shall perform the Services for the Approved Budget within the time frame set forth on **Exhibit A** attached hereto and subject to the Insurance coverage requirements set forth in Paragraph 7.1 of the Agreement.

2. Site. The Services will be performed at the job site (the "**Site**"), the location of which is legally described on **Exhibit B** attached hereto.

Unless otherwise defined herein, all capitalized terms used in this Addendum shall have the meanings set forth in the Agreement. This Addendum may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event of a conflict between the provisions of the Agreement and this Addendum, the Agreement shall control except to the extent that the Addendum specifically states that a provision is intended to modify the Agreement. Except as supplemented by this Addendum, all provisions of the Agreement shall remain in full force and effect.

TAYLOR MORRISON:
Taylor Morrison of Florida, Inc. a Florida
corporation

CONSULTANT:
Guettler Brothers Construction, LLC

By: 
Print Name: Matt Cuarta
Title: Land development director
Date: 12/19/19

By: 
Print Name: Ben Guettler
Title: Manager
Date: 12/19/19

**AUTHORIZING ADDENDUM ESPLANADE AT TRADITIONS- Phase 1 & Offsite's Earthwork & Road Repairs
TO
MASTER AGREEMENT FOR PROFESSIONAL SERVICES**

EXHIBIT A
SCOPE/CONTRACT PRICE/SCHEDULE

Job No.: H,160,55553100,009000,011995,10

Commitment: MULTI- See Attached PO List for code breakdown

Taylor Morrison's Representative: Matt Cuarta

Contractor's Representative: Dave Morgan

Consultant shall provide the following services for the Project (the "**Services**"): Esplanade Phase 1 Dated September 9, 2019.

The Services related to this Addendum shall be completed during the following time frames: October 2, 2019 through the duration of the project.

The Approved Budget related to this Addendum is as follows: \$9,234,038.38

Consultant's hourly fee schedule (including time period for which rates apply) is as follows: Per the Master Agreement.

**AUTHORIZING ADDENDUM ESPLANADE AT TRADITIONS- Phase 1 & Offsite's Earthwork & Road Repairs
TO
MASTER AGREEMENT FOR PROFESSIONAL SERVICES**

EXHIBIT B

Esplanade at Traditions Phase 1- Port St Lucie, FL

EXHIBIT B (Page 2 of 4) SCOPE OF WORK

Contractor shall provide all supervision, labor, materials, equipment and all other facilities required to complete the installation of the Work in the time and manner shown on the Contract Documents (as defined in the Agreement) and as further specifically identified in each Authorizing Addendum.

Esplanade Phase 1 & Offsite Earthwork & Roads Proposal

REV

Guettler Brothers Construction LLC.

4401 Whiteway Dairy Rd.

Fort Pierce FL 34949

Contact: Ben Guettler

Phone: 772-4618345

Fax: 772-461-8039

Quote To:

Taylor Morrison
2600 Lake Lucien Drive, Suite
Maitland, FL 32751

Phone:

(863) 670-2282

Fax:

0 -

E-Mail:

mailto:MCuarta@taylormorrison.com

Attn:

Matt Cuarta

Job Name:

Esplanade Phase 1

Engineer:

Kimley Horn

Date of Plans:

5/13/2019 & 6/18/2019

Revision Date:

NONE

Location:

Port St Lucie FL

See Notes for Terms and Exclusions

All Prices good for 30 Days From Bid

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	P&P Bond	1.00	LS	73,958.00	73,958.00
20	Mobilization	1.00	LS	25,784.00	25,784.00
30	Survey & Asbuilts	1.00	LS	55,027.00	55,027.00
40	Soils Testing	1.00	LS	22,010.80	22,010.80
50	NPDES Monitoring (9 Month Max)	1.00	LS	3,961.94	3,961.94
60	Silt Fence	25,744.00	LF	1.10	28,318.40
70	Soil Tracking Device	1.00	LS	4,205.24	4,205.24
80	Clear Grub Burn	104.00	AC	578.19	60,131.76
85	Disc Site Fill Areas	73.00	AC	548.58	40,046.34
87	Clear Grub and Burn (Fern Lake)	1.00	AC	3,285.00	3,285.00
	Subtotal				\$316,728.48
100	EARTHWORK				
110	Excavation	485,621.00	CY	1.94	942,104.74
120	Embankment	287,715.00	CY	0.57	163,997.55
130	Clear for Stock Pile (10 AC 13' High)	10.00	AC	925.10	9,251.00
140	Stock Pile Excess	197,906.00	CY	0.42	83,120.52
150	Grade Green Areas (+/- 0.2')	25,357.00	SY	1.21	30,681.97
160	Grade Building Pads	125,317.11	SY	0.49	61,405.38
	Subtotal				\$1,290,561.16

EXHIBIT B (Page 3 of 4) SCOPE OF WORK

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
180	ROADWAY				
200	Asphalt 1" SP 9.5 (1st Lift)	23,755.00	SY	7.59	180,300.45
210	Base Course 8"	24,144.00	SY	13.70	330,772.80
220	Stabilized Subgrade 12"	27,901.00	SY	3.24	90,399.24
230	Type D Curb	745.00	LF	12.93	9,632.85
240	Type F Curb	745.00	LF	12.93	9,632.85
250	Type RA Curb	471.00	LF	20.36	9,589.56
260	Ribbon Curb	1,926.00	LF	20.36	39,213.36
270	Valley Gutter	15,543.00	LF	13.04	202,680.72
275	6" Rock Under Curb	4,010.00	SY	10.20	40,902.00
280	Concrete Sidewalk (Common Areas Only)	26,828.00	SF	4.40	118,043.20
290	Handicap Ramp	12.00	EA	1,210.59	14,527.08
295	Signs and Striping	1.00	LS	21,585.00	21,585.00
300	Sod BOC 2'	4,430.00	SY	1.88	8,328.40
310	Sod LME and Lake 37' Wide	82,098.00	SY	1.88	154,344.24
320	Sod Wetland Buffer	23,462.00	SY	1.88	44,108.56
325	Sod F			.88	9,400.00
327	Sod E			.88	2,350.00
	Subtotal				\$1,285,810.31
340	WESTCLIFFE LANE (OFFSITE)				
350	Mobilization	1.00	LS	15,250.00	15,250.00
360	Survey & Asbuilts	1.00	LS	27,492.02	27,492.02
370	Soils Testing	1.00	LS	28,488.82	28,488.82
380	Erosion Control (Included in Onsite Items)	1.00	LS		
390	Clearing & Grubbing	10.00	AC	924.38	9,243.80
	Subtotal				\$80,474.64
					15% to Utilities
400	EARTHWORK				
410	Embankment	38,160.00	CY	0.79	30,146.40
420	Import From Onsite	38,160.00	CY	1.12	42,739.20
430	Finish Grade ROW	26,862.00	SY	1.45	38,949.90
	Subtotal				\$111,835.50
450	ROADWAY				
470	Asphalt 1.5" SP 12.5 (1st Lift)	11,132.00	SY	14.91	165,978.12
480	Base Course 8"	11,132.00	SY	13.70	152,508.40
490	Stabilized Subgrade 12"	14,856.00	SY	5.18	76,954.08
500	Type D Curb	365.00	LF	12.93	4,719.45
510	Type F Curb	8,174.00	LF	13.21	107,978.54
520	Type RA Curb	420.00	LF	20.36	8,551.20
530	Ribbon Curb	1,926.00	LF	20.36	39,213.36
535	6" Rock Under Curb	3,900.00	SY	10.20	39,780.00
540	Concrete Sidewalk	11,896.00	SF	4.40	52,342.40
550	Handicap Ramp	4.00	EA	1,210.60	4,842.40
560	Sod BOC 2'	2,158.00	SY	1.88	4,057.04
565	Signs and Striping	1.00	LS	30,801.00	30,801.00
	Subtotal				\$687,725.99

Offsite Reuse not
built

EXHIBIT B (Page 4 of 4) SCOPE OF WORK

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
600	Underground				
610	Mobilization	1.00	LS	25,896.00	25,896.00
615	Drainage Storm	1.00	LS	732,024.99	732,024.99
620	Sanitary	1.00	LS	1,693,930.00	1,693,930.00
630	Forcemain	1.00	LS	28,167.66	28,167.66
632	FiberOptic	1.00	LS	10,720.18	10,720.18
635	Watermain	1.00	LS	417,463.79	417,463.79
640	Fern Lake	1.00	LS	227,978.75	227,978.75
645	Offsite Drainage	1.00	LS	677,031.68	677,031.68
655	Offsite Forcemain	1.00	LS	306,993.28	306,993.28
657	Offsite Watermain	1.00	LS	493,823.97	493,823.97
660	Onsite Pipe Density	1.00	LS	30,990.00	30,990.00
665	Offsite Pipe Density	1.00	LS	35,000.00	35,000.00
670	Onsite Pipe Survey and Asbuilts	1.00	LS	58,000.00	58,000.00
675	Offsite Pipe Survey and Asbuilts	1.00	LS	60,000.00	60,000.00
	See Attached Spreadsheet for Unit Rates Quantities				
	Subtotal			50% to Utilities	\$5,071,349.83
700	Pavers at Roundabout	3,700.00	SF	4.78	17,686.00
710	Seed Pads	125,317.00	SY	0.50	62,658.50
715	Orange Fencing	5,200.00	LF	1.38	7,176.00
720	2nd Lift Of Asphalt on Model Row	2,120.00	SY	10.75	22,790.00
725	Dry Hydrant	1.00	EA	3,800.00	3,800.00
730	36" RCP	166.00	LF	98.50	16,351.00
	Secondary Entrance (Deer Point Way)				
736	Water (Deer Point Way)	1.00	LS	56,082.79	56,082.79
737	Sewer (Deer Point Way)	1.00	LS	60,490.78	60,490.78
738	Drainage (Deer Point Way)	1.00	LS	84,912.16	84,912.16
740	Subgrade (Deer Point Way)	2,858.00	SY	3.24	9,259.92
741	Vally Gutter (Deer Point Way)	1,543.00	LF	13.04	20,120.72
742	D-Curb (Deer Point Way)	220.00	LF	12.93	2,844.60
743	8" Base Rock(Rough) +/-2" (Deer Point Way)	2,538.00	SY	10.00	25,380.00
	Subtotal Add Alternates				\$389,552.47
GRAND TOTAL					\$9,234,038.38

NOTES:

All Asphalt Prices are good until 12/31/19

Pond Excavation is based on digging SMT 1,2,3,4,5, to Min Elev with 4:1 Slopes to the bottom

Excess fill will be stockpiled in the nearest adjacent phase, if the owner wishes to spread and compact on future lots, this will be measured and unit rates will apply.

No Permits or Fees are included.

Bonds only cover Guettlers obligation to Taylor Morrison, no third parties shall be included.

Bid is based on using 100% of excavated material onsite.

Other Exclusions:TVing of Drainage Pipe, Power to the liftstation, conduits, irrigation, landscaping, finish grading for landscaping, dewatering permit, and lighting

Anything not specifically included is excluded and subject to negotiation.

PO Details Analyzer

Item Count: 47

Filtered Subtotal:

		PO Item Amount			
					\$9,250,058.48
Supplier Name	PO # (lin	PO Item Description	Qty	Unit Cost	Total Amt
Guettler Brothers Construction, LLC	000021	Bonds	1.00	\$73,958.00	\$73,958.00
Guettler Brothers Construction, LLC	000022	drain system item 730	1.00	\$16,351.00	\$16,351.00
Guettler Brothers Construction, LLC	000023	drain system item 615	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000024	drain system item 615-2	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000025	drain system item 615 and 632	1.00	\$242,745.17	\$242,745.17
Guettler Brothers Construction, LLC	000026	embankment	1.00	\$163,997.55	\$163,997.55
Guettler Brothers Construction, LLC	000027	earthwork line itmes 130-160	1.00	\$184,458.87	\$184,458.87
Guettler Brothers Construction, LLC	000028	excavation	1.00	\$235,526.19	\$235,526.19
Guettler Brothers Construction, LLC	000029	excavation 2	1.00	\$235,526.19	\$235,526.19
Guettler Brothers Construction, LLC	000030	excavation 3	1.00	\$235,526.19	\$235,526.19
Guettler Brothers Construction, LLC	000031	excavation 4	1.00	\$235,526.19	\$235,526.19
Guettler Brothers Construction, LLC	000032	earthwork items 710-715	1.00	\$69,834.50	\$69,834.50
Guettler Brothers Construction, LLC	000033	general condition items 40-87 and 610	1.00	\$213,639.48	\$213,639.48
Guettler Brothers Construction, LLC	000034	roadway and paving item 200	1.00	\$180,300.45	\$180,300.45
Guettler Brothers Construction, LLC	000035	roadway and paving item 210	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000036	roadways and paving items 210-260	1.00	\$239,240.66	\$239,240.66
Guettler Brothers Construction, LLC	000037	Roadway and paving item 270	1.00	\$202,680.72	\$202,680.72
Guettler Brothers Construction, LLC	000038	paving and roadway items 275-300, 700 and 720	1.00	\$248,861.68	\$248,861.68
Guettler Brothers Construction, LLC	000039	roadway and paving items 310-327	1.00	\$210,202.80	\$210,202.80
Guettler Brothers Construction, LLC	000040	offsite roadway items 480-500	1.00	\$234,181.93	\$234,181.93
Guettler Brothers Construction, LLC	000041	fern lake roadways	1.00	\$227,978.75	\$227,978.75
Guettler Brothers Construction, LLC	000042	Sanitary sewer Items 620-632	1.00	\$232,817.74	\$232,817.74
Guettler Brothers Construction, LLC	000043	sanitary item 620	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000044	sanitary item 620-2	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000045	sanitary item 620-3	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000046	sanitary item 620-4	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000047	sanitary item 620-5	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000048	sanitary item 620-6	1.00	\$250,000.00	\$250,000.00
Guettler Brothers Construction, LLC	000049	surveying	1.00	\$55,027.00	\$55,027.00
Guettler Brothers Construction, LLC	000050	deer point way items 740-743- offsite	1.00	\$57,605.24	\$57,605.24
Guettler Brothers Construction, LLC	000051	deer point way items 736-738 offsite	1.00	\$201,485.73	\$201,485.73
Guettler Brothers Construction, LLC	000052	west cliff general conditions offsite	1.00	\$192,310.14	\$192,310.14

PO Details Analyzer

Supplier Name	PO # (lin	PO Item Description	Qty	Unit Cost	UofM	Total Amt
Guettler Brothers Construction, LLC	000053	westcliffe items 470, 550, 560, 565	1.00	\$205,678.56		\$205,678.56
Guettler Brothers Construction, LLC	000053	westcliffe items 470, 550, 560, 565 offsite	1.00	\$0.00		\$0.00
Guettler Brothers Construction, LLC	000054	westcliffe items 510-540 offsite	1.00	\$247,865.50		\$247,865.50
Guettler Brothers Construction, LLC	000055	offsite drainage	1.00	\$225,677.22		\$225,677.22
Guettler Brothers Construction, LLC	000056	offsite drainage-2	1.00	\$225,677.24		\$225,677.24
Guettler Brothers Construction, LLC	000057	offsite drainage-3	1.00	\$225,977.22		\$225,977.22
Guettler Brothers Construction, LLC	000058	offsite forcemain	1.00	\$153,496.64		\$153,496.64
Guettler Brothers Construction, LLC	000059	offsite forcemain-2	1.00	\$153,496.64		\$153,496.64
Guettler Brothers Construction, LLC	000060	offsite items 660-675	1.00	\$183,990.00		\$183,990.00
Guettler Brothers Construction, LLC	000061	offsite reuse	1.00	\$136,664.76		\$136,664.76
Guettler Brothers Construction, LLC	000062	offsite reuse-2	1.00	\$136,664.77		\$136,664.77
Guettler Brothers Construction, LLC	000063	offsite watermain	1.00	\$246,911.99		\$246,911.99
Guettler Brothers Construction, LLC	000064	offsite watermain-2	1.00	\$246,911.98		\$246,911.98
Guettler Brothers Construction, LLC	000065	water system	1.00	\$208,731.89		\$208,731.89
Guettler Brothers Construction, LLC	000066	water system-2	1.00	\$212,531.90		\$212,531.90

Certificate Of Completion

Envelope Id: 09B0F4F798EC408998FBE472273A6A3E
 Subject: Please DocuSign: AA_Guettler Brothers- MASTER AA for Phase 1
 NSS User Access:
 Source Envelope:
 Document Pages: 8
 Certificate Pages: 5
 AutoNav: Enabled
 Envelope Stamping: Enabled
 Time Zone: (UTC-07:00) Arizona

Status: Completed

Envelope Originator:
 Chrissie Kirk
 Routing code**0190
 PO Box 5136
 Portland, OR 97208
 ckirk@taylormorrison.com
 IP Address: 148.66.222.134


Record Tracking

Status: Original
 3/26/2020 11:21:07 AM
 Holder: Chrissie Kirk
 ckirk@taylormorrison.com
 Location: DocuSign

Signer Events

Matt Cuarta
 mcuarta@taylormorrison.com
 Land development director
 Taylor Morrison
 Security Level: Email, Account Authentication
 (None)

Signature

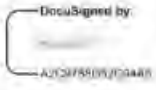
DocuSigned by:

 CD648754F0854C0
 Signature Adoption: Pre-selected Style
 Using IP Address: 174.227.135.58
 Signed using mobile

Timestamp

Sent: 3/26/2020 11:41:52 AM
 Viewed: 3/26/2020 12:42:04 PM
 Signed: 3/26/2020 12:42:40 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Ben Guettler
 Ben@guettlerconstruction.com
 Manager
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 A2C3F5505F03A48
 Signature Adoption: Uploaded Signature Image
 Using IP Address: 50.196.67.17

Sent: 3/26/2020 12:42:42 PM
 Resent: 3/27/2020 6:07:39 AM
 Viewed: 3/27/2020 6:29:35 AM
 Signed: 3/27/2020 7:43:32 AM

Electronic Record and Signature Disclosure:
 Accepted: 3/27/2020 6:29:35 AM
 ID: 6679b2c9-f11a-4eec-98d2-92cbb762547

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Dave Morgan
 dave@guettlerconstruction.com
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 3/27/2020 7:43:34 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/27/2020 7:43:34 AM
Certified Delivered	Security Checked	3/27/2020 7:43:34 AM
Signing Complete	Security Checked	3/27/2020 7:43:34 AM
Completed	Security Checked	3/27/2020 7:43:34 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES ("DISCLOSURES")

By your optional election below to accept this electronic records delivery system in connection with our business relationship,* our family of related and affiliated entities, including but not limited to our Taylor Morrison® and Darling Homes® branded operations in the U.S. (collectively hereafter, "we", "us", "our" or the "Company") is or may be required by law to provide to you certain written notices or disclosures for acknowledgement prior or subsequent to its delivery of Electronic Records (defined below) for e-signatures. This may include, by way of example only, any non-recordable notices, contracts of any type or scope (including exhibits, amendments and addenda thereto), consents, minutes, confidentiality agreements, proposals, releases, acknowledgements or similar such instruments, as well as any written notices, authorizations, and disclosures whether required by law or policy that remain subject to change (collectively, hereafter the "**Electronic Records**"). Described below are the prerequisite terms and conditions by which the Company will be able to deliver such Electronic Records through your DocuSign, Inc. (DocuSign) Express user account and you expressly agree to such delivery, absent which we would not be able to use this delivery method.

Please first carefully and thoroughly read the information below and only if you can access this information electronically to your satisfaction and agree to your ability to comply to these terms and conditions, please confirm your agreement by clicking the '**I agree**' button at the bottom of this document. * **Important Note:** *All parties to a subject transaction's Electronic Records must mutually agree to receiving Electronic Records. If not an unanimous election by all parties, we will provide you with paper copies only and we will be unable to honor your election to receiving Electronic Records.*

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an active authorized user of the DocuSign system, you will have the ability to and we strongly encourage you to download and print any documents we send to you on your own through your DocuSign user account for a limited period of time (usually 30 days) after such Electronic Records are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, we will waive the per-page fee for a reasonable number of requests. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your Prior Consent

If you decide to receive Electronic Records, you may at any time subsequently change your mind and tell us that thereafter you want to receive such Electronics Records only in paper format (**Non-Electronic Records**). The specific manner you must inform us of your decision to no longer receive future Electronic Records and withdraw your consent is described below.

Consequences of changing

If you elect to receive future records only as Non-Electronic Records and exclusively in paper format, it is reasonable to assume that it will slow the speed at which we can complete certain steps in transactions in which you are involved and delivering services to you because we will first need to manually send Non-Electronic Records to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper Non-Electronic Records. To indicate to us that you are changing your mind, you must expressly withdraw your

consent using the DocuSign '**Withdraw Consent**' form on the signing page of your DocuSign account. This will indicate to us that you have *withdrawn* your consent to receive Electronic Records from us, and by your own election, you will **no longer be able to use your DocuSign Express user account** to receive Electronic Records from us or to electronically sign documents from us.

All Electronic Records will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all Electronic Records, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any Electronic Records, during the term of our relationship, we strongly prefer to consistently provide all of the Electronic Records to you by the same method and to the same e-mail address that you have given us. Thus, you should elect to receive everything either by Electronic Records or by Non-Electronic Records. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the potential consequences of your election not to receive Electronic Records from us.

How to contact the Company:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive Electronic Records as follows:

To contact us by phone, call: +1.480.840.8100.

Website:

Taylor Morrison - <http://www.taylormorrison.com/contact-us/question>

Darling Homes - <http://www.darlinghomes.com/contact-us/question>

To advise the Company of your new e-mail address

To let us know of a change in your e-mail address where we should now send Electronic Records to you, you must send an e-mail message to us at and in the body of such request you must include details as to: your previous e-mail address, your new e-mail address and effective date regarding same. We do not require any other information from you to change your e-mail address.

In addition, you must notify DocuSign, Inc. to arrange for your new e-mail address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from the Company

To request delivery from us of paper copies of Electronic Records previously provided by us to you, you must send us an e-mail to and in the body of such request you must state your e-mail address, full name, mailing address, and telephone number.

To withdraw your consent with the Company

To inform us that you no longer want to receive future Electronic Records and wish to change to Non-Electronic Records, you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to and in the body of such request you must state your e-mail, full name, mailing address, telephone number, and account number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for Electronic Records will be that transactions may take a longer time to process.

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
E-mail:	Access to a valid e-mail account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an e-mail message at the e-mail address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to Electronic Records that we will provide to you, please verify that you were able to read these Disclosures and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail Electronic Records, inclusive of these Disclosures, and consented to an e-mail address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving Electronic Records exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I have reviewed this Disclosure and consent to transact business using electronic communications to receive notices and disclosures and to utilize electronic signatures in lieu of using paper documents.
- I can print on paper this Disclosure or save or send this Disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify the Company as described above, I consent to receive from them exclusively through electronic means all Electronic Records described above, and other documents that are required to be provided or made available to me by the Company during the course of my relationship with you.



PO 55553100-102 Line 10 \$14,484.70
PO 55553100-150 Line 10 \$280,014.00

14dolphins

Recv'd 10/19/2021

APPLICATION AND CERTIFICATE FOR PAYMENTAIA DOCUMENT

TO OWNER: Taylor Morrison

PROJECT:

APPLICATION #:

CONTRACTOR:

VIA ARCHITECT:

PERIOD TO:
PROJECT #:
CONTRACT DATE:

DocuSigned by:
John Holland
B916F3B522646F...
11/9/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

1.

ORIGINAL CONTRACT SUM

\$1,234,262.32
2.

Net change by Change Orders.....

\$80,075.21
3.

CONTRACT SUM TO DATE (Line 1 + 2).....

\$1,314,337.53

4.

TOTAL COMPLETED & STORED TO DATE.....
(Column G on G703)

\$ 1,314,337.53

5.

RETAINAGE:
a. % of Completed Work
(Columns D + E on G703)

0.00% \$ -

- b. _____ % of Stored Material
(Column F on G703)
Total Retainage (Line 5a + 5b or
Total in Column 1 of G703).....

\$ -

6.

TOTAL EARNED LESS RETAINAGE.....
(Line 4 less Line 5 Total)

\$1,314,337.53

7.

LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate).....

\$ 1,019,838.83

8.

CURRENT PAYMENT DUE.....

\$294,498.70

9.

BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

0.00

CHANGE ORDER SUMMARY	ADDITIONS	REDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	
TOTALS		
NET CHANGES by Change Order	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RYANGOLF CORPORATION

By: Date:

State of: FLORIDA

County of:

Subscribed and sworn to before

me this day of ,2019

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Dolphin Landscape Installation
 Division Inc
 1330 SW Cottonwood Cove
 Port St Lucie FL 34986



Invoice

Date	Invoice #
4/22/2021	13573

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
	ESPLANADE AT TRADITION				
	~~~~~ CHANGE ORDER ~~~~~ April 5, 2021 > Added 4,250 MISC. (+\$4,250.00) Total change to estimate +\$4,250.00 ~~~~~				
	~~~~~ CHANGE ORDER ~~~~~ April 5, 2021 > Increased price of MISC from \$4,250.00 to \$8,500.00. (+\$4,250.00) Total change to estimate +\$4,250.00 ~~~~~				
LABOR	Westcliffe Median Bahaia removal and grading to complete center median	1		2,400.00	2,400.00
LABOR	Equipment Time	1		3,840.00	3,840.00
	~~~~~ CHANGE ORDER ~~~~~ April 22, 2021 > Added 96 LABOR. (+\$2,400.00) > Added 96 LABOR. (+\$3,840.00) Total change to estimate +\$6,240.00 ~~~~~				
			Payments/C redits		
			\$0.00		
			Balanc e Due		
			\$6,240.00		

**RECEIVED**  
By rkrilaviciene at 1:20 pm, 8/25/21

14dolphinl

Dolphin Landscape Installation  
Division Inc  
1330 SW Cottonwood Cove  
Port St Lucie FL 34986

# Invoice

Date	Invoice #
8/26/2021	14230

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PO 55553100-102

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
IRRIGATION	Secondary Irrigation Esplanade				
IRRIGATION	Secondary Irrigation Esplanade Entrance Way				
IRRIGATION	Rotors	135		7.675	1,036.13
IRRIGATION	6' Heads	722		7.10	5,126.20
IRRIGATION	Bubblers	295		7.66	2,259.70
IRRIGATION	Nozels	1,800		3.71	6,678.00
IRRIGATION	L 1/2	1,800		0.64	1,152.00
IRRIGATION	2" T SC80	1		30.00	30.00
IRRIGATION	2"90sc80	1		30.00	30.00
IRRIGATION	2" Bob valve	1		28.00	28.00
IRRIGATION	Maxi Wire#14	16		2.84	45.44
IRRIGATION	Blue Glue 725	6		96.21	577.26
IRRIGATION	Purple Primer	4		96.21	384.84
IRRIGATION	Mar Flas Bond	1		146.00	146.00
IRRIGATION	1.5 E valve	1		214.00	214.00
IRRIGATION	2.5 st	90		4.40	396.00
IRRIGATION	1.5x.5 st	200		4.35	870.00
IRRIGATION	1.25x.25 st	200		4.21	842.00
IRRIGATION	1.50 st	200		4.19	838.00
IRRIGATION	.75x.5 st	186		3.35	623.10
IRRIGATION	.75x.5	186		3.35	623.10
IRRIGATION	.5 couplings	300		0.40	120.00
IRRIGATION	.5 funny pipe couplings	200		0.80	160.00
IRRIGATION	2x1.5 reducer	30		1.80	54.00
IRRIGATION	1.5x1.25 reducer	30		1.25	37.50
IRRIGATION	1.25x1 reducer	30		1.00	30.00
IRRIGATION	1x.75 reducer	30		1.30	39.00
IRRIGATION	2'T I' COUPLING	1		50.00	50.00
IRRIGATION	1.5m adapter	2		7.98	15.96
IRRIGATION	1.5' pipe funny pipe	150		1.40	210.00
IRRIGATION	1.25' pipe funny pipe	150		1.30	195.00
IRRIGATION	1' pipe funny pipe	175		1.20	210.00
IRRIGATION	6x2 tap-t	5		208.00	1,040.00

Payments/C redits

Balan ce Due

## Dolphin Landscape Installation

Division Inc

1330 SW Cottonwood Cove

Port St Lucie FL 34986

## Invoice

Date	Invoice #
8/26/2021	14230

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
IRRIGATION	2x2 tap t	4		26.00	104.00
IRRIGATION	2x6 nepies80	9		8.00	72.00
IRRIGATION	2'90sc 80	9		30.00	270.00
IRRIGATION	2'90sc40	40		2.60	104.00
IRRIGATION	2'm adapter	30		4.66	139.80
IRRIGATION	2'tsc40	21		2.68	56.28
IRRIGATION	2'e valves	15		231.50	3,472.50
IRRIGATION	2 bob valves sc40	9		28.00	252.00
IRRIGATION	14x19 valve box	15		50.00	750.00
IRRIGATION	10x12 valve box	9		45.00	405.00
IRRIGATION	pavers	60		3.00	180.00
IRRIGATION	3/4 teflon tape boxes	5		60.99	304.95
IRRIGATION	dbr connectors	40		3.00	120.00
IRRIGATION	pea gravel and concrete	1		300.00	300.00
IRRIGATION	decoy station	15		84.00	1,260.00
IRRIGATION	cvisty tags	15		4.00	60.00
IRRIGATION	2' purple pipe	1,300		2.30	2,990.00
IRRIGATION	1.5' purple pipe	3,475		2.23	7,749.25
IRRIGATION	1.25 purple pipe	3,475		1.75	6,081.25
IRRIGATION	1' purple pipe	3,475		1.45	5,038.75
IRRIGATION	.75' purple pipe	4,175		1.21	5,051.75
IRRIGATION	funny pipe	4,675		0.45	2,103.75
IRRIGATION	1.5 90 sc40	75		12.00	900.00
IRRIGATION	1 90 sc40	75		11.50	862.50
IRRIGATION	.75 90 sc 40	100		11.00	1,100.00
IRRIGATION	1.5t sc40	75		10.50	787.50
IRRIGATION	1.25 sc40	75		10.00	750.00
IRRIGATION	1.25 90sc40	75		9.50	712.50
IRRIGATION	1't sc40	75		9.00	675.00
IRRIGATION	.35 tsc40	100		8.00	800.00
IRRIGATION	funny pipe L brackets	64		0.30	19.20
IRRIGATION	1.25 st	27		4.35	117.45
IRRIGATION	Machine Rentals	18		365.81	6,584.58

Payments/C redits

Balan ce Due

## Dolphin Landscape Installation

Division Inc

1330 SW Cottonwood Cove

Port St Lucie FL 34986

## Invoice

Date	Invoice #
8/26/2021	14230

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
	Westcliffe Secondary Irrigation ( not including watermeter and timers)				
IRRIGATION	12' Heads	120		11.10	1,332.00
IRRIGATION	6' heads	480		7.10	3,408.00
IRRIGATION	bubblers	200		7.66	1,532.00
IRRIGATION	nozels 12 h	400		1.74	696.00
IRRIGATION	nozels 10 a	25		1.42	35.50
IRRIGATION	nozels 8 h	180		1.41	253.80
IRRIGATION	nozels f25	12		4.21	50.52
IRRIGATION	nozels a25	12		3.99	47.88
IRRIGATION	couplings	400		13.21	5,284.00
IRRIGATION	3' gate valve	3		375.00	1,125.00
IRRIGATION	3' adapter	6		350.47	2,102.82
IRRIGATION	3' gasket and bolts	6		41.26	247.56
IRRIGATION	3' fitting to join restrenger	6		81.77	490.62
IRRIGATION	3' harco mecanico coupling gasket and bolts	6		215.22	1,291.32
IRRIGATION	3x2 harco adapter	1		184.86	184.86
IRRIGATION	2' gate valve	2		277.25	554.50
IRRIGATION	2' flange sc80	4		31.50	126.00
IRRIGATION	2' gasket and bolts	4		27.50	110.00
IRRIGATION	3' 90 harco	2		220.11	440.22
IRRIGATION	3' 90's sc80	2		30.00	60.00
IRRIGATION	3' harco taptee	5		13.75	68.75
IRRIGATION	2' tee sc80	3		30.00	90.00
IRRIGATION	2' 90's sc 80	12		31.86	382.32
IRRIGATION	2' x12 sc 80	5		11.50	57.50
IRRIGATION	2' e valves	11		231.50	2,546.50
IRRIGATION	E Valve	2		165.50	331.00
IRRIGATION	2' 90s sc40	20		2.60	52.00
IRRIGATION	2'm adapter	22		4.66	102.52
IRRIGATION	1.5 ma adapter	4		7.98	31.92
IRRIGATION	14x19 valve box	21		50.00	1,050.00
IRRIGATION	Decoder Single Stat	13		110.98	1,442.74

Payments/C redits

Balanc e Due

Dolphin Landscape Installation  
 Division Inc  
 1330 SW Cottonwood Cove  
 Port St Lucie FL 34986

# Invoice

Date	Invoice #
8/26/2021	14230

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
IRRIGATION	DBR Wiresplais	20		3.00	60.00
IRRIGATION	Grounding Plate	1		564.88	564.88
IRRIGATION	Graven rod	4		35.21	140.84
IRRIGATION	Ketwell	4		375.50	1,502.00
IRRIGATION	Teflon Tape	21		60.99	1,280.79
IRRIGATION	Gravel And Concrete	1		276.60	276.60
IRRIGATION	10' Valve Box	6		35.00	210.00
IRRIGATION	3' reclaim purple	1,125		2.70	3,037.50
IRRIGATION	NDS 6' Valve Box	6		7.50	45.00
IRRIGATION	3' Gasket 2720f	1		2,661.09	2,661.09
IRRIGATION	Maxi Wire H14 Blue	3,000		2.84	8,520.00
IRRIGATION	2' purple pipe	1,500		1.21	1,815.00
IRRIGATION	1.5 purple pipe	3,600		2.23	8,028.00
IRRIGATION	1.25 purple pipe	3,600		1.75	6,300.00
IRRIGATION	1' purple pipe	3,600		1.45	5,220.00
IRRIGATION	.75 purple pipe	3,600		1.21	4,356.00
IRRIGATION	Bendable funny pipe	3,000		0.45	1,350.00
IRRIGATION	s.t 2x.5	52		4.40	228.80
IRRIGATION	s.t 1.5x1.5	145		4.35	630.75
IRRIGATION	1.25 x1.25	145		4.21	610.45
IRRIGATION	s.t 1x.5	145		3.40	493.00
IRRIGATION	s.t .75x.5	145		3.35	485.75
IRRIGATION	s905314 x5	80		3.20	256.00
IRRIGATION	2' 90s	52		3.10	161.20
IRRIGATION	1.5 90s	52		2.98	154.96
IRRIGATION	1.25 90s	52		2.87	149.24
IRRIGATION	1' 90s	52		2.76	143.52
IRRIGATION	.75 90s	52		2.75	143.00
IRRIGATION	2't	50		2.61	130.50
IRRIGATION	1.5 t	50		2.59	129.50
IRRIGATION	1.25 t	50		2.54	127.00
IRRIGATION	1't	50		2.51	125.50
IRRIGATION	.75 t	50		2.41	120.50

Payments/C redits

Balan ce Due

Dolphin Landscape Installation  
 Division Inc  
 1330 SW Cottonwood Cove  
 Port St Lucie FL 34986

# Invoice

Date	Invoice #
8/26/2021	14230

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
IRRIGATION	2x1.5 r	30		5.24	157.20
IRRIGATION	1.5 x1.25	30		5.10	153.00
IRRIGATION	1.25x1 r	30		5.07	152.10
IRRIGATION	1x.75	30		4.25	127.50
IRRIGATION	Blue Glue	10		96.21	962.10
IRRIGATION	purple primer	5		96.21	481.05
IRRIGATION	4' sc 40 pipe sleeves	40		5.25	210.00
IRRIGATION	2' sc 40 pipe sleeves	40		5.25	210.00
IRRIGATION	Equipment Rentals	16		545.64	8,730.24
	Esplanade Secondary Irrigation Bill #3 Board Walk Blvd, Westland Perserve, Buffer zone between Vitalia				
IRRIGATION	4' SC40 Pipe	300		1.932	579.60
IRRIGATION	2' SC40 Pipe	300		1.21	363.00
IRRIGATION	2' SC80 TAP T	9		26.00	234.00
IRRIGATION	6x2 Harco TAP T	6		208.00	1,248.00
IRRIGATION	2' E Valve	21		129.58	2,721.18
IRRIGATION	1.5 E Valve	4		146.00	584.00
IRRIGATION	2" bob valve	25		28.00	700.00
IRRIGATION	14x19 valve box	25		50.00	1,250.00
IRRIGATION	10' round box rw	25		27.99	699.75
IRRIGATION	ground rod	4		7.50	30.00
IRRIGATION	ground caper clamp	4		5.00	20.00
IRRIGATION	6' round box	4		4.00	16.00
IRRIGATION	icc decod	25		83.33	2,083.25
IRRIGATION	pea gravel	29		276.60	8,021.40
IRRIGATION	DBR 3 m Connector	60		3.00	180.00
IRRIGATION	MAXI wire#14 in feet	130		2.84	369.20
IRRIGATION	3/4 Teflon Tape	10		60.99	609.90
IRRIGATION	Funny 90 S .5	2,690		0.25	672.50
IRRIGATION	funny L .75	120		0.30	36.00
IRRIGATION	bubblers	357		7.66	2,734.62
IRRIGATION	Funny Pipe .5	3,865		0.45	1,739.25

Payments/C redits

Balan ce Due

Dolphin Landscape Installation  
 Division Inc  
 1330 SW Cottonwood Cove  
 Port St Lucie FL 34986

# Invoice

Date	Invoice #
8/26/2021	14230

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
IRRIGATION	Funny pipe couplers	200		0.80	160.00
IRRIGATION	Funny pipe T boxes	3		12.50	37.50
IRRIGATION	Glue 725	6		96.21	577.26
IRRIGATION	Purple Primer	2		96.21	192.42
IRRIGATION	Copper Ground Plate	1		564.88	564.88
IRRIGATION	2' st	180		4.40	792.00
IRRIGATION	1.5 st	277		4.35	1,204.95
IRRIGATION	1.25 st	277		4.21	1,166.17
IRRIGATION	1 st	300		3.40	1,020.00
IRRIGATION	.75 st	300		3.35	1,005.00
IRRIGATION	.75 s90	340		3.35	1,139.00
IRRIGATION	1.5 sc40 T	120		10.50	1,260.00
IRRIGATION	1.25 sc40T	120		10.00	1,200.00
IRRIGATION	1 sc40 T	120		9.00	1,080.00
IRRIGATION	.75 sc40 T	120		0.53	63.60
IRRIGATION	1.5 sc40 90s	120		12.00	1,440.00
IRRIGATION	1.25 sc40 90s	120		1.19	142.80
IRRIGATION	1 sc40 90s	120		11.50	1,380.00
IRRIGATION	.75 sc40 90s	120		11.00	1,320.00
IRRIGATION	2 ' C200 Pipe	1,920		2.30	4,416.00
IRRIGATION	1.5 C200 Pipe	6,500		2.23	14,495.00
IRRIGATION	1.25 C200 Pipe	6,500		1.75	11,375.00
IRRIGATION	1 C200 Pipe	7,000		1.45	10,150.00
IRRIGATION	.75 C200 Pipe	8,080		1.21	9,776.80
IRRIGATION	2 sc80 90s	24		5.25833	126.20
IRRIGATION	2 sc80 T	24		30.00	720.00
IRRIGATION	2 sc40 90s	96		11.00	1,056.00
IRRIGATION	2' sc80 Nipple	12		6.83333	82.00
IRRIGATION	2' sc40 M	40		11.50	460.00
IRRIGATION	1.5 sc40 M	8		10.50	84.00
IRRIGATION	Flags	10		10.40	104.00
IRRIGATION	Reducer 2x.5	50		1.80	90.00
IRRIGATION	Reducer 1.5x1.25	50		1.80	90.00

Payments/C redits

Balan ce Due

Dolphin Landscape Installation  
 Division Inc  
 1330 SW Cottonwood Cove  
 Port St Lucie FL 34986

# Invoice

Date	Invoice #
8/26/2021	14230

Bill To
TAYLOR MORRISON 395 VILLAGE DRIVE KISSIMMEE FL 34759

PLAN	LOT	Terms
		Net 30

Item	Description	Qty	U/M	Rate	Amount
IRRIGATION	Reducer 1.25x1	50		1.00	50.00
IRRIGATION	Reducer 1x.75	50		1.30	65.00
IRRIGATION	Nozels	810		3.71	3,005.10
IRRIGATION	6' heads	800		7.10	5,680.00
IRRIGATION	12 Heads	10		10.95	109.50
IRRIGATION	Jumbo Box	3		51.66667	155.00
IRRIGATION	Wireless Sensor	1		55.00	55.00
IRRIGATION	Rotors 4' RW	1		920.00	920.00
IRRIGATION	2" couplings sc40	1		50.00	50.00
IRRIGATION	1.5 Couplings sc40	1		40.00	40.00
IRRIGATION	1.25 Couplings sc40	1		35.00	35.00
IRRIGATION	1' Couplings sc40	1		30.00	30.00
IRRIGATION	.75' Couplings sc40	1		10.00	10.00
IRRIGATION	Equipment Rentals	32		634.00	20,288.00
IRRIGATION	Hunter ACC2 75 Station With Plastic Pedestal	1		2,565.44	2,565.44
IRRIGATION	Hunter ACC2 75 Station Wall Mount Controller	1		1,117.78	1,117.78
IRRIGATION	C Sensor	1		17.00	17.00

# WAIVER AND RELEASE OF LIEN

## UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$294,498.70 which is hereby acknowledged hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 11/19/2021 to Taylor Morrison of Florida, Inc. - SAR, on the job(s) located on the property(ies) described below:

This waiver and release does not cover any retainage, labor, or materials furnished after the date specified.

DATED on the 22nd day of

Lienor: Dolphin Landscape Install. Div., Inc.  
1330 SW Cottonwood Cove  
Port St. Lucie FL 34986

November, 2021

By: James Berlitz

Its: Director of accounting

Payee: 14dolphinl Dolphin Landscape Install. Div., Inc. Check No.: ET085366 Date: 11/19/2021

<u>Lot</u>	<u>Address</u>	<u>Purchase Order</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Amount</u>	<u>Retention</u>	<u>Adjustments</u>	<u>Amount Paid</u>
<b>Project:</b> 55553100 Esplanade at Tradition 47s Dev, located in Sarasota, FL								
<b>Category:</b> 029000 LANDSCAPING								
<b>Major Code:</b> 029200 Landscaping								
009000		000102	8/26/2021	13573/14230 FINAL	14484.70	0.00	0.00	14484.70
<b>Category:</b> 550000 OFFSITE IMPROVEMENTS								
<b>Major Code:</b> 550250 Offsite Street Improvements								
009000		000150	8/26/2021	13573/14230 FINAL	280014.00	0.00	0.00	280014.00
<b>Total</b>					<b>\$294,498.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$294,498.70</b>

Purchase Order Inquiry 05/10/2022 Page: 1  
Rule ID : 55553100 Esplanade at Tradition 47s Dev 2:04PM User: bhopkins  
PO Number : 000120 SPF Underground Utilities

Purchase Order Item

Line# : 0010 Verified : Yes Hidden : No  
Product List : Product Code :  
Craft Type : Subcontract  
Subcontract No :  
Descr : Backbone for Westcliff Street Lights

	Original	Revised
	-----	-----
Quantity	: 1.00	1.000
U of M	: LUMP	
Unit Price	: 17,513.00	26,542.12
Discount %	: 0.00	
Factor	: 1.000000	
Draw %	: 100.00	
Amount	: 17,513.00	25,700.00
Tax Cat	:	
Tax	: 0.00	0.00
Allocation	: H,0145,55553100,009000,550250,10	

Change Order#	Transaction Date	Var. Code	Change Order Qty	Change Order Unit Price	Change Order Amount	Change Order Taxes	Revised Qty	Revised Unit Price	Revised Amount	Revised Taxes
-----										
1	07/20/2021	0170	0.00	9029.1200	9,029.12	0.00	1.00	26542.12	26,542.12	0.00
2	04/25/2022	POS	0.00	0.0000	-842.12	0.00	1.00	26542.12	25,700.00	0.00

PO Invoice Details

Invoice Number	Invoice Date	Amount
-----	-----	-----
110221B	11/01/2021	-9,027.00
120121A	12/01/2021	-600.00
42721A	04/27/2021	-16,073.00

## Viririana Mendoza

**From:** eft@taylormorrison.com  
**Sent:** Thursday, May 27, 2021 11:15 AM  
**To:** sfruggiero@att.net  
**Cc:** EFTFL  
**Subject:** SPF Underground Utilities - EFT Payment 14000-ET082499 From Taylor Morrison of Florida, Inc. - SAR is in Process

Hello SPF Underground Utilities,

EFT Payment 14000-ET082499 From Taylor Morrison of Florida, Inc. - SAR in the amount of \$26524.00 is in Process. You will find the details for this payment below.

**Check Memo:**

16SPFUnder SPF Underground Utilities  
1220 SW Dyer Point Road  
Palm City, FL 34990

Taylor Morrison of Florida, Inc. - SAR  
Check Number 14000-ET082499  
Check Date May 24, 2021

Date	Invoice	Reference	Total Invoice	Payment Amt	Retention	Discount	Lic. WHold.	Total Payment
14000	Taylor Morrison of Florida, Inc. - SAR							
04/13/2021	41321H	55553100-Esplanade at Tradition	10,451.00	10,451.00	.00	.00	.00	10,451.00
04/27/2021	42721A	55553100-Esplanade at Tradition	16,073.00	16,073.00	.00	.00	.00	16,073.00
Total Remittance			26,524.00	26,524.00	.00	.00	.00	26,524.00

Cross Reference number: ET082499

Amount: \$26524.00

Scheduled Payment Date: May 24, 2021

Payment Reference Date: May 24, 2021

SPF Underground Utilities, Inc.

1220 SW Dyer Point Rd  
Palm City, FL 34990

Recv'd 4/26/2021

**INVOICE**

DATE	INVOICE #
4/13/2021	41321H

NAME/ADDRESS
Taylor Morrison Vitalia PSL

PO 55553100-119 Line 10 \$10,451.00

Description	Qty	Rate	Total
ATTN: John Wollard and Nelson Bennett Esplanade Traditions PSL			
BORES NEEDED FOR IRRIGATION			
Directional Bores		4,296.00	4,296.00
1 Bore @ 50 lf. 1-3"			
1 Bore @ 40lf. 2-3"			
MATERIAL: Purchased 3" Poly For Irrigation	1	1,400.00	1,400.00
		0.00	0.00
Bores		1,125.00	1,125.00
3 Bores @ 25lf 3-2" Irrigation			
3 Bores @ 70lf. 3 -2" Irrigation		3,150.00	3,150.00
MATERIAL: Purchase 2" Poly For Irrigation		480.00	480.00
DocuSigned by:  B916F3B522646F... 5/12/2021			
<b>Total</b>			\$10,451.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$10,451.00

Phone #

772-263-0102

E-mail

sfruggiero@att.net

SPF Underground Utilities, Inc.

1220 SW Dyer Point Rd  
Palm City, FL 34990**RECEIVED**

By rkrilaviciene at 9:39 am, 4/27/21

**INVOICE**

DATE	INVOICE #
4/27/2021	42721A

NAME/ADDRESS
Taylor Morrison Esplanade PSL

PO 55553100-120 Line 10 \$16,073.00

Description	Qty	Rate	Total
ATTN: John Wollard and Nelson Bennett Esplanade PSL			
STREET LIGHT AND CONDUIT INSTALL			
HAND TRENCH DUE TO IRRIGATION AND OTHERS INSTALLED 24" COVER AND BACKFILL (2087 LF.)	2,087	7.00	14,609.00
INSTALL 17" SUPPLIED HANDHOLES BY FPL (24/EA)	24	61.00	1,464.00
<b>Total</b>			\$16,073.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$16,073.00

DocuSigned by:

John Wollard

B916F3B5222646F...

5/12/2021

Phone #

772-263-0102

E-mail

sfruggiero@att.net



March 7, 2019

**Matt Young, P.E.**  
Land Acquisition Director  
Taylor Morrison  
2600 Lake Lucien Drive, Ste 350  
Maitland, FL 32751

**Re: Westcliff Lane Extension  
Civil Engineering Services  
Port St. Lucie, FL**

Dear: Mr. Young,

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "the Consultant") is pleased to submit this letter agreement (the "Agreement") to Taylor Morrison ("the Client") for providing professional engineering services. Our project understanding, scope of services, schedule, and fee are below.

### **PROJECT UNDERSTANDING**

As a part of the Esplanade at Tradition development, it is our understanding that the City will require the extension of Westcliff Lane from the existing roundabout at the entrance to Vitalia at Tradition, to the gated entrance of Phase 3 of Esplanade at Tradition. The proposed roadway extension is roughly 4,100 lf and has a 4-lane divided cross section. This is proposed to be designed in one phase and constructed in 2 phases. At the main entrance to Esplanade at Tradition, there is a proposed 2 lane roundabout. This roadway will be turned over to the City of Port St. Lucie upon completion.

Based upon this understanding, our proposed Scope of Services, Schedule and Fee are as follows:

### **SCOPE OF SERVICES**

#### ***Task 1: Project Management***

This task consists of meetings and coordination with the owner's consultants to address issues related to the project and effort to schedule the submittal of required applications and plans. This task will include administrative services as required to prepare permit application packages and will also include up to 50 hours of coordination with Owner assigned consultants consisting of environmental consultants, surveyors, architects and planners. This task also consists of project invoicing and accounting services to be provided by Kimley-Horn. This task assumes the project administration and clerical scope of work would be performed over a period of 12 months. Should additional meetings be required they will be considered an additional service.

#### ***Task 2: Survey***

1. *Survey Control Horizontal/Vertical:* Recover published horizontal and vertical control for the



project. Establish horizontal and vertical control, NAVD 88 elevation benchmarks and State Plane Coordinate control points, along the route every 1/4 mile (+/- 1,320').

2. *Right of Way Retracement:* Calculate and plot the right of way lines of Westcliff Rd. based upon the existing deeds, right of way maps, plats, field monumentation and physical improvements.
3. *Route Survey and Topography:* Obtain cross-section elevations at 100-foot intervals along Westcliff Rd. Above-ground improvements, including pavement, striping, signs, power poles and surface evidence of buried utilities will be located. Drainage structures will be located. Invert elevations and pipe sizes will be obtained on all accessible structures within the existing right of way. All elevations will be referenced to the North American Vertical Datum of 1988 (NAVD88).
4. *Base Map Digital Control File:* Create a master horizontal control file to be utilized throughout the planning and design of the roadway improvements. This map will include the location of the right-of-way lines and all of the improvements and elevations that were collected during the previous survey tasks.

### **Task 3: Preliminary (30%) Plans**

The Consultant shall prepare the Preliminary 30% Design for 4,100 feet of the proposed Westcliff Extension from the existing roundabout at the entrance to Vitalia at Tradition to the gated entrance of Phase 3 of Esplanade at Tradition. The design will reflect two construction phases. The following items are included:

- 30% Design Plans from the existing roundabout at the entrance to Vitalia at Tradition to the gated entrance of Phase 3 of Esplanade at Tradition;
- Key Sheet;
- Drainage Map;
- Typical Sections (2) and Pavement Design;
- Project Layout plan; and
- Roundabout Design
- Roadway Plan sheets.

After completion of 30% plans, we will meet with City staff to review design and gain input.

### **Task 4: 60% Plans**

The Consultant shall prepare the 60% Design for approximately 4,100 linear feet of roadway from the existing roundabout at the entrance to Vitalia at Tradition to the gated entrance of Phase 3 of Esplanade at Tradition for approval by the City of Port St. Lucie. The design will reflect two construction phases. The following items are included:



- Key Sheet;
- General Notes and Summary of Pay Items;
- Drainage Map;
- Typical Sections (2);
- Pavement Design;
- Project Layout plan;
- Roadway Plan sheets;
- Roadway Profile sheets;
- Intersection Detail (3);
- Roundabout Design at Main Entrance;
- Cross Sections;
- Stormwater Pollution Prevention Plan;
- Traffic Control Plan;
- Signing and Pavement Marking plan;
- A 16" Water Transmission Main;
- A 24" Wastewater Force Main
- Fiber Optic Cable System CPSL; and
- Estimate of Probable Cost of the Designed Improvements;

***Task 5: 90% - Constructability Plans***

The Consultant shall prepare the 90% Design for approximately 4,100 linear feet of roadway from the existing roundabout at the entrance to Vitalia at Tradition to the gated entrance of Phase 3 of Esplanade at Tradition for approval by the City of Port St. Lucie. The design will reflect two construction phases. The following items are included:

- Key Sheet;
- General Notes and Summary of Pay Items;
- Drainage Map;
- Typical Sections (2);
- Pavement Design;
- Project Layout plan;
- Roadway Plan sheets;
- Roadway Profile sheets;
- Intersection Detail (3);
- Roundabout Design at Main Entrance;
- Cross Sections;
- Stormwater Pollution Prevention Plan;
- Traffic Control Plan;
- Signing and Pavement Marking plan;



- A 16" Water Transmission Main;
- A 24" Wastewater Force Main
- Fiber Optic Cable System CPSL; and
- Estimate of Probable Cost of the Designed Improvements;

The consultant will prepare a bid package of the 90% plans and send them out for bidding to 3 contractors selected by the client.

#### ***Task 6: Final Design – (100%)***

The Consultant shall prepare the 100% Design for approximately 4,100 linear feet of roadway from the existing roundabout at the entrance to Vitalia at Tradition to the gated entrance of Phase 3 of Esplanade at Tradition for approval by the City of Port St. Lucie. The design will reflect two construction phases. The following items are included:

- Key Sheet;
- General Notes and Summary of Pay Items;
- Drainage Map;
- Typical Sections (2);
- Pavement Design;
- Project Layout plan;
- Roadway Plan sheets;
- Roadway Profile sheets;
- Intersection Detail (3);
- Roundabout Design at Main Entrance;
- Cross Sections;
- Stormwater Pollution Prevention Plan;
- Traffic Control Plan;
- Signing and Pavement Marking plan;
- A 16" Water Transmission Main;
- A 24" Wastewater Force Main
- Fiber Optic Cable System CPSL; and
- Estimate of Probable Cost of the Designed Improvements;

#### ***Task 7: Street Lighting Design***

The Consultant shall prepare the Street Lighting Design for approximately 4,100 linear feet of roadway from the existing roundabout at the entrance to Vitalia at Tradition to the gated entrance of Phase 3 of Esplanade at Tradition in substantial compliance with the requirements of the City of Port St. Lucie. The design will reflect two construction phases. The following items are included:



- Key Sheet;
- General Notes and Summary of Pay Items;
- Project Layout plan;
- Roadway Lighting Plan sheet;
- Roadway Lighting Detail sheets;
- Roundabout Design at Main Entrance; and
- Estimate of Probable Cost of the Designed Improvements (3).

#### ***Task 8: Permitting***

The Consultant shall prepare and apply for, on the Client's behalf the following permit applications:

- City of Port St. Lucie SPRC
- City of Port St. Lucie Public Works;
- Port St. Lucie Final Construction Drawing approval by City staff;
- Western Grove CDD Permit;
- Port St. Lucie Utility Systems Department ("PSLUSD") for water and wastewater;
- Tradition Irrigation Company;
- SFWMD ERP (stormwater) Permit Modification;
- FDEP NPDES Notice of Intent.

The consultant will respond to two rounds of comments generated by each agency listed above and will provide revisions to the plans and a response to comments letter. Additional comment responses will be considered an additional service.

#### ***Task 9: Bid Coordination***

The Consultant shall prepare Bid Documents including Pay Items and Quantities, attend a Pre-Bid meeting and review the bids and make a recommendation of award of the Contract to the lowest responsive and responsible bidder, for each of two phases.

#### ***Task 10: Construction Phase Services (Segment 1)***

This task shall consist of the anticipated routine periodic observations and construction phase assistance as part of the construction phase of the project.

Consultant shall provide on-site construction observation services during the construction phase. Consultant will make visits at intervals deemed necessary by the Consultant in order to observe the progress of the Work. Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on



Consultant's exercise of professional judgment. The intent of these observations is to allow the Consultant to certify the construction completion of water, sewer, drainage and site work by the Agencies having Jurisdiction. This task assumes that the Client will serve as their own construction manager and that Kimley-Horn is only involved as necessary to provide final certifications to the agencies. This task includes up to **200 hours** of time from Kimley-Horn staff, any hours beyond that will be charged according to the Kimley-Horn rate schedule.

Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Kimley-Horn have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work.

Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

**Recommendations with Respect to Defective Work:** Consultant will recommend to Client that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Consultant believes that such work will not produce a completed Project that conforms generally to Contract Documents.

**Clarifications and Interpretations:** Consultant will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client. This task anticipates **20 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service.

**Shop Drawings Review:** Consultant shall review and approve or take other appropriate action in respect to Shop Drawings and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs. This task anticipates **10 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service.

**Review of As-Built Plans:** Kimley-Horn will review the signed and sealed As-Built Plans as provided by the Contractor's professional registered surveyor for the Paving, Grading and Drainage Plan and Utility Plan for general compliance with the plans, specifications and permit conditions. This task anticipates **10 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service.

**Preparation of Final Punchlist:** Once As-builts are complete, Kimley-Horn will walk the site with the Contractor and Client and put together a final punchlist of items that need to be addressed as a part of the final closeout. Upon request of the Client, and confirmation by the contractor that the "punch list" items have been completed, Kimley-Horn will provide one (1) site visit (in addition to those described above) to review the construction site civil for final completion and general compliance with the plans, specifications, and permit conditions. Kimley-Horn will prepare a memo notifying the Client that the work has been completed.

This task anticipates **15 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service.



#### Final Project Close Out:

Construction Certification of Completeness to Permitting Agencies: Upon satisfactory completion of the work and submittal of satisfactory as-built drawings by the contractor, Kimley-Horn will notify the permitting agencies that the project has been completed and that based on our periodic site observations and information provided by the contractor that the project has been constructed in general compliance with the approved site civil plans, specifications, and permit conditions. Kimley-Horn will note significant deviations from the plans, specifications and permit conditions. This task anticipates **25 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service

Limitation of Responsibilities: Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor

The Consultant shall prepare Turnover packages to the following agencies as a part of this task:

- Stormwater for Western Grove CDD
- Utilities for City of Port St. Lucie Utility Services District
- Utilities for Tradition Water Co. for irrigation

#### ***Task 11: Construction Phase Services (Segment 2)***

This task shall consist of the anticipated routine periodic observations and construction phase assistance as part of the construction phase of the project.

Consultant shall provide on-site construction observation services during the construction phase. Consultant will make visits at intervals deemed necessary by the Consultant in order to observe the progress of the Work. Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Consultant's exercise of professional judgment. The intent of these observations is to allow the Consultant to certify the construction completion of water, sewer, drainage and site work by the Agencies having Jurisdiction. This task assumes that the Client will serve as their own construction manager and that Kimley-Horn is only involved as necessary to provide final certifications to the agencies. This task includes up to **160 hours** of time from Kimley-Horn staff, any hours beyond that will be charged according to the Kimley-Horn rate schedule.

Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Kimley-Horn have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work.

Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.



**Recommendations with Respect to Defective Work:** Consultant will recommend to Client that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Consultant believes that such work will not produce a completed Project that conforms generally to Contract Documents.

**Clarifications and Interpretations:** Consultant will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client. This task anticipates **20 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service

**Shop Drawings Review:** Consultant shall review and approve or take other appropriate action in respect to Shop Drawings and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs. This task anticipates **15 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service

**Review of As-Built Plans:** Kimley-Horn will review the signed and sealed As-Built Plans as provided by the Contractor's professional registered surveyor for the Paving, Grading and Drainage Plan and Utility Plan for general compliance with the plans, specifications and permit conditions. This task anticipates **10 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service

**Preparation of Final Punchlist:** Once As-builts are complete, Kimley-Horn will walk the site with the Contractor and Client and put together a final punchlist of items that need to be addressed as a part of the final closeout. Upon request of the Client, and confirmation by the contractor that the "punch list" items have been completed, Kimley-Horn will provide one (1) site visit (in addition to those described above) to review the construction site civil for final completion and general compliance with the plans, specifications, and permit conditions. Kimley-Horn will prepare a memo notifying the Client that the work has been completed.

This task anticipates **15 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service.

**Final Project Close Out:**

**Construction Certification of Completeness to Permitting Agencies:** Upon satisfactory completion of the work and submittal of satisfactory as-built drawings by the contractor, Kimley-Horn will notify the permitting agencies that the project has been completed and that based on our periodic site observations and information provided by the contractor that the project has been constructed in general compliance with the approved site civil plans, specifications, and permit conditions. Kimley-Horn will note significant deviations from the plans, specifications and permit conditions. This task anticipates **25 hours** of effort from Kimley-Horn staff and any additional effort required will be an additional service

**Limitation of Responsibilities:** Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor



The Consultant shall prepare Turnover packages to the following agencies as a part of this task:

- Stormwater for Western Grove CDD
- Utilities for City of Port St. Lucie Utility Services District
- Utilities for Tradition Water Co. for irrigation

### **ADDITIONAL SERVICES**

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Retaining wall design, slope stability design, any structural design
- Building permitting assistance
- Board/Approval Appeals
- Environmental Reports and Permitting
- Additional meetings and calls
- Changes to offsite plan
- Traffic Engineering
- Additional Phases/Sub Phases

### **INFORMATION PROVIDED BY CLIENT**

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Any legal services necessary for the Project will be provided by the Client's legal counsel. These may include, but are not limited to, preparation of easements and covenants, opinion of title and articles of incorporation.
- All review, permitting, inspection, impact and similar project application fees
- Signatures on applications and letters of agent authorizations
- An executed copy of this agreement

### **SCHEDULE**

We will provide our services in an expeditious and orderly manner to work to meet the schedule developed and mutually approved by the Client for this Development.



## FEE AND EXPENSES

Kimley-Horn will perform all the services listed below (except for the construction phase services task associated with the two segments) for the lump sum labor fee below. In addition to the lump sum labor fee, direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.10 times cost. All permitting, application, and similar project fees will be paid directly by the Client.

### CONSTRUCTION PROJECT #1

Task 1 –	Project Management .....	\$1,500
Task 2 –	Survey .....	\$11,500
Task 3 –	Preliminary (30%) Plans .....	\$9,700
Task 4 –	60% Plans .....	\$34,800
Task 5 –	90% Constructability Plans .....	\$19,300
Task 6 –	Final (100%) .....	\$10,400
Task 7 –	Street Lighting .....	\$10,500
Task 8 –	Permitting .....	\$13,500
Task 9 –	Bid Coordination .....	\$3,500

Roughly 65% to  
Phase 1, with 15% of  
that going to Utilities

**Total Design and Survey .....** **\$121,700**

Task 10 –	Construction Phase Services (Segment 1) .....	\$49,800
Task 12 –	Construction Phase Services (Segment 2) .....	\$44,500

Phase 1 only

**TOTAL Construction Phase– .....** **\$94,300**

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Reimbursable expenses will be invoiced based upon expenses incurred. Payment will be due within 25 days of your receipt of the invoice.

Labor fee will be billed according to our current rate schedule, which is subject to annual adjustment. A percentage of labor fee will be added to each invoice to cover certain other expenses as to these tasks such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. All permitting, application, and similar project fees will be paid directly by the Client.

Payment will be due within 25 days of your receipt of the invoice.

### Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to Taylor Morrison.

# Kimley»Horn

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



By: Kinan Husainy, P.E.  
Associate



Brian Good, P.E.  
Sr. Vice President

Attachment: Standard Provisions  
Ex B

**TAYLOR MORRISON**

# Kimley»Horn

A Corporation

Agreed to this 2 day of MAY, 2019.

By: [Signature]

Title Its President Vice President

MATT YOUNG  
(Print or Type Name)

M.YOUNG@TAYLORHORN.COM  
(Email Address)

Attest: _____

Its Secretary / Assistant Secretary

_____  
(Print or Type Name)

_____  
(Email Address)



### Request for Information

*Please return this information with your signed contract; failure to provide this information could result in delay in starting your project*

#### Client Identification

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	<input type="checkbox"/>	Agent for Owner	<input type="checkbox"/>	Unrelated to Owner

#### Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

#### Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

#### Project Funding Identification – List Funding Sources for the Project


*Attach additional sheets if there are more than 4 parcels or more than 4 owners*

**KIMLEY-HORN AND ASSOCIATES, INC.**

**STANDARD PROVISIONS**

(1) **Consultant's Scope of Services and Additional Services.** The Consultant's undertaking to perform professional services extends only to the services specifically described in this Agreement. However, if requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities described herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project including all numerical criteria that are to be met and all standards of development, design, or construction.
- (c) Provide to the Consultant all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in the Consultant's opinion, such as site survey and engineering data, environmental impact assessments or statements, upon all of which the Consultant may rely.
- (d) Arrange for access to the site and other private or public property as required for the Consultant to provide its services.
- (e) Review all documents or oral reports presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of the Consultant's services.
- (g) Cause to be provided such independent accounting, legal, insurance, cost estimating and overall feasibility services as the Client may require.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the scope, timing, or payment of the Consultant's services or any defect or noncompliance in any aspect of the project.
- (i) Bear all costs incidental to the responsibilities of the Client.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work timely after receipt of a properly executed copy of this Agreement and any required retainer amount. This Agreement is made in anticipation of conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months (cumulatively), Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Compensation shall be paid to the Consultant in accordance with the following provisions:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant for the duration of the project and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due to the Consultant under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid in full and may commence proceedings, including filing liens, to secure its right to payment under this Agreement.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.

(c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 25 days of receipt.

(d) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents, including but not limited to drawings, specifications, reports, and data or programs stored electronically, prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use, partial use or reuse by the Client or others on extensions of this project or on any other project. Any modifications made by the Client to any of the Consultant's documents, or any use, partial use or reuse of the documents without written authorization or adaptation by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code developed in the development of application code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern. Because data stored in electronic media format can deteriorate or be modified without the Consultant's authorization, the Client has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, or upon thirty days' written notice for the convenience of the terminating party. If any change occurs in the ownership of the Client, the Consultant shall have the right to immediately terminate this Agreement. In the event of any termination, the Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination. If the Consultant's compensation is a fixed fee, the amount payable for services will be a proportional amount of the total fee based on the ratio of the amount of the services performed, as reasonably determined by the Consultant, to the total amount of services which were to have been performed.

(8) **Insurance.** The Consultant carries Workers' Compensation insurance, professional liability insurance in the amount of \$2,000,000 per claim, and general liability insurance. If the Client directs the Consultant to obtain increased insurance coverage, the Consultant will take out such additional insurance, if obtainable, at the Client's expense.

(9) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's undertaking herein

or its performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This Section 10 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 10 shall require the Client to indemnify the Consultant.

(11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association as a condition precedent to litigation.

(14) **Hazardous Substances and Conditions.** In no event shall Consultant be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to professional analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant shall notify the Client of hazardous substances or conditions not contemplated in the scope of services of which the Consultant actually becomes aware. Upon such notice by the Consultant, the Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**

(a) If the Consultant's services include the preparation of documents to be used for construction and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Provided, however, that any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision.

(19) PURSUANT TO FS 558.0035, EMPLOYEES OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.

Purchase Order Inquiry 05/10/2022 Page: 1  
 Rule ID : 55553100 Esplanade at Tradition 47s Dev 1:38PM User: bhopkins  
 PO Number : 000007 Kimley-Horn And Associates Inc

Purchase Order Item

Line# : 0010 Verified : Yes Hidden : No  
 Product List : Product Code :  
 Craft Type : Subcontract  
 Subcontract No :  
 Descr : Civil Engineering

	Original	Revised
	-----	-----
Quantity : 1.00		1.000
U of M :		
Unit Price : 216,000.00		216,000.00
Discount % : 0.00		
Factor : 1.000000		
Draw % : 100.00		
Amount : 216,000.00		216,000.00
Tax Cat :		
Tax : 0.00		0.00
Allocation : H,0145,55553100,009000,001420,10		

PO Invoice Details

Invoice Number	Invoice Date	Amount
-----	-----	-----
147701000-0919	09/30/2019	-23,463.18
1477010000619	06/30/2019	-57,990.92
1477010000719	07/31/2019	-29,143.35
1477010000819	08/31/2019	-59,826.52
147701001-0620	06/30/2020	-626.25
147701001-0720	07/31/2020	-5,985.28
147701001-0819	08/31/2019	-10,925.00
1477010010619	06/30/2019	-28,039.50

# TIM O&M Methodology (Under Separate Cover)



## AMENDMENT #1 TO STATEMENT OF WORK #TR- 20200316

This Amendment #1 (the “**Amendment**”) to Statement of Work #TR-20200316 dated September 9, 2020 (the “**SOW**”), is made and entered into as of this 28 day of June, 2022 (the “**Amendment Effective Date**”), by and between Tradition Community Development District No. 1 (“**Customer**”) and Beep, Inc. (“**Beep**”).

WHEREAS, Customer and Beep have previously entered the SOW and Order #TR-20200302 dated September 9, 2020 (the “**Prior Order**”); and

WHEREAS, pursuant to the Prior Order, Customer purchased from Beep the two (2) Autonomous Vehicles, identified therein, and Customer desires to procure the additional four (4) autonomous vehicles set out in this SOW and retain Beep to provide the Managed Services and Onboarding and Commissioning for the additional autonomous vehicles, as described herein, and the parties desire to amend the SOW.

NOW THEREFORE, in consideration of the promises set out herein, the parties hereby agree as follows:

### 1. PURCHASE OF ADDITIONAL AUTONOMOUS VEHICLES

Customer shall purchase from Beep all right, title and interest to the additional autonomous vehicles set out in Exhibit 1 (the “**Additional Vehicles**”). The Autonomous Vehicles in the SOW shall refer to collectively the Additional Vehicles and the Autonomous Vehicles purchased under the Prior Order. AVs shall be FOB Point of Origin, provided Beep shall be solely responsible for costs and fees set out in the Master Agreement dated September 4, 2020 (the “**Agreement**”), between Customer and Beep, as amended by Amendment #1 executed by Beep on November 23, 2020, and by Customer on December 16, 2020, including, without limitation, import duties, transportation or shipping, for delivery of the Additional Vehicles, Customer shall receive from Beep the standard manufacturer’s warranty for the Additional Vehicles. Except for the manufacturers’ warranty and unless otherwise agreed to by the parties or set forth in the Agreement or this SOW, Beep disclaims all warranties for the Additional Vehicles.

### 2. OVERVIEW OF SERVICES

Beep shall deploy and manage the Autonomous Vehicles (each a “**AV**” and collectively, the “**AVs**”) to serve up to eight (8) total routes or route variations in Tradition of Port Saint Lucie, Florida, as set out in the SOW and as further agreed to by the parties. During the Term, Beep shall provide the Services for the turn-key, complete service, management and maintenance operations of the AVs, as required for a lawful and successful deployment and operation of the Autonomous Vehicles, as set out in this SOW and the Agreement. As used in this Amendment, the term “Fully Deployed” shall mean that (i) Beep has completed all Onboarding, Commissioning, and route establishment services for the Additional Vehicles and (ii) Beep has placed the Additional Vehicles into active service for Customer.

### 2. TERM

Section 2 of the SOW is hereby deleted in its entirety and replaced as follows:

The term of this SOW shall remain in effect for an initial term of twenty-four (24) months following the Amendment Effective Date (the “**SOW Term**”). The SOW Term shall renew automatically for additional one-year terms thereafter unless Beep or Customer provides written notice to the other party no less than thirty (30) days prior to the expiration of the initial SOW Term or any one-year renewal periods thereafter of its intent to terminate this SOW. This SOW shall terminate automatically without the need for any further action by any party hereto upon the expiration or the termination of the Agreement.

### 3. ROUTES

The AVs shall serve up to eight (8) defined Routes or Route variations serving Tradition as agreed to by the parties. Beep shall provide the Onboarding and Commissioning Services set forth in the SOW for the Additional Vehicles and for the additional Routes or Route variations.

### 5. FEES

#### A. *Additional Vehicles and Software*

In consideration of the Additional Vehicles, Onboarding, Route Establishment and Commissioning Services, Customer shall pay Beep the following fees:

VEHICLE #	DESCRIPTION	FEES
Navya AV #3	Cost of Additional Vehicle, Onboarding, Commissioning, Route Establishment, and Managed Services (Software Licensing, Insurance, Maintenance and Attendant services for up to 50 hours per week per AV) for 24 months once Fully Deployed	\$767,600
Navya AV #4	Cost of Additional Vehicle, Onboarding, Commissioning, Route Establishment, and Managed Services (Software Licensing, Insurance, Maintenance and Attendant services for up to 50 hours per week per AV) for 24 months once Fully Deployed	\$767,600
Navya AV #5	Cost of Additional Vehicle, Onboarding, Commissioning, Route Establishment, and Managed Services (Software Licensing, Insurance, Maintenance and Attendant services for up to 50 hours per week per AV) for 24 months once Fully Deployed	\$767,600
Navya AV #6	Cost of Additional Vehicle, Onboarding, Commissioning, Route Establishment, and Managed Services (Software Licensing, Insurance, Maintenance and Attendant services for up to 50 hours per week per AV) for 24 months once Fully Deployed	\$767,600
<b>Total Fee</b>		<b>\$3,070,400</b>

**B. Services**

Section 5(A) of the SOW is hereby deleted in its entirety and replaced as follows:

In consideration of additional Managed Services (Software Licensing, Insurance, Maintenance and Attendant services for up to 50 hours per week per AV) during the Term, Customer shall pay Beep a monthly fee of up to \$6,900 per AV for Navya AV #1 and Navya AV #2 which have been Fully Deployed by Beep.

**C. Payment Terms**

The fees for the Additional Vehicles and Onboarding, Commissioning, Route Establishment, and Managed Services (Software Licensing, Insurance, Maintenance and Attendant services for up to 50 hours per week per AV) for 24 months shall be individually paid upon each Additional Vehicles having been Fully Deployed by Beep. The Managed Services for Navya #1 and Navya #2 will be billed monthly in the amount of up to \$6,900 per AV. All fees shall be paid in accordance with the Agreement.

**8. GENERAL**

Customer and Beep acknowledge, agree, and confirm that: (A) the parties have rescinded Statement of Work #TR-20210809 dated December 18, 2021 (the "Prior SOW") and that such Prior SOW is of no further force or effect; and (B) Customer has returned to Beep the two (2) Olli 2.0 autonomous vehicles (the "Prior Vehicles") purchased under Order #TR-20210210 dated June 9, 2021 (the "Prior Order"), and Beep is replacing the Prior Vehicles with Navya AV#3 and Navya AV#4, identified above. Beep will credit Customer the \$70,000 down payment paid under the Prior Order against the invoice for Navya AV#3 and AV#4, and acknowledges that such order is of no further force or effect.

The SOW is amended as set out in this Amendment. In the event of a conflict between the provisions of this Amendment and the provisions of the SOW or of the Agreement, the provisions of this Amendment shall govern.

Customer and Beep acknowledge, agree, and confirm that the "attendant services" will terminate for each Additional Vehicle once each has been fully deployed for 24 months, and that the "attendant services" for Navya #1 and Navya #2 will terminate 24 months following the Amendment Effective Date.

**Agreed to and accepted by:**

**CUSTOMER**

By: _____

**BEEP, INC.**

By: _____

Name: Frank Covelli  
Title: Chairman  
Date: 6/28/22

Name: Joe Moya  
Title: Chief Executive Officer  
Date: 6/24/2022

**EXHIBIT 1**

**AUTONOMOUS VEHICLES**

<b>ADDITIONAL VEHICLE</b>	<b>VIN</b>
Navya Autonom DL4 autonomous vehicle(s), inclusive of Internal Advertising Displays; Window Tinting,	<b>VG9A2CB2DGB019022</b>
	<b>VG9A2CB2CJV019127</b>
	<b>VG9A2CB2CJV019129</b>
	<b>1N9A1SAC6JS384008</b>

# Tradition CDD Stormwater System



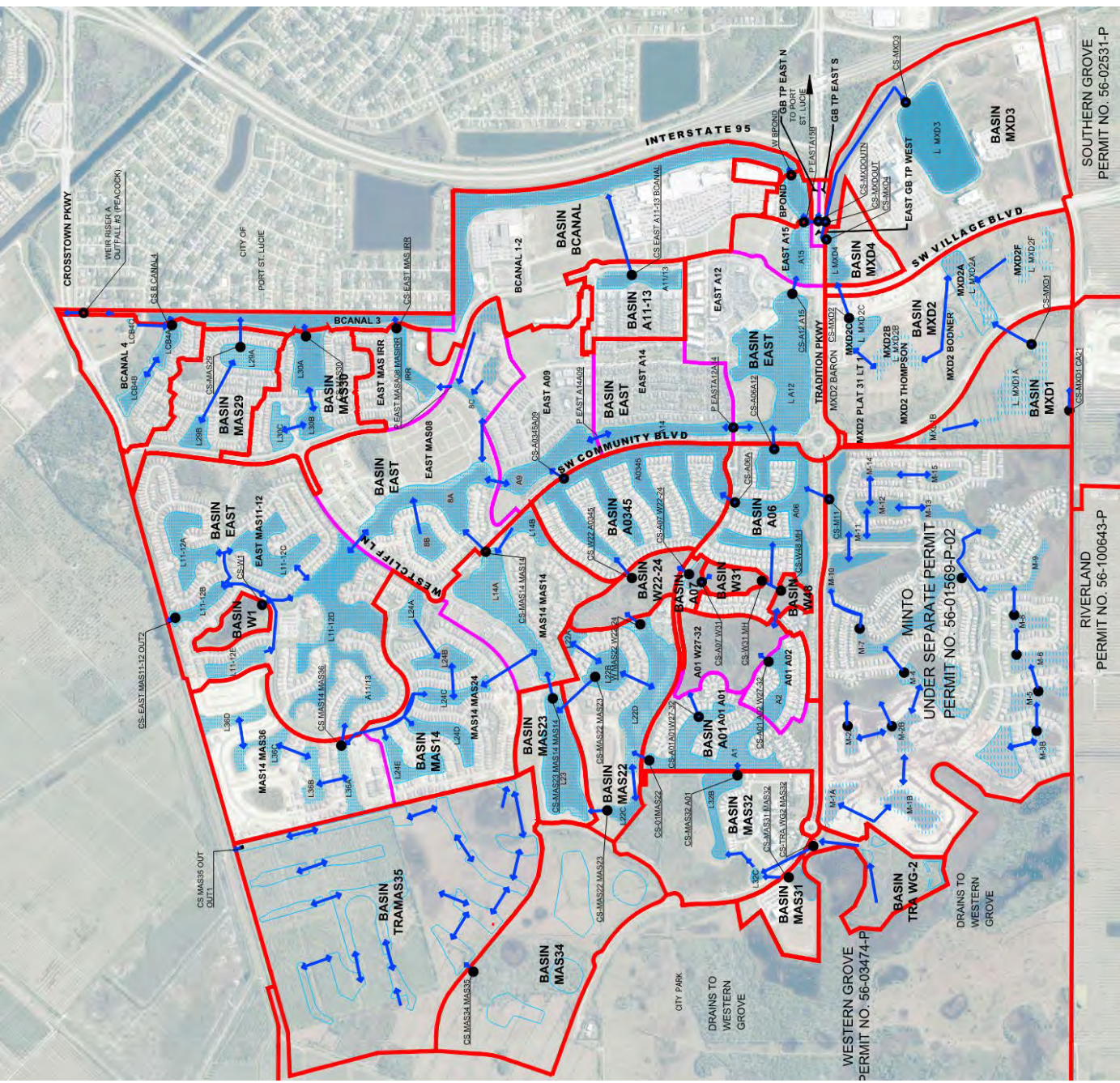
# Tradition CDD Stormwater System

## 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

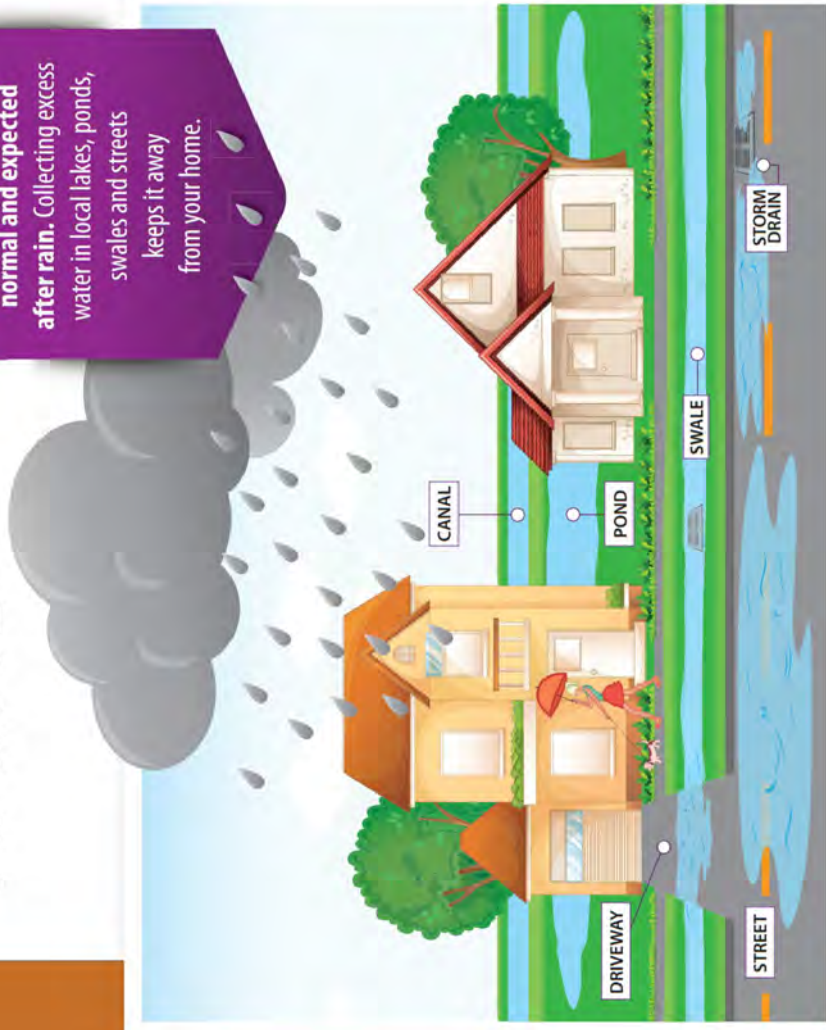
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

## 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.

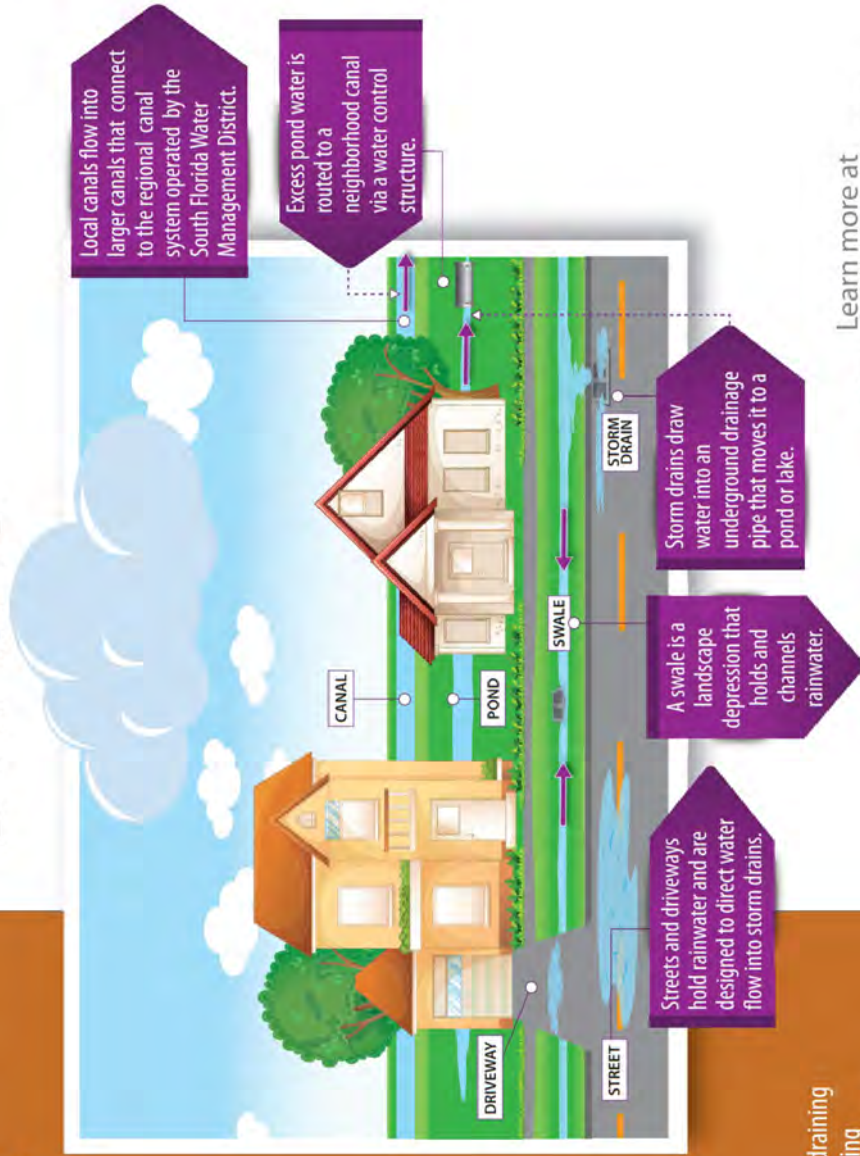
### Extent of rainfall.

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

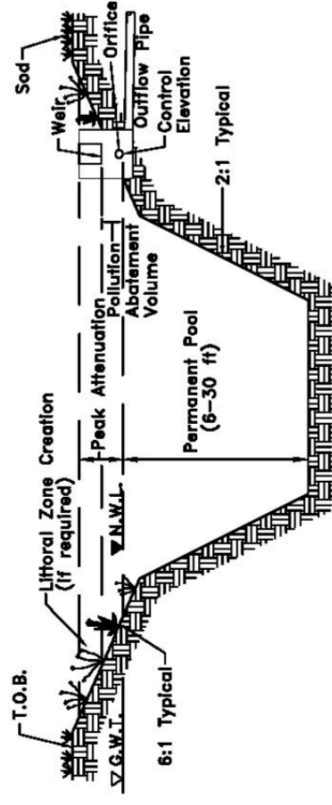
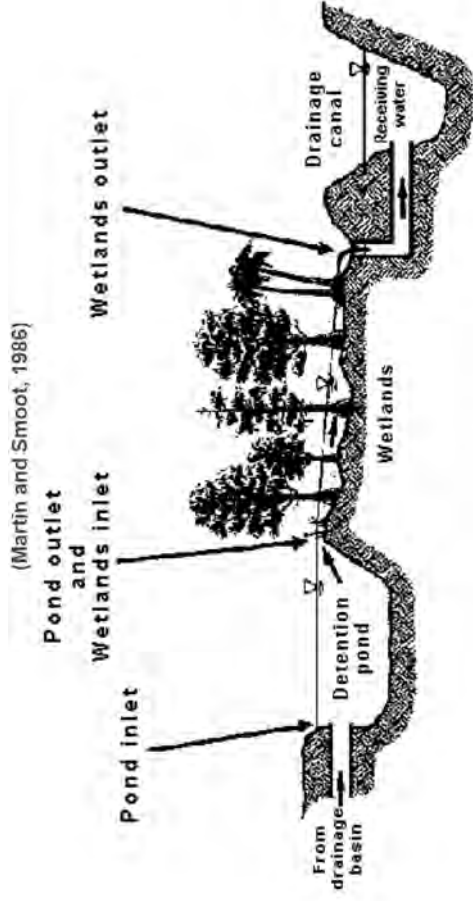
## Tradition CDD Stormwater System

# 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?

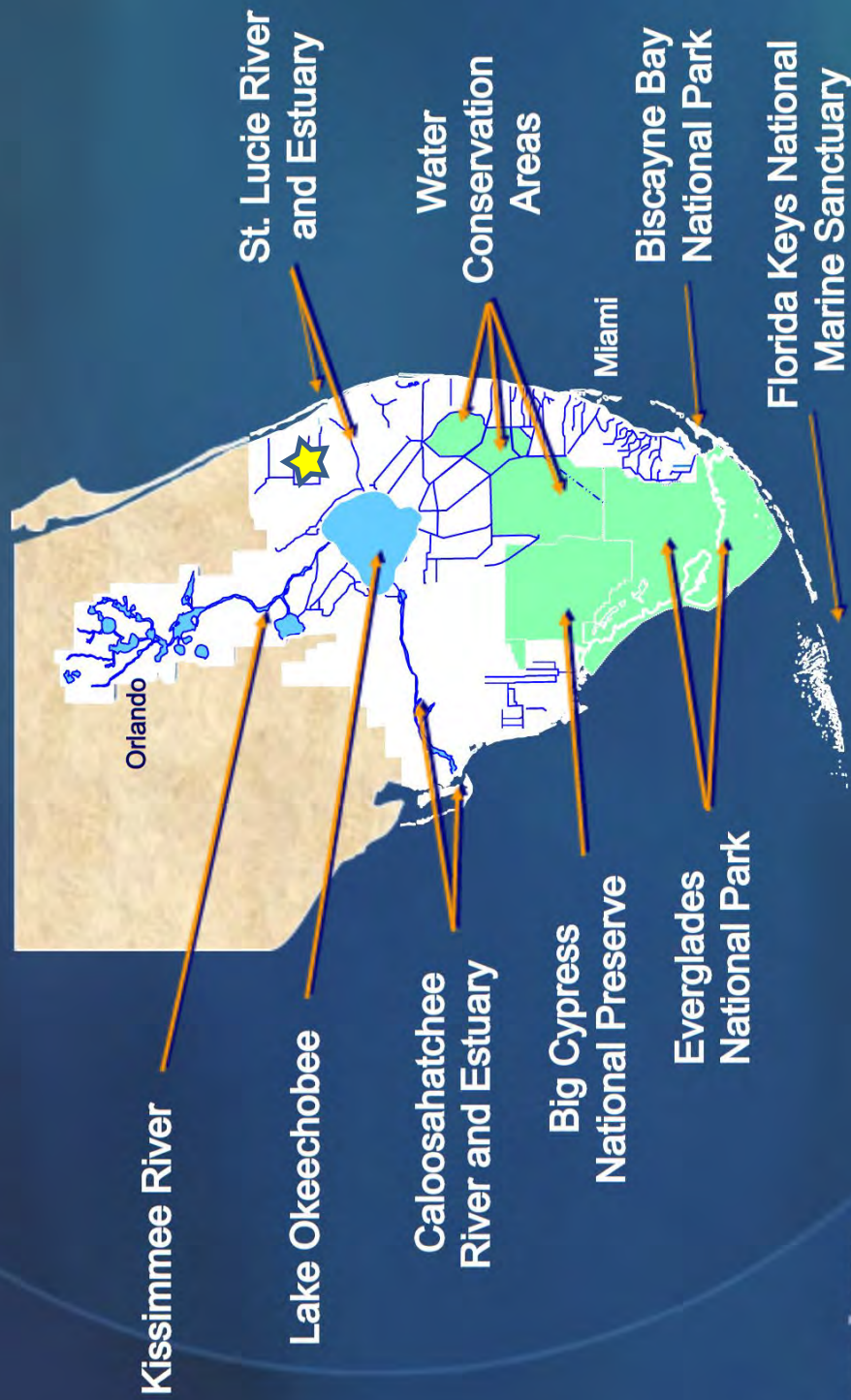
## Flood Factor:

**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

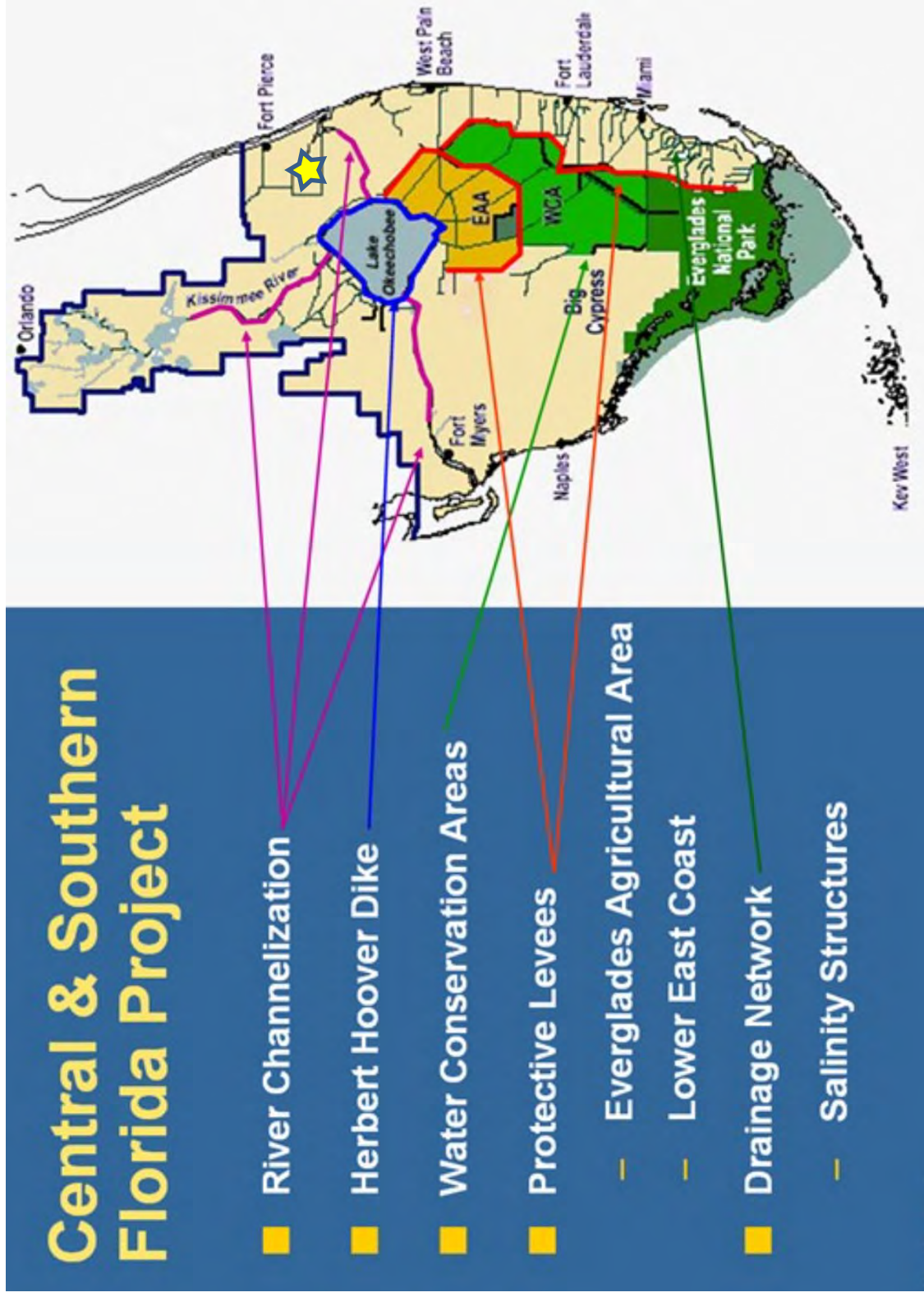
## The Central and Southern Florida (C&SF) Flood Control Project:

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

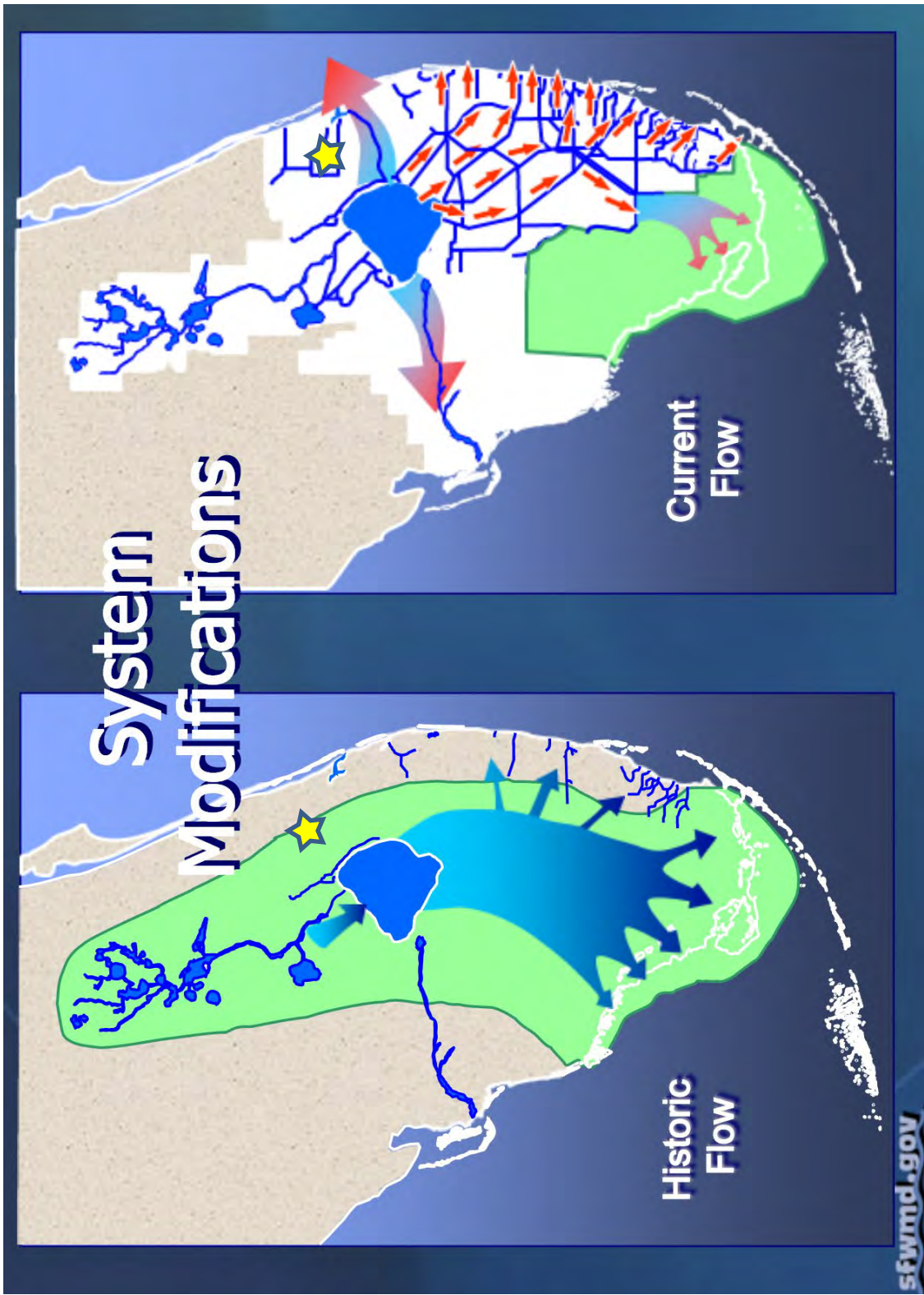


## Tradition CDD Stormwater System

# SOUTH FLORIDA ECOSYSTEM

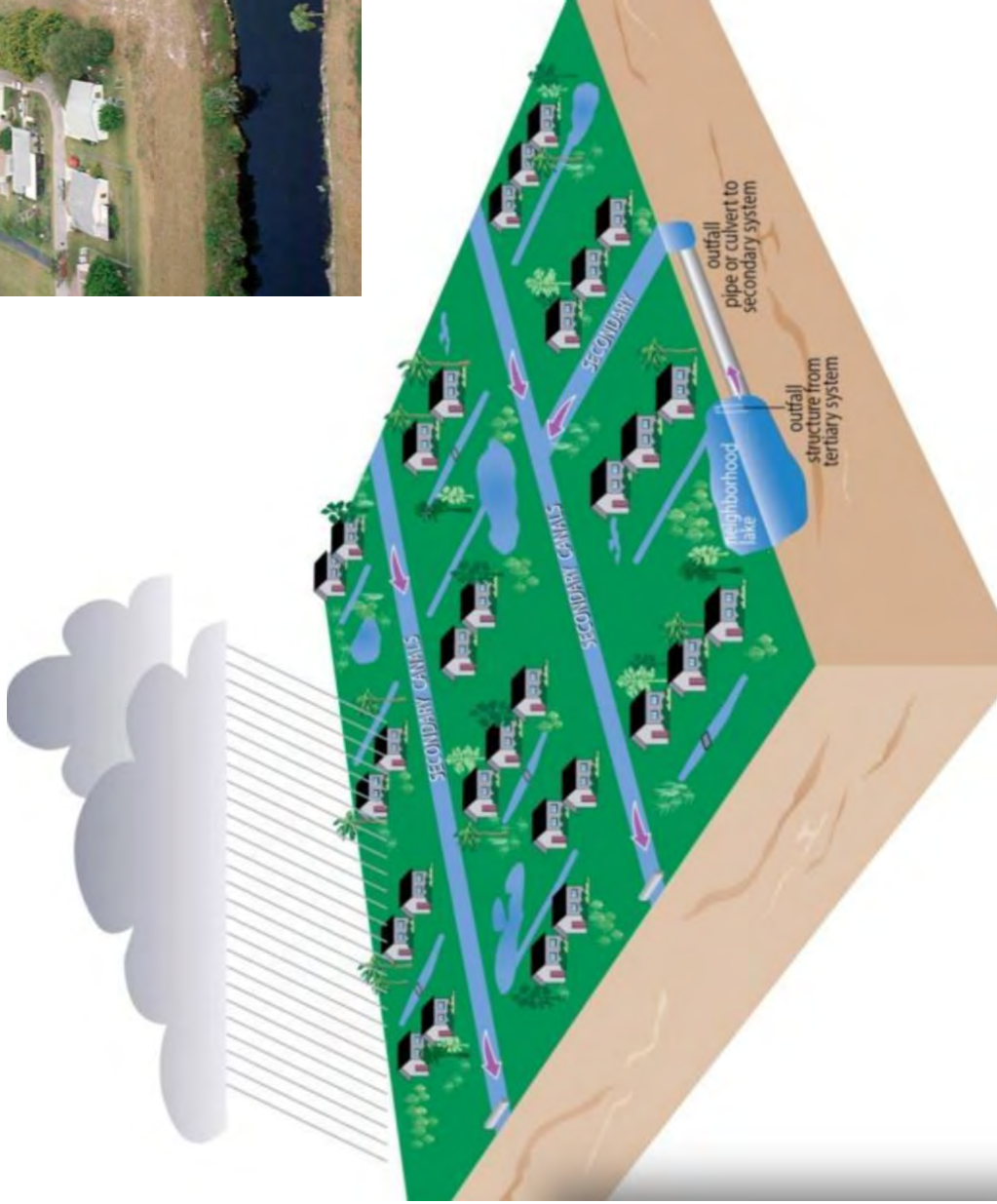


# SOUTH FLORIDA ECOSYSTEM



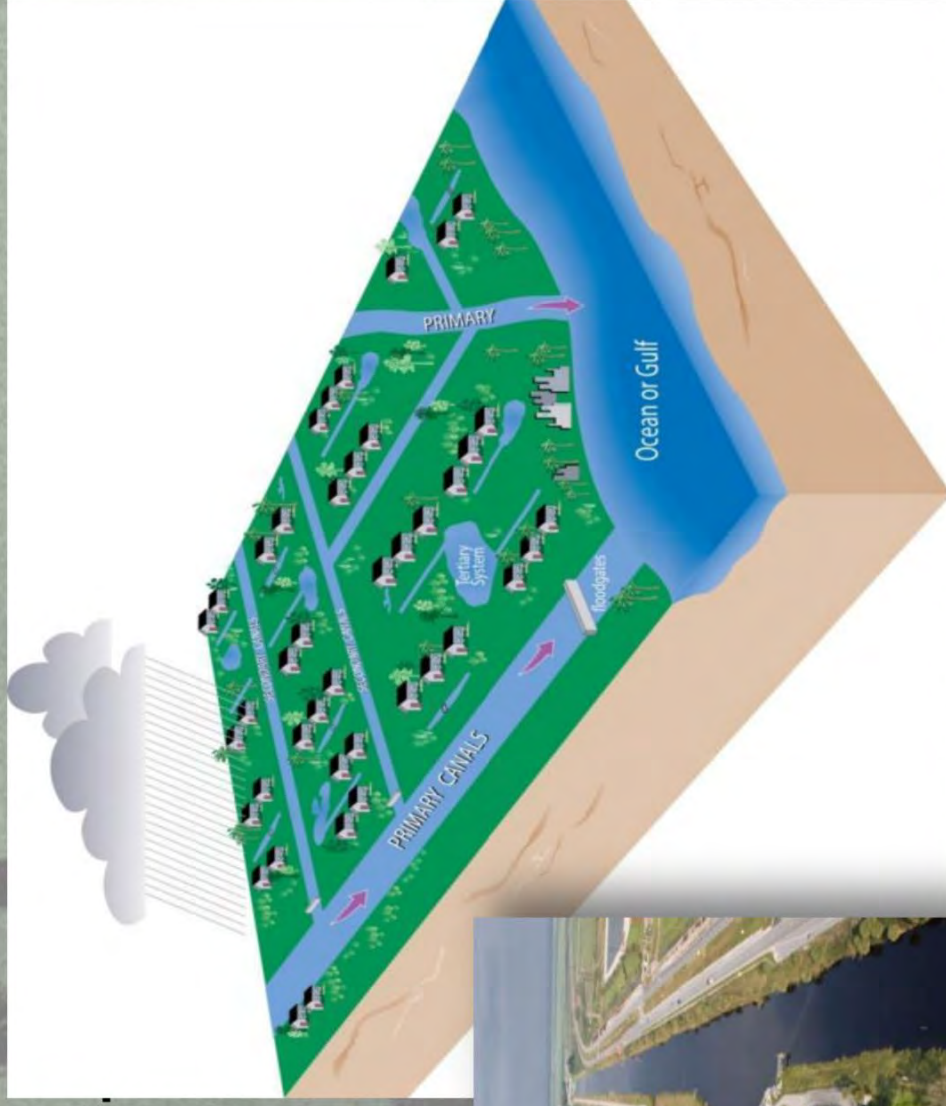
## Tradition CDD Stormwater System

# SOUTH FLORIDA DRAINAGE



## SOUTH FLORIDA DRAINAGE

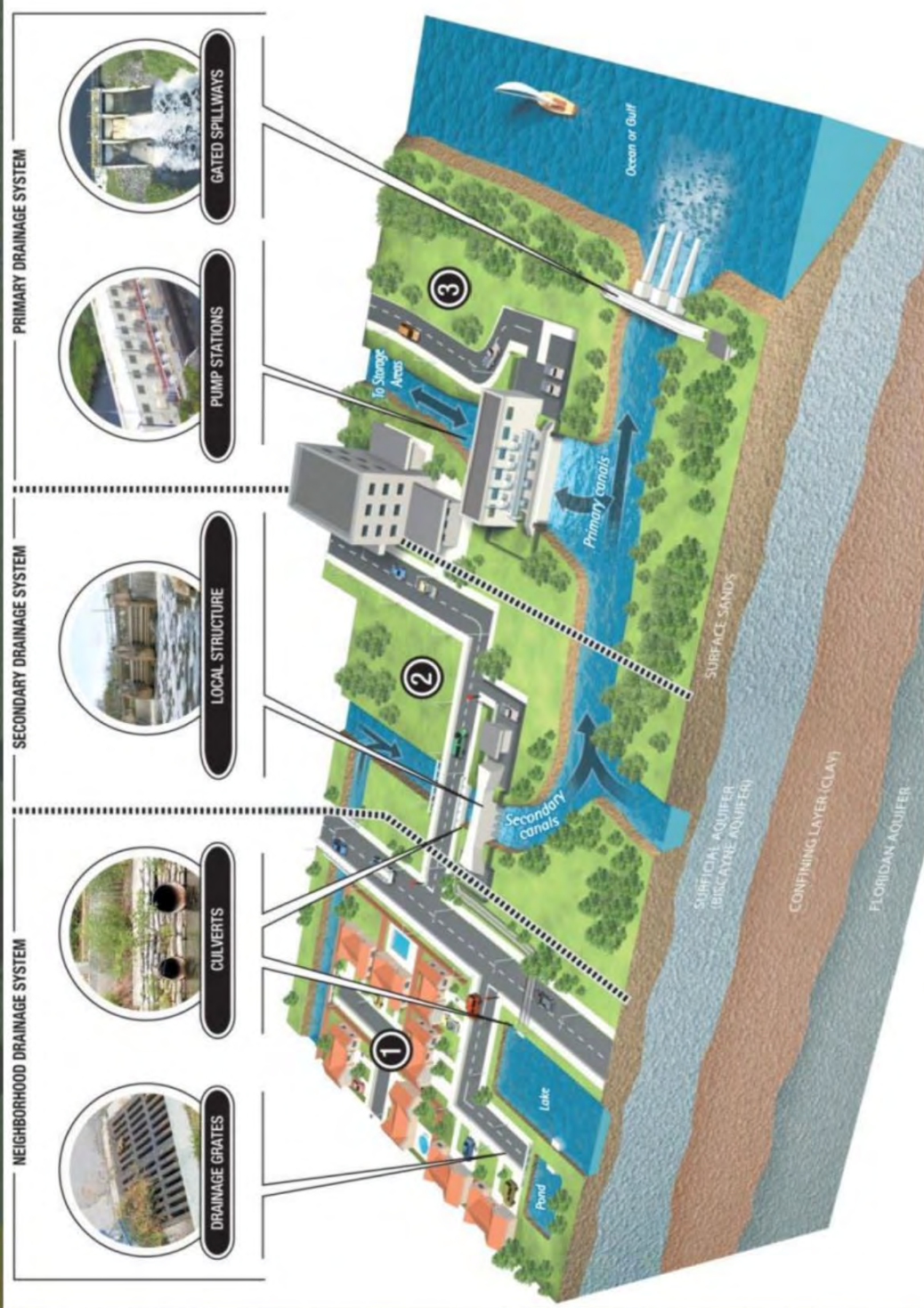
**Major canals receive inflows & move water into storage or to the coast**



## Tradition CDD Stormwater System

# SOUTH FLORIDA DRAINAGE

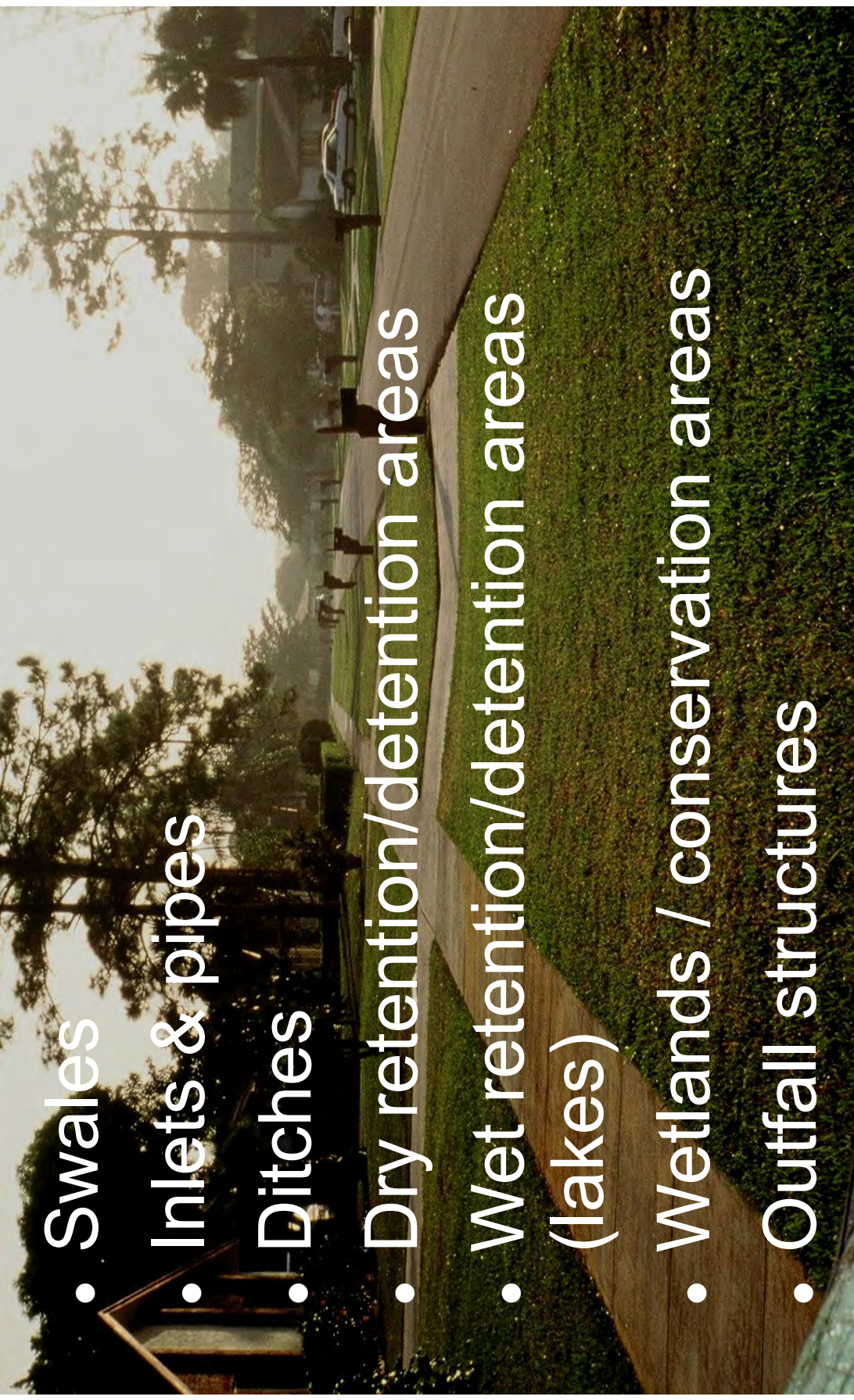
**The three  
systems  
must all  
work  
together**



## 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

13 1:27 PM

## 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 District  
Board Meeting Date: July 6, 2022  
BOARD AGENDA ITEM**

**Subject: Irrigation System Performance Report**

**Background:**

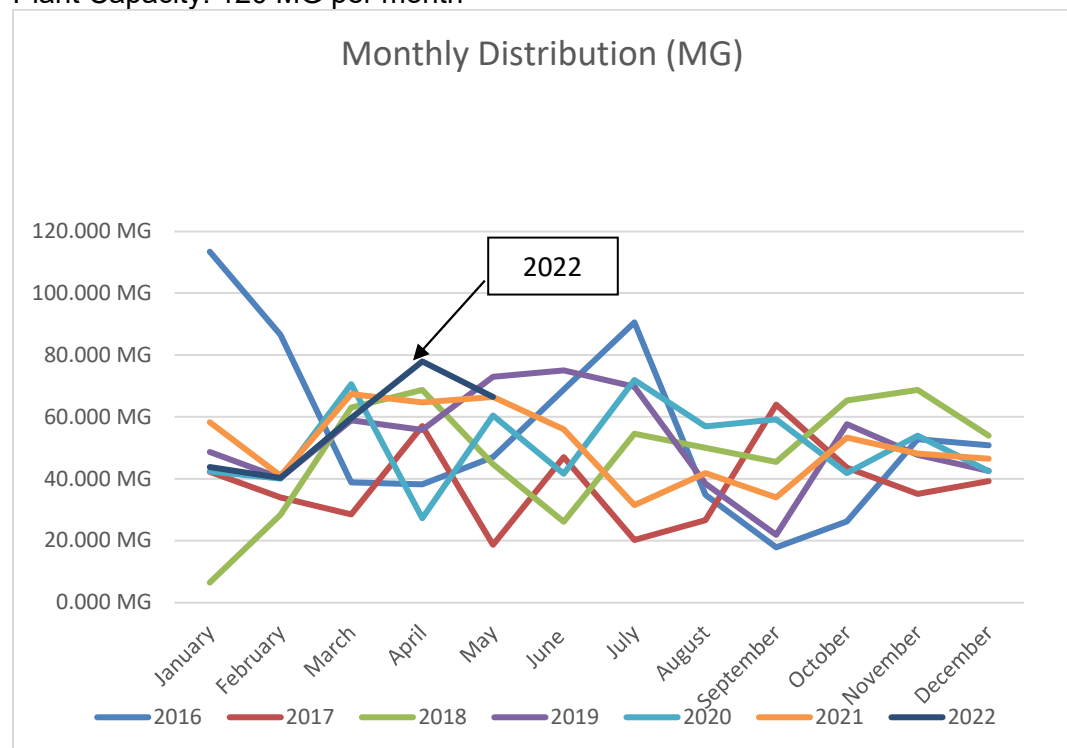
The irrigation system was placed into service in 2003. The system was design to serve 7407 ERCs (Equivalent Residential Connections) within the Tier 1 service area (those users connected by pressurized pipes to the plant). That equates to 851.4 irrigated acres per day or 3,703,500 gallons per day (GPD). In 2017, the plant production capacity was 7996 ERCs (919 irrigated acres per day or 3,998,000 GPD). Source: Kimley Horn 2017 Engineers Report.

Raw water for the irrigation plant is pumped from the lake north of the irrigation plant (Lake IRR) with a backup supply from the B Canal. The raw water is filtered and then stored in the 2MG above-ground storage tank until it is needed.

Each customer is allowed to irrigate 3 days per week. No irrigation is allowed on Fridays. (See Tradition Irrigation System Rules and Regulations.)

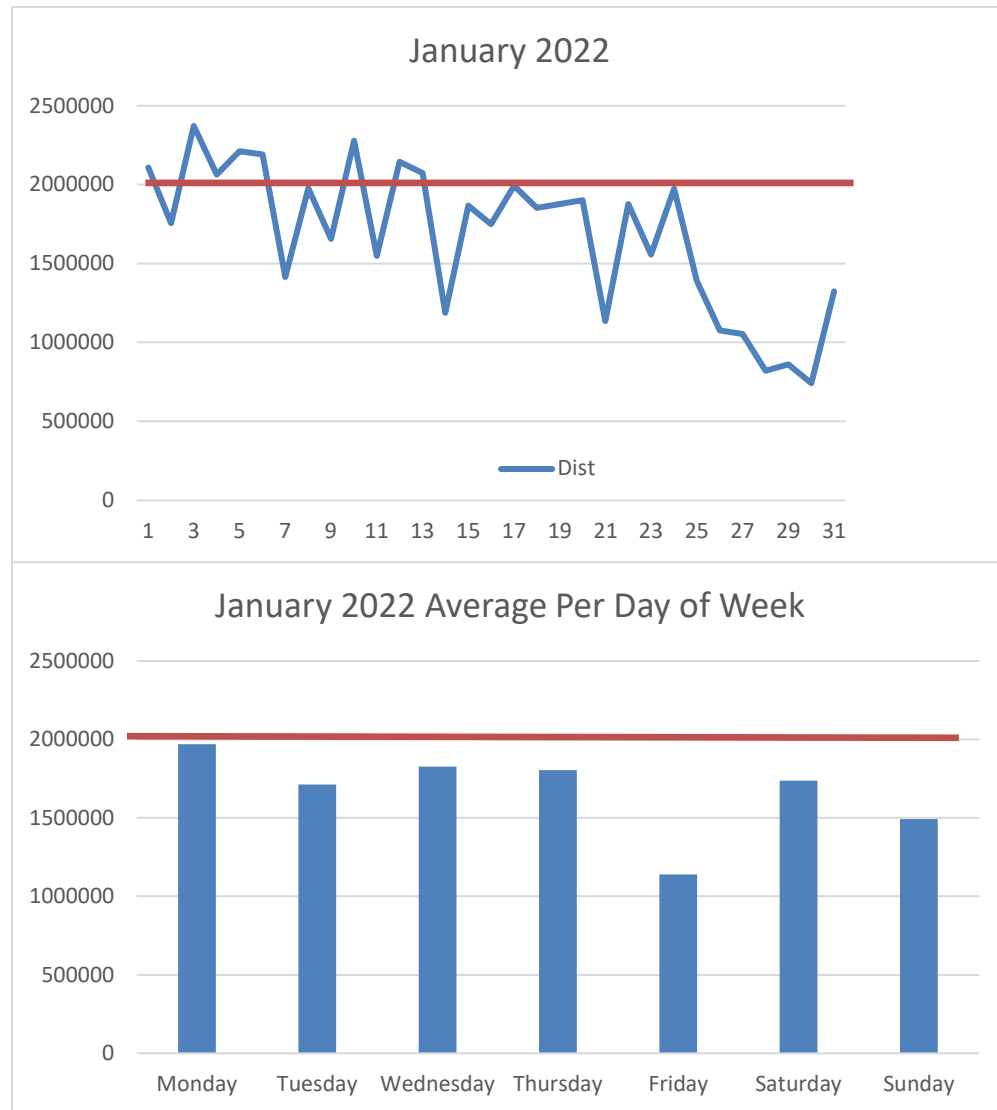
**System Performance:**

Plant Capacity: 120 MG per month



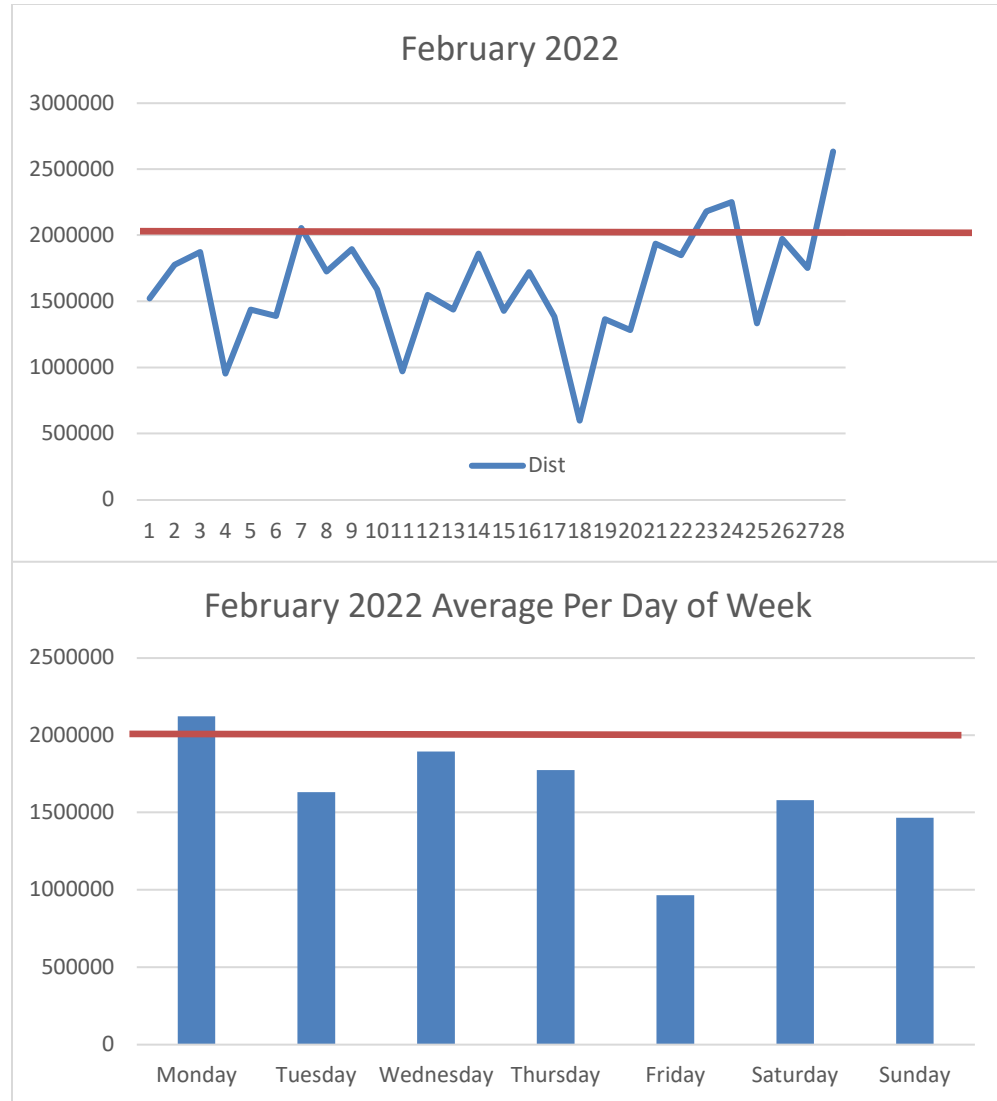


Above ground storage tank capacity: 2,000,000 gallons.



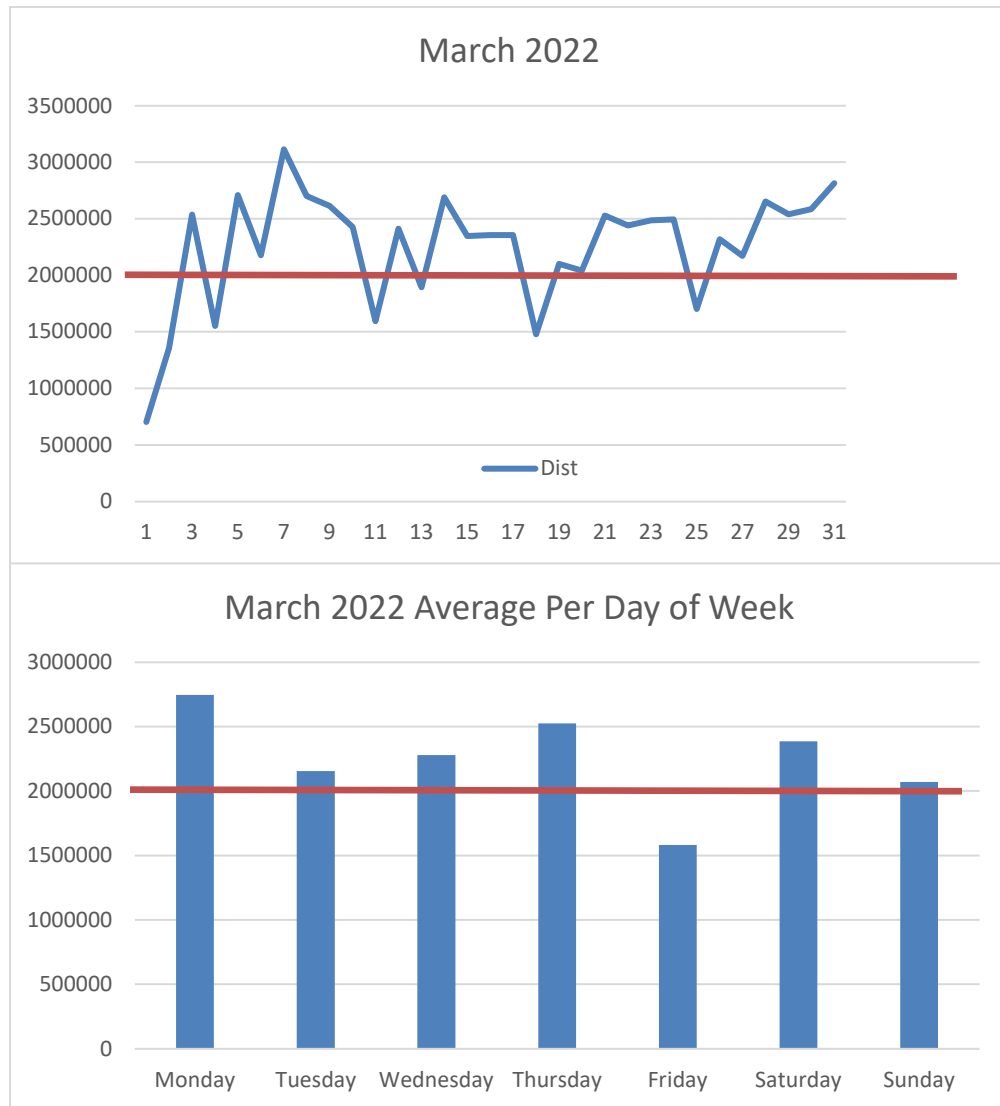


Above ground storage tank capacity: 2,000,000 gallons.



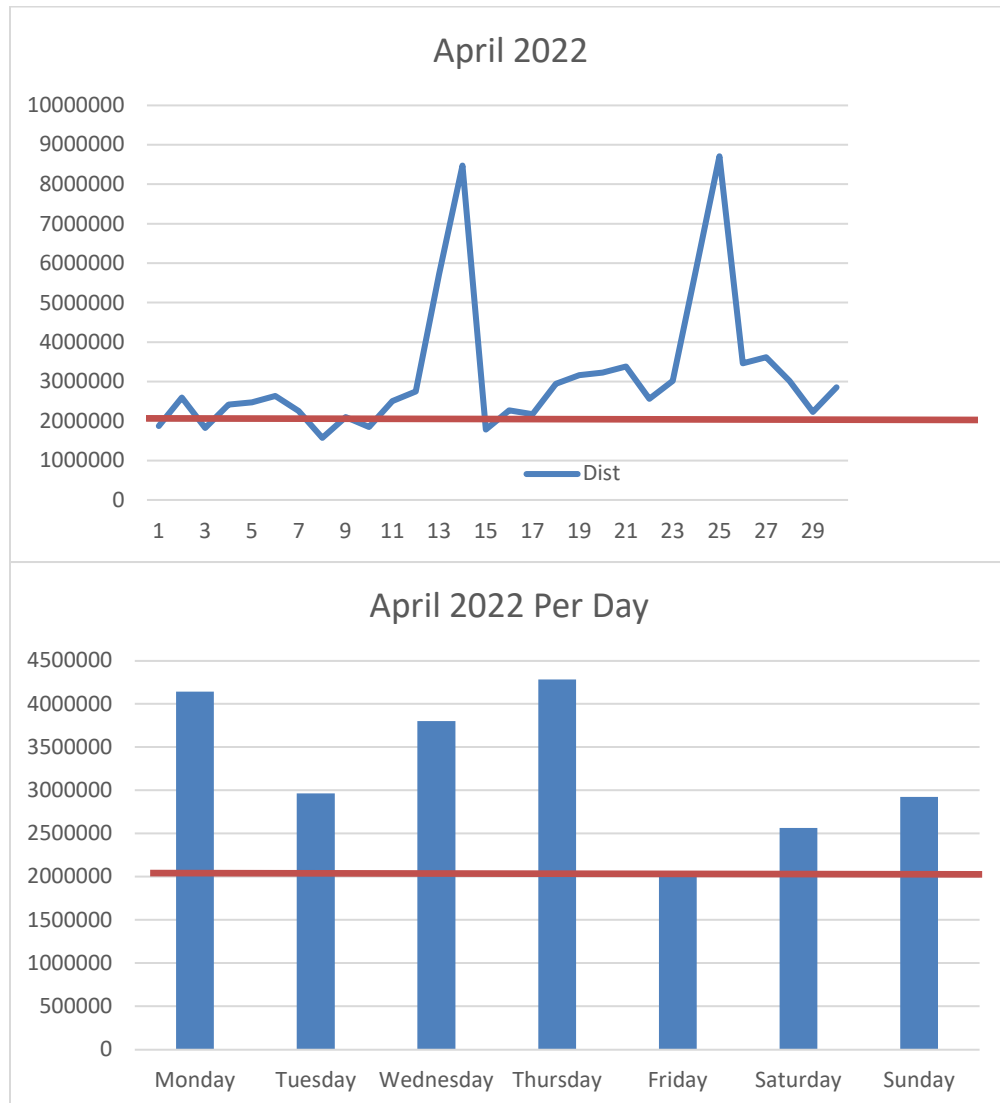


Above ground storage tank capacity: 2,000,000 gallons.





Above ground storage tank capacity: 2,000,000 gallons.





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### Performance Summary:

System is performing within design parameters on a monthly basis.

Daily demand is frequently exceeding capacity of storage tank. Raw water pumps are not able to refill the storage tank at a rate equal to the demand.

System is in compliance with SFWMD Consumptive Use permits

- 56-01067-W (expires 12/21/2035),
- 56-01661-W (expires 10/26/2035),
- 56-02659-W (expires 7/29/2033), and
- Diversion and Impoundment Permit 56-03440-W (expires 12/21/2035).

Staff is working with SFWMD to transfer and modify Permit 56-02659-W (Western Grove) to Tradition CDD. SFWMD is continuing to allow new developments to list Tradition CDD as the irrigation source while the permit technicalities are worked out.

Irrigation plant pumps were calibrated on July 1, 2021.

Less than 12% of the remote meter reading systems are operational. Meters for large users will be manually read quarterly to ensure usage does not exceed 90,000 gallons per month per irrigated acre.



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**Staff Action:**

Upgrade filters to reduce pressure losses through system. Improving water quality and allowing pumps to refill above ground tank faster. (completed)

Upgrade raw water pumps to allow above ground tank to be filled faster. (50% complete. Remaining pumps will be upgraded if still needed after intake replacement completed.)

Upgrade raw water intakes. Original intakes were corrugated HDPE secured by “dead-men” to the bottom of the lake and canal. The intake screens are cleaned by sending divers down to remove screens, bringing them to the surface to pressure wash, then having divers go back down to re-install. Dead-men periodically become detached from the pipe ends allow intake to float to surface; repairs requires divers to go down and re-attach. Pipe itself has joint separation allowing debris to enter raw water wet well. Replacement of primary intake is under construction.

Ensure compliance with 3-day irrigation limitation per customer and no watering on Fridays. (Exceptions for newly planted landscape.) Staff are in the process of determining authorized days of the week for each user.

Update remote meter reading technology from radiofrequency transmission (must have clear line of sight to receiver at irrigation plant) to a wireless cloud-based technology. Staff are currently reviewing proposals for conversion options. Real-time meter readings will allow staff to determine where, when, and how much irrigation supply is being used by each customer. Irrigation bills are based on the irrigated acreage with a higher per acre rate assigned to users who exceed 90,000 gallons per month per irrigated acre.

Optimize storage within above ground tank by removing existing exotic clams. Tank measurements indicate depth of clams is approximately 2.5 ft in the bottom of the tank. Depth on sides of tank is unknown. Under current conditions tank is decreased by 125,000 gallons or 6% of the tank capacity (assumes 50% void space in clam layer). Contractor has been selected for cleaning. Staff are waiting for rainy season, when irrigation demand is lower, to take tank off-line.

# TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10

## **Financial Report For May 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 - MAY 31, 2022

	FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 05/31/22	% Of Budget	COMMENTS
REVENUES	ANNUAL BUDGET	ACTUAL		
O & M ASSESSMENTS - ADMIN & MAINT	1,379,123	1,343,514	97.42%	
DEBT ASSESSMENTS	4,342,633	4,164,569	95.90%	
BOND PREPAYMENTS	0	18,506	0.00%	
INTEREST INCOME	0	1,558	0.00%	
STORMWATER	750,000	860,634	114.75%	
OTHER INCOME	0	54,390	0.00%	
DEVELOPER CONTRIBUTION - BEEP	1,113,700	324,121	29.10%	
FUND CARRY FORWARD	576,117	0	0.00%	
Total Revenues	\$ 8,161,573	\$ 6,767,292	82.92%	
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	44,646	55.81%	
MANAGEMENT	93,360	62,240	66.67%	
ASSESSMENT ROLL	10,000	0	0.00%	
DUES, LICENSES, FEES	1,750	1,750	100.00%	
ENGINEERING	50,000	98,116	196.23%	Invoices will be sorted at year end between Admin Eng and Maint Eng below.
IMPACT FEE ADMINISTRATION		0	0.00%	
GENERAL INSURANCE	96,400	100,384	104.13%	
WEBSITE	7,500	5,000	66.67%	
LEGAL ADVERTISING	6,500	1,501	23.10%	
MISCELLANEOUS	1,000	18,448	1844.79%	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	768	38.41%	
OFFICE SUPPLIES	2,500	1,644	65.76%	
POSTAGE AND SHIPPING	400	224	56.10%	
COPIES	4,500	758	16.83%	
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 - MAY 31, 2022

	FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 05/31/22	% Of Budget	COMMENTS
	ANNUAL BUDGET	ACTUAL		
SUPERVISOR PAYROLL FEES	0	222	100.00%	
TELEPHONE	0	0	100.00%	
TRUSTEE SERVICES	14,000	-3,709	-26.49%	Refund of duplicate payment made in previous ficsal year. Auditors will likley move.
OFFICE RENT	25,000	61,478	245.91%	
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/Bond Funded
<b>TOTAL ADMIN EXPENSES</b>	<b>1,277,880</b>	<b>421,032</b>	<b>32.95%</b>	
<b>EXPENDITURES - MAINT</b>				
LAKE MAINTENANCE	242,300	170,776	70.48%	
BEEP OPERATIONS	393,700	325,174	82.59%	Developer/Bond Funded
BUILDING, BRIDGE, MONUMENT MAINT.	10,000	150	1.50%	
CONTINGENCY - MAINT.	30,000	3,670	12.23%	
COMMUNITY AREA MAINTENANCE	40,000	24,823	62.06%	
DEVELOPMENT COORDINATOR	59,320	39,547	66.67%	
PAINTING	5,000	0	0.00%	
FENCE MAINTENANCE	3,000	0	0.00%	
ELECTRIC	60,000	47,153	78.59%	
ENGINEERING - MAINT.	100,000	0	0.00%	
FIELD MANAGEMENT	191,910	127,940	66.67%	
FOUNTAIN MAINTENANCE	40,000	1,648	4.12%	
LANDSCAPING MAINTENANCE & MATERIALS	847,000	674,408	79.62%	
IRRIGATION	150,000	113,028	75.35%	
IRRIGATION PARTS & REPAIR	25,000	28,240	112.96%	
PEST CONTROL	6,500	0	0.00%	
SECURITY	42,000	24,191	57.60%	
SIDEWALK CLEANING	20,000	44,911	224.56%	Pressure Clean of Tradition Parkway
SIDEWALK REPAIR	10,000	4,213	42.13%	
SIGNAGE	10,000	24,047	240.47%	
STREETLIGHTS	45,000	41,637	92.53%	
STORMWATER MANAGEMENT	6,000	0	0.00%	
TREE/PLANT REPLACEMENT & TRIM	90,000	20,335	22.59%	
WETLAND UPLAND MAINTENANCE	4,000	5,893	147.32%	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>2,430,730</b>	<b>1,721,785</b>	<b>70.83%</b>	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - MAY 31, 2022

	FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 05/31/22	% Of Budget	COMMENTS
	ANNUAL BUDGET	ACTUAL		
Total Expenditures	\$ 3,708,610	\$ 2,142,817	57.78%	
EXCESS / (SHORTFALL)	\$ 4,452,963	\$ 4,624,475	103.85%	
PAYMENT TO TRUSTEE BOND PREPAYMENTS	(3,995,223) -	(3,936,385) (18,506)	98.53%	
BALANCE	\$ 457,740	\$ 669,584		
COUNTY APPRAISER & TAX COLLECTOR FEE DISCOUNTS FOR EARLY PAYMENTS	(228,870) (228,870)	(220,092) (209,909)	96.16% 91.72%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 239,584		

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06/09/22

Accrual Basis

**Z Tradition (Acct Funds) CDD**  
**Long Term Debt Balance Sheet**  
 As of May 31, 2022

	<u>May 31, 22</u>
<b>ASSETS</b>	
Other Assets	
05-5150 · Amount Available In DSF (2014)	4,022,906.43
05-5152 · Amount Available In DSF-9-2021	1,092,259.92
05-5155 · Amount To Be Provided	52,199,833.65
Total Other Assets	57,315,000.00
<b>TOTAL ASSETS</b>	<b><u>57,315,000.00</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
05-5215 · Special Assessment Debt (2014)	39,560,000.00
05-5216 · Special Assessment Dbt (9-2021)	17,755,000.00
Total Long Term Liabilities	57,315,000.00
Total Liabilities	57,315,000.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>57,315,000.00</u></b>

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

	Oct '21 - May...	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-1610 · BEEP Developer Contribution	324,120.70	1,113,700.00	-789,579.30	29.1%
01-3000 · Carry Forward	0.00	6,793.92	-6,793.92	0.0%
01-3100 · O & M Assessments	217,089.49	139,031.00	78,058.49	156.1%
01-3810 · Debt Assessments	4,164,569.43	4,342,633.00	-178,063.57	95.9%
01-3820 · Debt Assess-Paid To Trustee	-3,936,384.88	-3,995,223.00	58,838.12	98.5%
01-3830 · Assessment Fees	-220,091.68	-228,870.00	8,778.32	96.2%
01-3831 · Assessment Discounts	-209,909.14	-228,870.00	18,960.86	91.7%
01-9000 · Bond Prepayments - Series 2014	18,505.82	0.00	18,505.82	100.0%
01-9010 · Prepaid Bonds To Trustee (2014)	-18,505.82	0.00	-18,505.82	100.0%
01-9400 · Other Income	40,589.83	0.00	40,589.83	100.0%
01-9405 · Stormwater Fees	10,746.45	9,365.00	1,381.45	114.8%
01-9407 · Engineering Revenue Fees	2,550.00	0.00	2,550.00	100.0%
01-9408 · Application Fee	11,250.00	0.00	11,250.00	100.0%
01-9410 · Interest Income (GF)	1,544.16	0.00	1,544.16	100.0%
<b>Total Income</b>	<b>406,074.36</b>	<b>1,158,559.92</b>	<b>-752,485.56</b>	<b>35.0%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	12.00	-12.00	0.0%
01-1310 · Engineering	603.41	307.00	296.41	196.6%
01-1311 · Management Fees	382.80	574.00	-191.20	66.7%
01-1313 · Field Management	1,597.59	2,396.00	-798.41	66.7%
01-1314 · Consulting Fee	0.00	0.00	0.00	0.0%
01-1315 · Legal Fees	274.59	492.00	-217.41	55.8%
01-1317 · Travel and Per Diem	4.77	12.00	-7.23	39.8%
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	493.83	741.49	-247.66	66.6%
01-1440 · Rents & Leases	378.11	154.49	223.62	244.7%
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	113.50	6.49	107.01	1,748.8%
01-1513 · Postage and Delivery	1.42	2.49	-1.07	57.0%
01-1514 · Office Supplies	10.14	15.49	-5.35	65.5%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	4.70	28.00	-23.30	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
01-1519 · Holiday Decorations	0.00	215.00	-215.00	0.0%
01-1520 · Security	302.10	524.00	-221.90	57.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-46.35	175.00	-221.35	-26.5%
01-1600 · BEEP Capital				
01-1601 · BEEP	0.00	0.00	0.00	0.0%
01-1600 · BEEP Capital - Other	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	317,309.23	393,700.00	-76,390.77	80.6%
<b>Total 01-1606 · BEEP O&amp;M</b>	<b>325,174.23</b>	<b>393,700.00</b>	<b>-68,525.77</b>	<b>82.6%</b>
01-1743 · Continuing Disclosure Fee	18.75	19.00	-0.25	98.7%
01-1801 · Landscaping Maintenance	8,421.20	10,576.00	-2,154.80	79.6%
01-1802 · Tree/Plant Replacement & Trim	253.95	1,124.00	-870.05	22.6%
01-1805 · Stormwater Management (GF)	0.00	75.00	-75.00	0.0%
01-1807 · Irrigation Parts & Repair	352.66	312.00	40.66	113.0%
01-1808 · Irrigation	1,411.38	1,873.00	-461.62	75.4%
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 May 2022**

	Oct '21 - May...	Budget	\$ Over Budget	% of Budget
01-1813 · Wetland Upland Maintenance	73.60	50.00	23.60	147.2%
01-1814 · Electricity	588.82	749.00	-160.18	78.6%
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	309.99	499.00	-189.01	62.1%
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	2,132.47	3,026.00	-893.53	70.5%
01-1827 · Streetlights	519.95	562.00	-42.05	92.5%
01-1829 · Sidewalk Cleaning	560.83	250.00	310.83	224.3%
01-1830 · Sidewalk Repair	52.63	125.00	-72.37	42.1%
01-1831 · Building, Bridge, Monument Main	0.00			
6560 · Payroll Expenses	34.65			
<b>Total Expense</b>	<b>389,553.60</b>	<b>1,158,559.92</b>	<b>-769,006.32</b>	<b>33.6%</b>
<b>Net Income</b>	<b>16,520.76</b>	<b>0.00</b>	<b>16,520.76</b>	<b>100.0%</b>

**Tradition CDD No. 1**  
**Balance Sheet**  
As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	1,009,585.53
01-1001 · Synovus CK 4401	1,531,254.63
01-1003 · Synovus MMA 4902	296,674.61
Total Checking/Savings	2,837,514.77
Accounts Receivable	
11000 · Accounts Receivable	171,874.32
Total Accounts Receivable	171,874.32
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	3,085,288.87
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>3,066,257.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	228,273.09
Total Accounts Payable	228,273.09
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	50,729.53
01-2031 · Due to CDD3	109,565.76
01-2032 · Due to CDD4	107,231.32
01-2033 · Due to CDD5	104,391.75
01-2034 · Due to CDD6	99,520.46
01-2035 · Due to CDD7	21,739.70
01-2036 · Due to CDD8	-31,796.75
01-2037 · Due to CDD9	-17,850.82
01-2038 · Due to CDD10	-71,126.67
01-3010 · RESERVE - DEPOSITS SIGNAGE	500,000.00
Total Other Current Liabilities	1,832,832.72
Total Current Liabilities	2,061,105.81
Total Liabilities	2,061,105.81
Equity	
30000 · Opening Balance Equity	639,977.13
99-9999 · Retained Earnings	348,654.17
Net Income	16,520.76
Total Equity	1,005,152.06
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,066,257.87</b>

# Tradition CDD No. 2

## Profit & Loss Budget vs. Actual

### October 2021 through May 2022

	Oct '21 - May 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	79,593.62	87,625.00	-8,031.38	90.8%
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	64,326.06	56,057.00	8,269.06	114.8%
01-9410 · Interest Income (GF)	2.51	0.00	2.51	100.0%
<b>Total Income</b>	<b>143,922.19</b>	<b>184,345.00</b>	<b>-40,422.81</b>	<b>78.1%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	75.00	-75.00	0.0%
01-1310 · Engineering	3,611.58	1,840.00	1,771.58	196.3%
01-1311 · Management Fees	2,291.02	3,437.00	-1,145.98	66.7%
01-1315 · Legal Fees	1,643.39	2,945.00	-1,301.61	55.8%
01-1317 · Travel and Per Diem	28.27	74.00	-45.73	38.2%
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	2,955.80	4,434.00	-1,478.20	66.7%
01-1440 · Rents & Leases	2,262.97	920.00	1,342.97	246.0%
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	679.05	37.00	642.05	1,835.3%
01-1513 · Postage and Delivery	8.25	15.00	-6.75	55.0%
01-1514 · Office Supplies	60.51	92.00	-31.49	65.8%
01-1516 · Copies	27.88	166.00	-138.12	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
01-1519 · Holiday Decorations	0.00	1,288.00	-1,288.00	0.0%
01-1520 · Security	1,808.07	3,139.00	-1,330.93	57.6%
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	50,406.72	63,307.00	-12,900.28	79.6%
01-1802 · Tree/Plant Replacement & Trim	1,519.88	6,727.00	-5,207.12	22.6%
01-1805 · Stormwater Management (GF)	0.00	448.00	-448.00	0.0%
01-1807 · Irrigation Parts & Repair	2,110.75	1,869.00	241.75	112.9%
01-1808 · Irrigation	8,447.95	11,211.00	-2,763.05	75.4%
01-1809 · Field Management	0.00	14,344.00	-14,344.00	0.0%
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	440.45	299.00	141.45	147.3%
01-1814 · Electricity	3,524.32	4,485.00	-960.68	78.6%
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	1,855.35	2,990.00	-1,134.65	62.1%
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	12,764.18	18,110.00	-5,345.82	70.5%
01-1826 · Streetlights	3,112.03	3,363.00	-250.97	92.5%
01-1829 · Sidewalk Cleaning	3,356.75	1,495.00	1,861.75	224.5%
01-1830 · Sidewalk Repair	314.85	747.00	-432.15	42.1%
<b>Total Expense</b>	<b>119,801.29</b>	<b>184,345.00</b>	<b>-64,543.71</b>	<b>65.0%</b>
<b>Net Income</b>	<b>24,120.90</b>	<b>0.00</b>	<b>24,120.90</b>	<b>100.0%</b>

## Tradition CDD No. 2

## Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1313	9,562.50
01-1000 · Valley National 1173	8,569.93
Total Checking/Savings	18,132.43
Other Current Assets	
01-1210 · Due from CDD1	50,729.53
Total Other Current Assets	50,729.53
Total Current Assets	68,861.96
<b>TOTAL ASSETS</b>	<b>68,861.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	4,869.12
99-9999 · Retained Earnings	39,871.94
Net Income	24,120.90
Total Equity	68,861.96
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>68,861.96</b>

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Accrual Basis

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

	Oct '21 - May 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	208,262.94	229,277.00	-21,014.06	90.8%
01-9405 · Stormwater Fees	190,981.51	166,431.00	24,550.51	114.8%
<b>Total Income</b>	<b>399,244.45</b>	<b>516,437.00</b>	<b>-117,192.55</b>	<b>77.3%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	222.00	-222.00	0.0%
01-1310 · Engineering	10,722.68	5,464.00	5,258.68	196.2%
01-1311 · Management Fees	6,801.98	10,203.00	-3,401.02	66.7%
01-1315 · Legal Fees	4,879.19	8,743.00	-3,863.81	55.8%
01-1317 · Travel and Per Diem	83.94	219.00	-135.06	38.3%
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	128.96	0.00	128.96	100.0%
01-1327 · Payroll Fees - Supervisors	26.81	0.00	26.81	100.0%
01-1332 · Development Coordinator	8,775.69	13,164.00	-4,388.31	66.7%
01-1440 · Rents & Leases	6,718.71	2,732.00	3,986.71	245.9%
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	2,016.10	109.00	1,907.10	1,849.6%
01-1513 · Postage and Delivery	24.52	44.00	-19.48	55.7%
01-1514 · Office Supplies	179.67	273.00	-93.33	65.8%
01-1516 · Copies	82.78	492.00	-409.22	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
01-1519 · Holiday Decorations	0.00	3,825.00	-3,825.00	0.0%
01-1520 · Security	5,368.12	9,320.00	-3,951.88	57.6%
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	149,656.24	187,956.00	-38,299.76	79.6%
01-1802 · Tree/Plant Replacement & Trim	4,512.48	19,972.00	-15,459.52	22.6%
01-1805 · Stormwater Management (GF)	0.00	1,331.00	-1,331.00	0.0%
01-1807 · Irrigation Parts & Repair	6,266.77	5,548.00	718.77	113.0%
01-1808 · Irrigation	25,081.76	33,286.00	-8,204.24	75.4%
01-1809 · Field Management	28,390.83	42,586.00	-14,195.17	66.7%
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	1,307.68	888.00	419.68	147.3%
01-1814 · Electricity	10,463.62	13,314.00	-2,850.38	78.6%
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	5,508.49	8,876.00	-3,367.51	62.1%
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	37,896.54	53,768.00	-15,871.46	70.5%
01-1826 · Streetlights	9,239.56	9,986.00	-746.44	92.5%
01-1829 · Sidewalk Cleaning	9,966.12	4,438.00	5,528.12	224.6%
01-1830 · Sidewalk Repair	934.78	2,219.00	-1,284.22	42.1%
<b>Total Expense</b>	<b>352,279.95</b>	<b>516,437.00</b>	<b>-164,157.05</b>	<b>68.2%</b>
<b>Net Income</b>	<b>46,964.50</b>	<b>0.00</b>	<b>46,964.50</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 3

Balance Sheet

As of May 31, 2022

	May 31, 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	109,565.76
Total Other Current Assets	109,565.76
Total Current Assets	109,584.14
<b>TOTAL ASSETS</b>	<b>109,584.14</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	1,295.39
99-9999 · Retained Earnings	61,324.25
Net Income	46,964.50
Total Equity	109,584.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>109,584.14</b>

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

	Oct '21 - May 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	210,601.98	231,854.00	-21,252.02	90.8%
01-9405 · Stormwater Fees	193,283.42	168,437.00	24,846.42	114.8%
01-9410 · Interest Income (GF)	0.42	0.00	0.42	100.0%
<b>Total Income</b>	<b>403,885.82</b>	<b>522,474.98</b>	<b>-118,589.16</b>	<b>77.3%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	225.00	-225.00	0.0%
01-1310 · Engineering	10,851.98	5,530.00	5,321.98	196.2%
01-1311 · Management Fees	6,883.99	10,326.00	-3,442.01	66.7%
01-1315 · Legal Fees	4,938.03	8,848.00	-3,909.97	55.8%
01-1317 · Travel and Per Diem	84.95	221.00	-136.05	38.4%
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	28,733.17	43,100.00	-14,366.83	66.7%
01-1325 · Supervisor Fees	1,685.72	9,257.00	-7,571.28	18.2%
01-1326 · Payroll Taxes - Supervisors	128.96	0.00	128.96	100.0%
01-1327 · Payroll Fees - Supervisors	26.81	0.00	26.81	100.0%
01-1332 · Development Coordinator	8,881.51	13,322.00	-4,440.49	66.7%
01-1440 · Rents & Leases	6,799.72	2,765.49	4,034.23	245.9%
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	2,040.41	111.00	1,929.41	1,838.2%
01-1513 · Postage and Delivery	24.81	44.00	-19.19	56.4%
01-1514 · Office Supplies	181.83	277.00	-95.17	65.6%
01-1516 · Copies	83.78	498.00	-414.22	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
01-1519 · Holiday Decorations	0.00	3,871.00	-3,871.00	0.0%
01-1520 · Security	5,432.85	9,432.00	-3,999.15	57.6%
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	151,460.78	190,222.00	-38,761.22	79.6%
01-1802 · Tree/Plant Replacement & Trim	4,566.89	20,212.00	-15,645.11	22.6%
01-1805 · Stormwater Management (GF)	0.00	1,347.00	-1,347.00	0.0%
01-1807 · Irrigation Parts & Repair	6,342.33	5,615.00	727.33	113.0%
01-1808 · Irrigation	25,384.19	33,687.00	-8,302.81	75.4%
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	10,589.79	13,475.00	-2,885.21	78.6%
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	5,574.92	8,983.00	-3,408.08	62.1%
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	38,353.49	54,417.00	-16,063.51	70.5%
01-1826 · Streetlights	9,350.97	10,106.00	-755.03	92.5%
01-1829 · Sidewalk Cleaning	10,086.30	4,492.00	5,594.30	224.5%
01-1830 · Sidewalk Repair	946.05	2,246.00	-1,299.95	42.1%
<b>Total Expense</b>	<b>356,250.85</b>	<b>522,474.98</b>	<b>-166,224.13</b>	<b>68.2%</b>
<b>Net Income</b>	<b>47,634.97</b>	<b>0.00</b>	<b>47,634.97</b>	<b>100.0%</b>

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06/08/22

Accrual Basis

Tradition CDD No. 4

Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1211	1,510.33
Total Checking/Savings	1,510.33
Other Current Assets	
01-1210 · Due from CDD1	107,231.32
Total Other Current Assets	107,231.32
Total Current Assets	108,741.65
<b>TOTAL ASSETS</b>	<b>108,741.65</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	1,491.35
99-9999 · Retained Earnings	59,615.33
Net Income	47,634.97
Total Equity	108,741.65
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>108,741.65</b>

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Accrual Basis

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

	Oct '21 - May 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	209,198.89	230,309.00	-21,110.11	90.8%
01-9405 · Stormwater Fees	191,901.82	167,233.00	24,668.82	114.8%
01-9410 · Interest Income (GF)	0.94			
<b>Total Income</b>	<b>401,101.65</b>	<b>518,855.00</b>	<b>-117,753.35</b>	<b>77.3%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	223.00	-223.00	0.0%
01-1310 · Engineering	10,774.40	5,491.00	5,283.40	196.2%
01-1311 · Management Fees	6,834.78	10,252.00	-3,417.22	66.7%
01-1315 · Legal Fees	4,902.73	8,785.00	-3,882.27	55.8%
01-1317 · Travel and Per Diem	84.34	220.00	-135.66	38.3%
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	28,527.77	42,792.00	-14,264.23	66.7%
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	8,818.02	13,227.00	-4,408.98	66.7%
01-1440 · Rents & Leases	6,751.11	2,745.00	4,006.11	245.9%
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	2,025.82	110.00	1,915.82	1,841.7%
01-1513 · Postage and Delivery	24.63	44.00	-19.37	56.0%
01-1514 · Office Supplies	180.53	275.00	-94.47	65.6%
01-1516 · Copies	83.18	494.00	-410.82	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
01-1519 · Holiday Decorations	0.00	3,843.00	-3,843.00	0.0%
01-1520 · Security	5,394.01	9,365.00	-3,970.99	57.6%
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	150,378.05	188,862.00	-38,483.95	79.6%
01-1802 · Tree/Plant Replacement & Trim	4,534.25	20,068.00	-15,533.75	22.6%
01-1805 · Stormwater Management (GF)	0.00	1,338.00	-1,338.00	0.0%
01-1807 · Irrigation Parts & Repair	6,297.00	5,574.00	723.00	113.0%
01-1808 · Irrigation	25,202.73	33,447.00	-8,244.27	75.4%
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	10,514.08	13,379.00	-2,864.92	78.6%
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	5,535.06	8,919.00	-3,383.94	62.1%
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	38,079.32	54,028.00	-15,948.68	70.5%
01-1826 · Streetlights	9,284.12	10,034.00	-749.88	92.5%
01-1829 · Sidewalk Cleaning	10,014.19	4,460.00	5,554.19	224.5%
01-1830 · Sidewalk Repair	939.29	2,230.00	-1,290.71	42.1%
<b>Total Expense</b>	<b>353,199.49</b>	<b>518,855.00</b>	<b>-165,655.51</b>	<b>68.1%</b>
<b>Net Income</b>	<b>47,902.16</b>	<b>0.00</b>	<b>47,902.16</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 5

Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,215.71
Total Checking/Savings	3,215.71
Other Current Assets	
01-1210 · Due from CDD1	104,391.74
Total Other Current Assets	104,391.74
Total Current Assets	107,607.45
<b>TOTAL ASSETS</b>	<b>107,607.45</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	559.76
99-9999 · Retained Earnings	59,145.53
Net Income	47,902.16
Total Equity	107,607.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>107,607.45</b>

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

	Oct '21 - May 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	192,822.22	212,280.00	-19,457.78	90.8%
01-9405 · Stormwater Fees	175,782.72	153,186.00	22,596.72	114.8%
01-9410 · Interest Income (GF)	4.82	0.00	4.82	100.0%
<b>Total Income</b>	<b>368,609.76</b>	<b>476,583.00</b>	<b>-107,973.24</b>	<b>77.3%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	204.00	-204.00	0.0%
01-1310 · Engineering	9,869.35	5,029.00	4,840.35	196.2%
01-1311 · Management Fees	6,260.66	9,391.00	-3,130.34	66.7%
01-1315 · Legal Fees	4,490.90	8,047.00	-3,556.10	55.8%
01-1317 · Travel and Per Diem	77.26	201.00	-123.74	38.4%
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	1,685.72	9,257.00	-7,571.28	18.2%
01-1326 · Payroll Taxes - Supervisors	128.96	0.00	128.96	100.0%
01-1327 · Payroll Fees - Supervisors	26.81	0.00	26.81	100.0%
01-1329 · Development Coordinator	8,077.30	12,116.00	-4,038.70	66.7%
01-1332 · Management Fees - SpikeRush	0.00			
01-1337 · Lake Maintenance	34,880.66	49,489.00	-14,608.34	70.5%
01-1440 · Rents & Leases	6,184.02	2,515.00	3,669.02	245.9%
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	1,855.66	101.00	1,754.66	1,837.3%
01-1513 · Postage and Delivery	22.57	40.00	-17.43	56.4%
01-1514 · Office Supplies	165.37	251.00	-85.63	65.9%
01-1516 · Copies	76.19	453.00	-376.81	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
01-1519 · Holiday Decorations	0.00	3,521.00	-3,521.00	0.0%
01-1520 · Security	4,940.92	8,578.00	-3,637.08	57.6%
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	137,746.30	172,998.00	-35,251.70	79.6%
01-1802 · Tree/Plant Replacement & Trim	4,153.37	18,382.00	-14,228.63	22.6%
01-1805 · Stormwater Management (GF)	0.00	1,225.00	-1,225.00	0.0%
01-1807 · Irrigation Parts & Repair	5,768.05	5,106.00	662.05	113.0%
01-1808 · Irrigation	23,085.70	30,637.00	-7,551.30	75.4%
01-1809 · Field Management	26,131.43	39,197.00	-13,065.57	66.7%
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	9,630.90	12,255.00	-2,624.10	78.6%
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	5,070.12	8,170.00	-3,099.88	62.1%
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	8,504.25	9,191.00	-686.75	92.5%
01-1829 · Sidewalk Cleaning	9,173.00	4,085.00	5,088.00	224.6%
01-1830 · Sidewalk Repair	860.39	2,042.00	-1,181.61	42.1%
<b>Total Expense</b>	<b>325,311.28</b>	<b>476,583.00</b>	<b>-151,271.72</b>	<b>68.3%</b>
<b>Net Income</b>	<b>43,298.48</b>	<b>0.00</b>	<b>43,298.48</b>	<b>100.0%</b>

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Accrual Basis

## Tradition CDD No. 6

## Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	16,478.13
Total Checking/Savings	16,478.13
Other Current Assets	
01-1210 · Due from CDD1	
01-1211 · Due From CDD1 - Spikerush	9,742.24
01-1210 · Due from CDD1 - Other	89,778.23
Total 01-1210 · Due from CDD1	99,520.47
Total Other Current Assets	99,520.47
Total Current Assets	115,998.60
<b>TOTAL ASSETS</b>	<b>115,998.60</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	970.27
99-9999 · Retained Earnings	71,729.85
Net Income	43,298.48
Total Equity	115,998.60
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>115,998.60</b>

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

	Oct '21 - May 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	92,382.75	101,705.00	-9,322.25	90.8%
01-9405 · Stormwater Fees	33,611.76	29,291.00	4,320.76	114.8%
01-9410 · Interest Income (GF)	1.41	0.00	1.41	100.0%
<b>Total Income</b>	<b>125,995.92</b>	<b>152,244.00</b>	<b>-26,248.08</b>	<b>82.8%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	39.00	-39.00	0.0%
01-1310 · Engineering	13,411.46	6,835.00	6,576.46	196.2%
01-1311 · Management Fees	8,507.62	12,761.00	-4,253.38	66.7%
01-1315 · Legal Fees	6,102.68	10,935.00	-4,832.32	55.8%
01-1317 · Travel and Per Diem	104.99	273.00	-168.01	38.5%
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	4,996.71	7,495.00	-2,498.29	66.7%
01-1325 · Supervisor Fees	1,685.72	9,257.00	-7,571.28	18.2%
01-1326 · Payroll Taxes - Supervisors	128.96	0.00	128.96	100.0%
01-1327 · Payroll Fees - Supervisors	26.81	0.00	26.81	100.0%
01-1332 · Development Coordinator	1,544.49	2,317.00	-772.51	66.7%
01-1440 · Rents & Leases	8,403.47	3,417.00	4,986.47	245.9%
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	2,521.65	137.00	2,384.65	1,840.6%
01-1513 · Postage and Delivery	30.67	55.00	-24.33	55.8%
01-1514 · Office Supplies	224.72	342.00	-117.28	65.7%
01-1516 · Copies	103.54	615.00	-511.46	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
01-1519 · Holiday Decorations	0.00	4,784.00	-4,784.00	0.0%
01-1520 · Security	944.77	1,640.00	-695.23	57.6%
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	26,339.09	33,080.00	-6,740.91	79.6%
01-1802 · Tree/Plant Replacement & Trim	794.18	3,515.00	-2,720.82	22.6%
01-1805 · Stormwater Management (GF)	0.00	234.00	-234.00	0.0%
01-1807 · Irrigation Parts & Repair	1,102.93	976.00	126.93	113.0%
01-1808 · Irrigation	4,414.32	5,858.00	-1,443.68	75.4%
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	1,841.56	2,343.00	-501.44	78.6%
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	969.48	1,562.00	-592.52	62.1%
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	6,669.69	9,463.00	-2,793.31	70.5%
01-1826 · Streetlights	1,626.13	1,757.00	-130.87	92.6%
01-1829 · Sidewalk Cleaning	1,754.01	781.00	973.01	224.6%
01-1830 · Sidewalk Repair	164.51	391.00	-226.49	42.1%
<b>Total Expense</b>	<b>102,912.03</b>	<b>152,244.00</b>	<b>-49,331.97</b>	<b>67.6%</b>
<b>Net Income</b>	<b>23,083.89</b>	<b>0.00</b>	<b>23,083.89</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 7

Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	4,813.47
Total Checking/Savings	4,813.47
Other Current Assets	
01-1210 · Due from CDD1	21,739.70
Total Other Current Assets	21,739.70
Total Current Assets	26,553.17
<b>TOTAL ASSETS</b>	<b>26,553.17</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	3,469.28
Net Income	23,083.89
Total Equity	26,553.17
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>26,553.17</b>

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

	<u>Oct '21 - Ma...</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3000 · Carry Forward	0.00	7,583.00	-7,583.00	0.0%
01-3100 · Assessments	33,041.65	36,376.00	-3,334.35	90.8%
01-9410 · Interest Income (GF)	1.22	0.00	1.22	100.0%
<b>Total Income</b>	<b>33,042.87</b>	<b>43,959.00</b>	<b>-10,916.13</b>	<b>75.2%</b>
<b>Expense</b>				
01-1310 · Engineering	9,050.50	4,612.00	4,438.50	196.2%
01-1311 · Management Fees	5,741.22	8,612.00	-2,870.78	66.7%
01-1315 · Legal Fees	4,118.29	7,379.00	-3,260.71	55.8%
01-1317 · Travel and Per Diem	70.85	184.00	-113.15	38.5%
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	5,670.93	2,306.00	3,364.93	245.9%
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	1,701.69	92.00	1,609.69	1,849.7%
01-1513 · Postage and Delivery	20.69	37.00	-16.31	55.9%
01-1514 · Office Supplies	151.65	231.00	-79.35	65.6%
01-1516 · Copies	69.87	415.00	-345.13	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
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>33,530.27</b>	<b>43,959.00</b>	<b>-10,428.73</b>	<b>76.3%</b>
<b>Net Income</b>	<b>-487.40</b>	<b>0.00</b>	<b>-487.40</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 8

Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,116.19
Total Checking/Savings	4,116.19
Other Current Assets	
01-1210 · Due from CDD1	-31,796.75
Total Other Current Assets	-31,796.75
Total Current Assets	-27,680.56
<b>TOTAL ASSETS</b>	<b>-27,680.56</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-27,193.16
Net Income	-487.40
Total Equity	-27,680.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-27,680.56</b>

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Accrual Basis

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

	Oct '21 - May 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	22,636.69	24,921.00	-2,284.31	90.8%
01-9410 · Interest Income (GF)	1.15			
<b>Total Income</b>	<b>22,637.84</b>	<b>29,652.00</b>	<b>-7,014.16</b>	<b>76.3%</b>
<b>Expense</b>				
01-1310 · Engineering	5,645.78	2,877.00	2,768.78	196.2%
01-1311 · Management Fees	3,581.42	5,372.00	-1,790.58	66.7%
01-1315 · Legal Fees	2,569.03	4,603.00	-2,033.97	55.8%
01-1317 · Travel and Per Diem	44.19	115.00	-70.81	38.4%
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	3,537.58	1,439.00	2,098.58	245.8%
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	1,061.53	58.00	1,003.53	1,830.2%
01-1513 · Postage and Delivery	12.91	23.00	-10.09	56.1%
01-1514 · Office Supplies	94.60	144.00	-49.40	65.7%
01-1516 · Copies	43.58	259.00	-215.42	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
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>23,316.95</b>	<b>29,652.00</b>	<b>-6,335.05</b>	<b>78.6%</b>
<b>Net Income</b>	<b>-679.11</b>	<b>0.00</b>	<b>-679.11</b>	<b>100.0%</b>

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Accrual Basis

## Tradition CDD No. 9

### Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	3,884.97
Total Checking/Savings	3,884.97
Other Current Assets	
01-1210 · Due from CDD1	-17,850.82
Total Other Current Assets	-17,850.82
Total Current Assets	-13,965.85
<b>TOTAL ASSETS</b>	<b>-13,965.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-13,286.74
Net Income	-679.11
Total Equity	-13,965.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-13,965.85</b>

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

	Oct '21 - May 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	77,883.85	85,743.00	-7,859.15	90.8%
01-9410 · Interest Income (GF)	1.58	0.00	1.58	100.0%
<b>Total Income</b>	<b>77,885.43</b>	<b>105,498.00</b>	<b>-27,612.57</b>	<b>73.8%</b>
<b>Expense</b>				
01-1310 · Engineering	23,574.39	12,014.00	11,560.39	196.2%
01-1311 · Management Fees	14,954.51	22,432.00	-7,477.49	66.7%
01-1315 · Legal Fees	10,727.17	19,222.00	-8,494.83	55.8%
01-1317 · Travel and Per Diem	184.55	481.00	-296.45	38.4%
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	14,771.44	6,007.00	8,764.44	245.9%
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	4,432.51	240.00	4,192.51	1,846.9%
01-1513 · Postage and Delivery	53.91	96.00	-42.09	56.2%
01-1514 · Office Supplies	395.01	601.00	-205.99	65.7%
01-1516 · Copies	182.00	1,081.00	-899.00	16.8%
01-1518 · Web Site	500.00	750.00	-250.00	66.7%
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>77,098.44</b>	<b>105,498.00</b>	<b>-28,399.56</b>	<b>73.1%</b>
<b>Net Income</b>	<b>786.99</b>	<b>0.00</b>	<b>786.99</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 10

Balance Sheet

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,450.85
Total Checking/Savings	5,450.85
Other Current Assets	
01-1210 · Due from CDD1	-71,126.68
Total Other Current Assets	-71,126.68
Total Current Assets	-65,675.83
<b>TOTAL ASSETS</b>	<b>-65,675.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-66,462.82
Net Income	786.99
Total Equity	-65,675.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-65,675.83</b>

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Accrual Basis

# Tradition Irrigation

## Profit & Loss Budget vs. Actual

### October 2021 through May 2022

	Oct '21 - May 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
01-3300 · Irrigation Revenue	1,246,941.77	1,650,000.00	-403,058.23	75.6%
01-3820 · Debt Assess-Paid To Trustee	-245,950.00	-368,025.00	122,075.00	66.8%
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)	378.01	0.00	378.01	100.0%
<b>Total Income</b>	<b>1,017,678.30</b>	<b>1,299,313.00</b>	<b>-281,634.70</b>	<b>78.3%</b>
<b>Gross Profit</b>	<b>1,017,678.30</b>	<b>1,299,313.00</b>	<b>-281,634.70</b>	<b>78.3%</b>
<b>Expense</b>				
01-1310 · Engineering	64,057.32	40,000.00	24,057.32	160.1%
01-1311 · Management Fees	248,023.28	356,060.00	-108,036.72	69.7%
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	116.98	170.00	-53.02	68.8%
01-1320 · General Repair & Maintenance	132,187.52	153,000.00	-20,812.48	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	39,546.64	58,500.00	-18,953.36	67.6%
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	3,439.88	0.00	3,439.88	100.0%
01-1513 · Postage and Delivery	83.60	253.00	-169.40	33.0%
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	52.95	0.00	52.95	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	1,620.00	0.00	1,620.00	100.0%
01-1801 · Landscaping Maintenance	0.00	11,000.00	-11,000.00	0.0%
01-1808 · Irrigation Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	83,376.94	105,000.00	-21,623.06	79.4%
01-1820 · Contingency	0.00	39,627.00	-39,627.00	0.0%
01-1825 · Renewal and Replacement	23,245.14	200,000.00	-176,754.86	11.6%
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>702,303.12</b>	<b>1,299,313.00</b>	<b>-597,009.88</b>	<b>54.1%</b>
<b>Net Ordinary Income</b>	<b>315,375.18</b>	<b>0.00</b>	<b>315,375.18</b>	<b>100.0%</b>
<b>Net Income</b>	<b>315,375.18</b>	<b>0.00</b>	<b>315,375.18</b>	<b>100.0%</b>

**Tradition Irrigation  
A/R Aging Summary  
As of May 31, 2022**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	32.70	32.70	0.00	0.00	65.40
Bedford Park	0.00	0.00	0.00	0.00	8,866.57	8,866.57
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	0.00	1,775.68	2,219.60
Cleveland Clinic Martin Health -Tradition	0.00	64.80	64.80	0.00	0.00	129.60
Del Webb at Tradition Homeowners Assoc	0.00	2,809.82	2,766.85	0.00	0.00	5,576.67
Estates at Tradition	0.00	5,763.07	5,763.07	0.00	0.00	11,526.14
Fast Developments, LLC	0.00	0.00	0.00	0.00	342.21	342.21
Florida International University	0.00	1,091.97	0.00	0.00	0.00	1,091.97
Grande Palms at Tradition I & II	0.00	879.92	0.00	0.00	1,759.84	2,639.76
Grande Palms at Tradition III	0.00	1,708.31	0.00	0.00	0.00	1,708.31
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	1,001.85	985.49	953.23	0.00	2,940.57
Hilton - Homewood Suites, PSL	0.00	346.82	0.00	0.00	0.00	346.82
Innovio Development Group, LLC	0.00	188.27	0.00	0.00	0.00	188.27
Kite Realty Group	0.00	2,815.73	0.00	221.96	0.00	3,037.69
Manderlie at Tradition	0.00	3,768.59	0.00	0.00	0.00	3,768.59
Martin Health System	0.00	921.54	0.00	0.00	3,686.16	4,607.70
Panda Restaurant Group Inc	0.00	57.27	57.27	57.27	57.27	229.08
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	935.40	2,338.50
PSL Hospitality, LLP	0.00	253.87	0.00	0.00	0.00	253.87
RDP II LLC	0.00	0.00	0.00	0.00	88.09	88.09
Recovery Sports Grill	0.00	75.31	75.31	75.31	0.00	225.93
Renaissance CS at Tradition	0.00	768.94	768.94	0.00	0.00	1,537.88
Seven Restaurants, LLC	0.00	0.00	89.18	0.00	89.18	178.36
SG Mini Golf	0.00	158.54	0.00	0.00	0.00	158.54
St Lucie County Tax Collector	0.00	406.27	0.00	0.00	0.00	406.27
Suntrust Bank	0.00	-198.16	0.00	0.00	0.00	-198.16
TH PSL Village Parkway LLC	0.00	89.18	0.00	0.00	267.54	356.72
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	2,413.83	2,300.87	0.00	0.00	4,714.70
Town Park Master Assoc., Inc.	0.00	26,506.58	26,005.18	0.00	0.00	52,511.76
Tradition CDD #1	0.00	-12,558.67	0.00	0.00	0.00	-12,558.67
Tradition HOA	0.00	1,898.56	0.00	0.00	0.00	1,898.56
Tradition POA	0.00	229.89	0.00	0.00	0.00	229.89
Treasure Coast Physicians Properties, LLC	0.00	0.00	0.00	0.00	-52.32	-52.32
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	9,522.55	0.00	0.00	0.00	9,522.55
Vitalia at Tradition	0.00	37,243.77	0.00	0.00	0.00	37,243.77
Wawa, Inc.	0.00	95.92	0.00	0.00	94.74	190.66
Westcliffe Estates HOA	0.00	-120.00	0.00	0.00	0.00	-120.00
<b>TOTAL</b>	<b>0.00</b>	<b>122,149.20</b>	<b>39,543.44</b>	<b>1,775.47</b>	<b>18,423.42</b>	<b>181,891.53</b>

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Accrual Basis

**Z Tradition Irrigation Fund**  
**Long Term Debt Balance Sheet**  
As of May 31, 2022

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	<u>May 31, 22</u>
<b>ASSETS</b>	
Other Assets	
05-5150 · Amount Available In DSF	564,579.51
05-5155 · Amount To Be Provided	<u>5,095,420.49</u>
Total Other Assets	<u>5,660,000.00</u>
<b>TOTAL ASSETS</b>	<b><u>5,660,000.00</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
05-5215 · Special Assessment Debt (2017)	<u>5,660,000.00</u>
Total Long Term Liabilities	<u>5,660,000.00</u>
Total Liabilities	<u>5,660,000.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>5,660,000.00</u></b>