



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

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
SEPTEMBER 7, 2022  
11:00 A.M.**

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

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

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

**AGENDA**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10**  
**Tradition Town Hall**  
**10799 SW Civic Lane**  
**Port St. Lucie, Florida 34987**  
**OR**  
**Join Zoom Meeting:**  
<https://us02web.zoom.us/j/3341025012>  
**Meeting ID: 334 102 5012**  
**Dial In at: 1 929 436 2866**  
**REGULAR BOARD MEETING & PUBLIC HEARINGS**  
**September 7, 2022**  
**11:00 a.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions
- E. Presentation
  - 1. Port St. Lucie Police Department
- F. Comments from the Public for Items Not on the Agenda
- G. Public Hearing – Adopting Fiscal Year Budget 2022/2023 Final Budget
  - 1. Proof of Publication.....Page 2
  - 2. Receive Public Comments on Adopting Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-10; Adopting Fiscal Year 2022/2023 Final Budget.....Page 3
  - 4. Consider Resolution No. 2022-11; Levying Non-Ad Valorem Assessments for Tradition CDD No.'s 1-10 for the Fiscal Year 2022/2023.....Page 60
- H. Consent Items
  - 1. Approval of July 6, 2022, Regular Board Meeting Minutes.....Page 82
  - 2. Approve and Ratify WA #19-143-137; 10244 SW Coral Tree Circle – Pool.....Page 90
  - 3. Approve and Ratify WA #19-143-138; 11484 SW Fieldstone Way – Pool.....Page 92
  - 4. Approve WA #19-143-136; Tradition Regional Park.....Page 94
- I. Old Business
- J. New Business
  - 1. Vacant Board Seats - District No.'s: 1 & 2 / Seat No. 4; District No's: 7, 8, 9, & 10 / Seat No. 2
  - 2. Appointment to Vacant Board Seats - District No.'s: 1 & 2 / Seat No. 4; District No's: 7, 8, 9, & 10 / Seat No. 2
  - 3. Vacant Board Seat – District No. 6 / Seat No. 3
  - 4. Appointment to Vacant Board Seat – District No. 6 / Seat No. 3
  - 5. Consider Resolution No. 2022-09; Election of Officers.....Page 96

6. Consider Resolution No. 2022-07; Adopting Fiscal Year 2022/2023 Meeting Schedule.....Page 104
7. Consider Resolution No. 2022-08; Authorizing Execution of an Assignment and Assumption Agreement Relating to Property That, As A Result of The Contraction and Establishment, Will Be Relocated from the Boundaries of District No. 8 to the Boundaries of District No. 11; by CDD No. 8.....Page 107
8. Consider Appointment of Audit Committee & Approval of Evaluation Criteria, by CDD No. 1.....Page 154
9. Consider Ratifying and Approving Amendment #2 to Statement of Work #TR-20200316; by CDD No. 1.....Page 158
10. Consider Approval of Revocable License Agreement (TIM Stop at SW Ashlyn Way) by CDD No. 1.....Page 159

**K. Administrative Matters**

1. Manager's Report
2. Attorney's Report
3. Engineer's Report
  - Stormwater System Overview.....Page 167
  - 2022 Irrigation System Performance Report.....Page 194
  - Irrigation Capacity and Operations / Next Irrigation Study
  - Dry Weather Irrigation Restrictions.....Page 201
4. Financial Report.....Page 202
5. Founder's Report

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

- Joe Pinto – Spike Rush and TIM Update

**M. Adjourn**

**Notice of Public Hearing  
and Regular Board Meeting of the  
Tradition Community Development District Nos. 1-10**

The Board of Supervisors (the "Board") of the Tradition Community Development District Nos. 1-10 will hold a Public Hearing and Regular Board Meeting on September 7, 2022, at 11:00 a.m., or as soon thereafter as can be heard, at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budgets of the Tradition Community Development District Nos. 1-10. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the Districts' websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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 Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

**Tradition Community Development District Nos. 1-10**

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

[www.traditioncdd2.org](http://www.traditioncdd2.org)

[www.traditioncdd3.org](http://www.traditioncdd3.org)

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**PUBLISH: St. Lucie News Tribune 08/18/22 & 08/25/22**

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and Regular Board Meeting of the  
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**Tradition Community Development District Nos. 1-10**

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[www.traditioncdd10.org](http://www.traditioncdd10.org)

**PUBLISH: St. Lucie News Tribune 08/18/22 & 08/25/22**

## **RESOLUTION 2022-10**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 1 (“District No. 1”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 1, along with Tradition Community Development District Nos. 2-10 (“Other Districts,” and collectively with District No. 1, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board set September 7<sup>th</sup>, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the Districts during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

## Section 1. Budget

- a. That the Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget for the Districts, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, as attached hereto as Exhibit A; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022/2023 and/or revised projections for Fiscal Year 2022/2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "Tradition Community Development Districts 1-10, Budget For The Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, as adopted by the Board on September 7<sup>th</sup>, 2022.

## Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 1, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 1 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 2, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 2 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____

TOTAL ALL FUNDS \$ \_\_\_\_\_

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 3, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 3 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ \_\_\_\_\_

DEBT SERVICE FUND \$ \_\_\_\_\_

ENTERPRISE FUND \$ \_\_\_\_\_

TOTAL ALL FUNDS \$ \_\_\_\_\_

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 4, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 4 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ \_\_\_\_\_

DEBT SERVICE FUND \$ \_\_\_\_\_

ENTERPRISE FUND \$ \_\_\_\_\_

TOTAL ALL FUNDS \$ \_\_\_\_\_

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 5, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 5 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ \_\_\_\_\_

DEBT SERVICE FUND \$ \_\_\_\_\_

ENTERPRISE FUND \$ \_\_\_\_\_

TOTAL ALL FUNDS \$ \_\_\_\_\_

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 6, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 6 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 7, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 7 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 8, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 8 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 9, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 9 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 10, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 10 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

### **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the

effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 7th day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 1

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**EXHIBIT "A"**

**TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10 BUDGET  
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING  
SEPTEMBER 30, 2023**

# Tradition Community Development Districts #1-10

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

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**FINAL 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
<b>REVENUES</b>											
ON-ROLL ASSESSMENTS - Debt	62,341	328,508	989,395	981,084	974,071	892,249	116,888	0	0	1,057,041	5,379,577
ON-ROLL ASSESSMENTS - ADMIN	18,597	32,270	68,191	68,844	68,452	63,880	73,068	54,691	39,189	122,536	609,718
ON-ROLL ASSESSMENTS - MAINT	23,512	123,142	365,605	370,014	367,369	336,510	44,084	0	0	80,380	1,710,616
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
<b>Total Revenues</b>	<b>\$ 119,535</b>	<b>\$ 560,931</b>	<b>\$ 1,579,516</b>	<b>\$ 1,598,393</b>	<b>\$ 1,587,067</b>	<b>\$ 1,454,932</b>	<b>\$ 324,980</b>	<b>\$ 103,859</b>	<b>\$ 69,861</b>	<b>\$ 1,426,795</b>	<b>\$ 8,825,868</b>
<b>EXPENDITURES - ADMIN</b>											
AUDIT <sup>1</sup>	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 <sup>2</sup>	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	3,588	10,963	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 <sup>1</sup>	175	175	175	175	175	175	175	175	175	175	1,750
ENGINEERING	353	1,860	5,492	5,586	5,519	5,055	6,570	4,636	2,892	12,075	50,000
GENERAL INSURANCE <sup>1</sup>	783	4,102	12,177	12,324	12,236	11,208	14,566	10,278	6,412	26,773	110,860
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	64,800
TRUSTEE SERVICES <sup>2</sup>	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 <sup>2</sup>	41	216	641	649	644	590	77	0	0	141	3,000
CONTINGENCY - ADMIN	177	925	2,746	2,779	2,759	2,528	3,285	2,318	1,446	6,038	25,000
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>17,110</b>	<b>29,689</b>	<b>62,736</b>	<b>63,336</b>	<b>62,976</b>	<b>58,770</b>	<b>67,222</b>	<b>50,315</b>	<b>36,054</b>	<b>112,733</b>	<b>580,941</b>

**FINAL 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
<b>EXPENDITURES - MAINTENANCE</b>											
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	49,188	30,872	128,071	300,956
BUILDING, BRIDGE, MONUMENT MAINTENANCE	4,123	21,596	64,118	64,891	64,427	59,016	7,731	0	0	14,097	300,000
CONTINGENCY - MAINTENANCE	412	2,180	6,412	6,489	6,443	5,902	773	0	0	1,410	30,000
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	982	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	2,180	6,412	6,489	6,443	5,902	773	0	0	1,410	30,000
LANDSCAPING MAINTENANCE & MATERIALS	11,958	62,629	185,943	188,185	186,840	171,145	22,421	0	0	40,881	870,000
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	577	3,023	8,977	9,085	9,020	8,262	1,082	0	0	1,974	42,000
SIDEWALK CLEANING	412	2,160	6,412	6,489	6,443	5,902	773	0	0	1,410	30,000
SIDEWALK REPAIR	619	3,239	9,618	9,734	9,664	8,852	1,180	0	0	2,115	45,000
SIGNAGE	137	720	2,137	2,163	2,148	1,967	258	0	0	470	10,000
STREETLIGHTS	619	3,239	9,618	9,734	9,664	8,852	1,180	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	1,237	6,479	19,235	19,467	19,328	17,705	2,319	0	0	4,229	90,000
<b>TOTAL MAINTENANCE EXPENSES</b>	36,716	192,300	512,682	518,864	515,155	471,882	131,497	49,188	30,872	240,787	2,699,723
<b>Total Expenditures</b>	<b>\$ 53,826</b>	<b>\$ 221,989</b>	<b>\$ 575,418</b>	<b>\$ 582,200</b>	<b>\$ 578,131</b>	<b>\$ 530,652</b>	<b>\$ 198,719</b>	<b>\$ 99,484</b>	<b>\$ 66,725</b>	<b>\$ 353,521</b>	<b>\$ 3,260,664</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 65,709</b>	<b>\$ 338,941</b>	<b>\$ 1,004,099</b>	<b>\$ 1,016,193</b>	<b>\$ 1,008,936</b>	<b>\$ 924,280</b>	<b>\$ 126,261</b>	<b>\$ 4,375</b>	<b>\$ 3,135</b>	<b>\$ 1,073,275</b>	<b>\$ 5,565,204</b>
PAYMENTS TO TRUSTEE	(57,353)	(300,388)	(891,843)	(902,597)	(896,145)	(820,869)	(107,537)	0	0	(972,478)	(4,949,211)
<b>BALANCE</b>	<b>\$ 8,356</b>	<b>\$ 38,554</b>	<b>\$ 112,255</b>	<b>\$ 113,595</b>	<b>\$ 112,791</b>	<b>\$ 103,411</b>	<b>\$ 18,723</b>	<b>\$ 4,375</b>	<b>\$ 3,135</b>	<b>\$ 100,797</b>	<b>\$ 615,993</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,178)	(19,277)	(56,128)	(56,798)	(56,396)	(51,706)	(9,362)	(2,188)	(1,568)	(50,398)	(307,996)
DISCOUNTS FOR EARLY PAYMENTS	(4,178)	(19,277)	(56,128)	(56,798)	(56,396)	(51,706)	(9,362)	(2,188)	(1,568)	(50,398)	(307,996)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

FINAL 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 2021/2022 ACTUALS - July 2022	FISCAL YEAR 2022/2023 FINAL BUDGET	COMMENTS
<b>REVENUES</b>				
ON-ROLL ASSESSMENTS - Debt	4,342,633	4,263,528	5,379,577	
ON-ROLL ASSESSMENTS - ADMIN	275,857	274,203	609,718	
ON-ROLL ASSESSMENTS - MAINT	1,103,266	1,096,651	1,710,616	
ON-ROLL ASSESSMENTS - TIM	0	0	300,956	
STORMWATER	750,000	882,744	825,000	
BOND PREPAYMENTS	0	30,873	0	
OTHER INCOME	0	76,621	0	
CARRY OVER FUNDS FROM PRIOR YEAR	576,117	0	0	
DEVELOPER CONTRIBUTION - TIM	1,113,700	324,121	0	Used in prior year to keep assessments low
<b>Total Revenues</b>	<b>\$ 8,161,573</b>	<b>\$ 6,948,741</b>	<b>\$ 8,825,868</b>	
<b>EXPENDITURES - ADMIN</b>				
AUDIT <sup>1</sup>	55,000	32,500	55,000	No Change
BANK FEES	670	0	670	No Change
DISSEMINATION AGENT <sup>2</sup>	1,000	0	2,000	Increase for future bonds (Western Grove)
DISTRICT COUNSEL	80,000	56,070	80,000	No Change
MANAGEMENT	93,360	77,800	96,161	CPI Increase per contract
ASSESSMENT ROLL	10,000	2,952	10,000	No Change
DUES, LICENSES & FEES <sup>1</sup>	1,750	1,750	1,750	No Change
ENGINEERING	50,000	141,214	50,000	No Change
GENERAL INSURANCE <sup>1</sup>	96,400	100,384	110,860	Estimating increase (Up to 15%)
WEB SITE MAINTENANCE <sup>1</sup>	7,500	6,250	7,500	No Change
LEGAL ADVERTISING	6,500	2,267	6,500	No Change
MISCELLANEOUS	1,000	18,448	0	Line item removed
MEETING ROOM	0	0	0	No longer charged for meeting room
HOLIDAY DECORATIONS	35,000	0	0	No longer purchasing decorations
TRAVEL AND PER DIEM	2,000	871	1,000	Based on FY22 Trend
OFFICE SUPPLIES	2,500	1,986	2,500	No Change
POSTAGE & SHIPPING	400	224	200	Based on FY22 Trend
COPIES	4,500	2,910	1,000	Based on FY22 Trend
SUPERVISOR FEES <sup>1</sup>	64,800	18,207	64,800	No Change
TRUSTEE SERVICES <sup>2</sup>	14,000	12,954	18,000	Increase for future bonds (Western Grove)
OFFICE RENT	25,000	74,696	25,000	Includes Office and Storage
CONTINUING DISCLOSURE FEE <sup>2</sup>	1,500	1,500	3,000	Increase for future bonds (Western Grove)
(FKA CONTINGENCY) - ADMIN RESERVES	5,000	0	25,000	Charged to General Admin Reserves
TIM - CAPITAL	720,000	245,899	0	Removed - Future bond requisitions will be used
<b>TOTAL ADMIN EXPENSES</b>	<b>1,277,880</b>	<b>798,882</b>	<b>560,941</b>	

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

EXPENDITURES - MAINT	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2021/2022 ACTUALS - July 2022	FISCAL YEAR 2022/2023 FINAL BUDGET	COMMENTS
LAKE MAINTENANCE	242,300	235,526	255,000	Per contract, now includes Wetland maintenance
TIM OPERATIONS	393,700	363,661	300,956	See TIM (FKA BEEP) assessment page
BUILDING, BRIDGE, MONUMENT MAINTENANCE	10,000	150	300,000	Towers, waterfall, gazebos, fence and Village Pkwy rails
(FKA CONTINGENCY) - MAINT RESERVES	30,000	3,670	30,000	Changed to General Maintenance Reserves
COMMUNITY AREA MAINTENANCE	40,000	37,943	40,000	No Change
DEVELOPMENT COORDINATOR	59,320	49,433	61,100	CPI Increase per contract
PAINTING	5,000	0	0	Included in Community Area Maint
FENCE MAINTENANCE	3,000	0	0	Included in Community Area Maint
ELECTRIC	60,000	61,670	70,000	Based on FY22 Trend
ENGINEERING	100,000	0	100,000	No Change
FIELD MANAGEMENT	191,910	159,925	197,667	CPI Increase per contract
FOUNTAIN MAINTENANCE & CHEMICALS	40,000	1,648	30,000	Based on FY22 Trend
LANDSCAPING MAINTENANCE & MATERIALS	847,000	806,567	870,000	Additional roadways/medians plus mulch
IRRIGATION	150,000	138,145	152,000	Additional roadways/medians under irrigation
IRRIGATION PARTS & REPAIRS	25,000	46,748	25,000	No Change
PEST CONTROL	6,500	0	0	Included in Community Area Maint
SECURITY	42,000	31,452	42,000	Additional Patrol Officer
SIDEWALK CLEANING	20,000	90,214	30,000	Pressure washing all CDD sidewalks & common areas
SIDEWALK REPAIR	10,000	4,213	45,000	Replacing damaged panels for ADA compliance
SIGNAGE	10,000	28,797	10,000	No Change
STREETLIGHTS	45,000	68,329	45,000	No Change
STORMWATER MANAGEMENT	6,000	0	6,000	No Change
TREE/PLANT REPLACEMENT & TRIM	90,000	93,433	90,000	Increased services and coverage area
WETLAND UPLAND MAINTENANCE	4,000	5,893	0	Included in Lake Maintenance Contract
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>2,430,730</b>	<b>2,227,417</b>	<b>2,699,723</b>	
<b>Total Expenditures</b>	<b>\$ 3,708,610</b>	<b>\$ 3,026,299</b>	<b>\$ 3,260,664</b>	

FINAL 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 2021/2022 ACTUALS - July 2022	FISCAL YEAR 2022/2023 FINAL BUDGET	COMMENTS
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 4,452,963</b>	<b>\$ 3,922,443</b>	<b>\$ 5,565,204</b>	
PAYMENT TO TRUSTEE BOND PREPAYMENTS	(3,995,223) -	(4,033,365) (24,689)	(4,949,211)	
<b>BALANCE</b>	<b>\$ 457,740</b>	<b>\$ (135,612)</b>	<b>\$ 615,993</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE DISCOUNTS FOR EARLY PAYMENTS	(228,870) (228,870)	(222,618) (209,909)	(307,996) (307,996)	
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (568,139)</b>	<b>\$ -</b>	
1 - District Specific Expense 2 - Pertains only to 2003 Area				

FINAL 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 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	54,225	62,341
ON-ROLL ASSESSMENTS - ADMIN	17,421	18,597
ON-ROLL ASSESSMENTS - MAINT	13,776	23,512
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
<b>Total Revenues</b>	<b>\$ 1,215,281</b>	<b>\$ 119,535</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	6,500	6,500
BANK FEES	4	5
DISSEMINATION AGENT <sup>2</sup>	12	27
DISTRICT COUNSEL	492	565
MANAGEMENT	574	679
ASSESSMENT ROLL	61	71
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	307	353
GENERAL INSURANCE <sup>1</sup>	593	783
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	175	247
OFFICE RENT	154	177
CONTINUING DISCLOSURE FEE <sup>2</sup>	19	41
CONTINGENCY - ADMIN	31	177
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	720,000	0
<b>TOTAL ADMIN EXPENSES</b>	<b>739,424</b>	<b>17,110</b>

**FINAL 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	4,123
CONTINGENCY - MAINTENANCE	375	412
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	11,958
IRRIGATION	1,873	2,089
IRRIGATION PARTS & REPAIRS	312	344
PEST CONTROL	81	0
SECURITY	524	577
SIDEWALK CLEANING	250	412
SIDEWALK REPAIR	125	619
SIGNAGE	125	137
STREETLIGHTS	562	619
STORMWATER MANAGEMENT	75	82
TREE/PLANT REPLACEMENT & TRIM	1,124	1,237
WETLAND UPLAND MAINTENANCE	50	0
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>419,136</b>	<b>36,716</b>

<b>Total Expenditures</b>	<b>\$ 1,158,559</b>	<b>\$ 53,826</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 56,721</b>	<b>\$ 65,709</b>
PAYMENT TO TRUSTEE	(49,887)	(57,353)
<b>BALANCE</b>	<b>\$ 6,834</b>	<b>\$ 8,356</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,417)	(4,178)
DISCOUNTS FOR EARLY PAYMENTS	(3,417)	(4,178)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

FINAL 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 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	324,578	326,508
ON-ROLL ASSESSMENTS - ADMIN	12,784	32,270
ON-ROLL ASSESSMENTS - MAINT	82,460	123,142
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
<b>Total Revenues</b>	<b>\$ 516,542</b>	<b>\$ 560,931</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,500	5,500
BANK FEES	25	25
DISSEMINATION AGENT <sup>2</sup>	75	144
DISTRICT COUNSEL	2,945	2,960
MANAGEMENT	3,437	3,558
ASSESSMENT ROLL	368	370
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	1,840	1,850
GENERAL INSURANCE <sup>1</sup>	3,548	4,102
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	1,046	1,296
OFFICE RENT	920	925
CONTINUING DISCLOSURE FEE <sup>2</sup>	112	216
CONTINGENCY - ADMIN	184	925
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>32,093</b>	<b>29,689</b>

**FINAL 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	21,596
CONTINGENCY - MAINTENANCE	2,242	2,160
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	62,629
IRRIGATION	11,211	10,942
IRRIGATION PARTS & REPAIRS	1,869	1,800
PEST CONTROL	486	0
SECURITY	3,139	3,023
SIDEWALK CLEANING	1,495	2,160
SIDEWALK REPAIR	747	3,239
SIGNAGE	747	720
STREETLIGHTS	3,363	3,239
STORMWATER MANAGEMENT	448	432
TREE/PLANT REPLACEMENT & TRIM	6,727	6,479
WETLAND UPLAND MAINTENANCE	299	0
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>152,252</b>	<b>192,300</b>

<b>Total Expenditures</b>	<b>\$ 184,345</b>	<b>\$ 221,989</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 332,197</b>	<b>\$ 338,941</b>
PAYMENT TO TRUSTEE	(298,611)	(300,388)
<b>BALANCE</b>	<b>\$ 33,586</b>	<b>\$ 38,554</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(16,793)	(19,277)
DISCOUNTS FOR EARLY PAYMENTS	(16,793)	(19,277)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

FINAL 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 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	963,663	969,395
ON-ROLL ASSESSMENTS - ADMIN	4,393	68,191
ON-ROLL ASSESSMENTS - MAINT	244,823	365,605
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
<b>Total Revenues</b>	<b>\$ 1,500,038</b>	<b>\$ 1,579,516</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,500	5,500
BANK FEES	73	74
DISSEMINATION AGENT <sup>2</sup>	222	427
DISTRICT COUNSEL	8,743	8,788
MANAGEMENT	10,203	10,563
ASSESSMENT ROLL	1,093	1,098
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	5,464	5,492
GENERAL INSURANCE <sup>1</sup>	10,535	12,177
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	3,107	3,847
OFFICE RENT	2,732	2,746
CONTINUING DISCLOSURE FEE <sup>2</sup>	333	641
CONTINGENCY - ADMIN	546	2,746
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>64,406</b>	<b>62,736</b>

**FINAL 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	64,118
CONTINGENCY - MAINTENANCE	6,657	6,412
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	185,943
IRRIGATION	33,286	32,487
IRRIGATION PARTS & REPAIRS	5,547	5,343
PEST CONTROL	1,442	0
SECURITY	9,320	8,977
SIDEWALK CLEANING	4,438	6,412
SIDEWALK REPAIR	2,219	9,618
SIGNAGE	2,219	2,137
STREETLIGHTS	9,986	9,618
STORMWATER MANAGEMENT	1,331	1,282
TREE/PLANT REPLACEMENT & TRIM	19,972	19,235
WETLAND UPLAND MAINTENANCE	888	0
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>452,032</b>	<b>512,682</b>

<b>Total Expenditures</b>	<b>\$ 516,438</b>	<b>\$ 575,418</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 983,600</b>	<b>\$ 1,004,099</b>
PAYMENT TO TRUSTEE	(886,570)	(891,843)
<b>BALANCE</b>	<b>\$ 97,030</b>	<b>\$ 112,255</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(48,515)	(56,128)
DISCOUNTS FOR EARLY PAYMENTS	(48,515)	(56,128)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

FINAL 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 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	975,282	981,084
ON-ROLL ASSESSMENTS - ADMIN	4,240	68,844
ON-ROLL ASSESSMENTS - MAINT	247,775	370,014
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
<b>Total Revenues</b>	<b>\$ 1,517,919</b>	<b>\$ 1,598,393</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,500	5,500
BANK FEES	74	74
DISSEMINATION AGENT <sup>2</sup>	225	433
DISTRICT COUNSEL	8,848	8,894
MANAGEMENT	10,327	10,690
ASSESSMENT ROLL	1,106	1,112
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	5,530	5,558
GENERAL INSURANCE <sup>1</sup>	10,663	12,324
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	3,144	3,893
OFFICE RENT	2,765	2,779
CONTINUING DISCLOSURE FEE <sup>2</sup>	337	649
CONTINGENCY - ADMIN	553	2,779
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>64,993</b>	<b>63,336</b>

**FINAL 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	64,891
CONTINGENCY - MAINTENANCE	6,737	6,489
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	188,185
IRRIGATION	33,687	32,878
IRRIGATION PARTS & REPAIRS	5,615	5,408
PEST CONTROL	1,460	0
SECURITY	9,432	9,085
SIDEWALK CLEANING	4,492	6,489
SIDEWALK REPAIR	2,245	9,734
SIGNAGE	2,245	2,163
STREETLIGHTS	10,106	9,734
STORMWATER MANAGEMENT	1,347	1,298
TREE/PLANT REPLACEMENT & TRIM	20,212	19,467
WETLAND UPLAND MAINTENANCE	898	0
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>457,483</b>	<b>518,864</b>

<b>Total Expenditures</b>	<b>\$ 522,475</b>	<b>\$ 582,200</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 995,444</b>	<b>\$ 1,016,193</b>
PAYMENT TO TRUSTEE	(897,260)	(902,597)
<b>BALANCE</b>	<b>\$ 98,184</b>	<b>\$ 113,595</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(49,092)	(56,798)
DISCOUNTS FOR EARLY PAYMENTS	(49,092)	(56,798)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

FINAL 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 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	968,311	974,071
ON-ROLL ASSESSMENTS - ADMIN	4,332	68,452
ON-ROLL ASSESSMENTS - MAINT	246,004	367,369
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
<b>Total Revenues</b>	<b>\$ 1,507,190</b>	<b>\$ 1,587,067</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,500	5,500
BANK FEES	74	74
DISSEMINATION AGENT <sup>2</sup>	223	430
DISTRICT COUNSEL	8,785	8,830
MANAGEMENT	10,252	10,614
ASSESSMENT ROLL	1,098	1,104
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	5,491	5,519
GENERAL INSURANCE <sup>1</sup>	10,586	12,236
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	3,122	3,866
OFFICE RENT	2,745	2,759
CONTINUING DISCLOSURE FEE <sup>2</sup>	334	644
CONTINGENCY - ADMIN	549	2,759
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>64,641</b>	<b>62,976</b>

**FINAL 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	64,427
CONTINGENCY - MAINTENANCE	6,689	6,443
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	186,840
IRRIGATION	33,447	32,643
IRRIGATION PARTS & REPAIRS	5,574	5,369
PEST CONTROL	1,449	0
SECURITY	9,365	9,020
SIDEWALK CLEANING	4,460	6,443
SIDEWALK REPAIR	2,230	9,664
SIGNAGE	2,229	2,148
STREETLIGHTS	10,034	9,664
STORMWATER MANAGEMENT	1,338	1,289
TREE/PLANT REPLACEMENT & TRIM	20,068	19,328
WETLAND UPLAND MAINTENANCE	892	0
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>454,212</b>	<b>515,155</b>

<b>Total Expenditures</b>	<b>\$ 518,853</b>	<b>\$ 578,131</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 988,337</b>	<b>\$ 1,008,936</b>
PAYMENT TO TRUSTEE	(890,846)	(896,145)
<b>BALANCE</b>	<b>\$ 97,491</b>	<b>\$ 112,791</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(48,746)	(56,396)
DISCOUNTS FOR EARLY PAYMENTS	(48,746)	(56,396)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

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

	<b>FISCAL YEAR 2021/2022 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2022/2023 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	886,973	892,249
ON-ROLL ASSESSMENTS - ADMIN	5,400	63,880
ON-ROLL ASSESSMENTS - MAINT	225,339	336,510
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
<b>Total Revenues</b>	<b>\$ 1,382,018</b>	<b>\$ 1,454,932</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,500	5,500
BANK FEES	67	68
DISSEMINATION AGENT <sup>2</sup>	204	393
DISTRICT COUNSEL	8,047	8,088
MANAGEMENT	9,391	9,722
ASSESSMENT ROLL	1,006	1,011
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	5,029	5,055
GENERAL INSURANCE <sup>1</sup>	9,697	11,208
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	2,859	3,541
OFFICE RENT	2,515	2,528
CONTINUING DISCLOSURE FEE <sup>2</sup>	306	590
CONTINGENCY - ADMIN	503	2,528
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>60,528</b>	<b>58,770</b>

**FINAL 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	59,016
CONTINGENCY - MAINTENANCE	6,127	5,902
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	171,145
IRRIGATION	30,637	29,901
IRRIGATION PARTS & REPAIRS	5,106	4,918
PEST CONTROL	1,328	0
SECURITY	8,578	8,262
SIDEWALK CLEANING	4,085	5,902
SIDEWALK REPAIR	2,042	8,852
SIGNAGE	2,042	1,967
STREETLIGHTS	9,191	8,852
STORMWATER MANAGEMENT	1,225	1,180
TREE/PLANT REPLACEMENT & TRIM	18,382	17,705
WETLAND UPLAND MAINTENANCE	817	0
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>416,059</b>	<b>471,882</b>

<b>Total Expenditures</b>	<b>\$ 476,586</b>	<b>\$ 530,652</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 905,432</b>	<b>\$ 924,280</b>
PAYMENT TO TRUSTEE	(816,015)	(820,869)
<b>BALANCE</b>	<b>\$ 89,417</b>	<b>\$ 103,411</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(44,708)	(51,706)
DISCOUNTS FOR EARLY PAYMENTS	(44,708)	(51,706)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

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

	<b>FISCAL YEAR 2021/2022 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2022/2023 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	169,602	116,888
ON-ROLL ASSESSMENTS - ADMIN	67,461	73,068
ON-ROLL ASSESSMENTS - MAINT	43,088	44,084
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
<b>Total Revenues</b>	<b>\$ 330,691</b>	<b>\$ 324,980</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,500	5,500
BANK FEES	92	88
DISSEMINATION AGENT <sup>2</sup>	39	52
DISTRICT COUNSEL	10,935	10,511
MANAGEMENT	12,761	12,635
ASSESSMENT ROLL	1,367	1,314
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	6,835	6,570
GENERAL INSURANCE <sup>1</sup>	13,177	14,566
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	9,257	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	547	464
OFFICE RENT	3,417	3,285
CONTINUING DISCLOSURE FEE <sup>2</sup>	59	77
CONTINGENCY - ADMIN	683	3,285
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>72,688</b>	<b>67,222</b>

**FINAL 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	7,731
CONTINGENCY - MAINTENANCE	1,172	773
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	22,421
IRRIGATION	5,858	3,917
IRRIGATION PARTS & REPAIRS	976	644
PEST CONTROL	254	0
SECURITY	1,640	1,082
SIDEWALK CLEANING	781	773
SIDEWALK REPAIR	391	1,160
SIGNAGE	391	258
STREETLIGHTS	1,757	1,160
STORMWATER MANAGEMENT	234	155
TREE/PLANT REPLACEMENT & TRIM	3,514	2,319
WETLAND UPLAND MAINTENANCE	156	0
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>79,556</b>	<b>131,497</b>

<b>Total Expenditures</b>	<b>\$ 152,243</b>	<b>\$ 198,719</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 178,447</b>	<b>\$ 126,261</b>
PAYMENT TO TRUSTEE	(156,034)	(107,537)
<b>BALANCE</b>	<b>\$ 22,413</b>	<b>\$ 18,723</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(11,206)	(9,362)
DISCOUNTS FOR EARLY PAYMENTS	(11,206)	(9,362)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

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

	<b>FISCAL YEAR 2021/2022 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2022/2023 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	0	0
ON-ROLL ASSESSMENTS - ADMIN	39,539	54,691
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
<b>Total Revenues</b>	<b>\$ 47,123</b>	<b>\$ 103,859</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,000	5,000
BANK FEES	62	62
DISSEMINATION AGENT <sup>2</sup>	0	0
DISTRICT COUNSEL	7,379	7,417
MANAGEMENT	8,612	8,916
ASSESSMENT ROLL	922	927
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	4,612	4,636
GENERAL INSURANCE <sup>1</sup>	8,892	10,278
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	0	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	0	0
OFFICE RENT	2,306	2,318
CONTINUING DISCLOSURE FEE <sup>2</sup>	0	0
CONTINGENCY - ADMIN	461	2,318
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>43,960</b>	<b>50,315</b>

FINAL 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
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>49,168</b>

<b>Total Expenditures</b>	<b>\$ 43,960</b>	<b>\$ 99,484</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,163</b>	<b>\$ 4,375</b>
PAYMENT TO TRUSTEE	-	-
<b>BALANCE</b>	<b>\$ 3,163</b>	<b>\$ 4,375</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,582)	(2,188)
DISCOUNTS FOR EARLY PAYMENTS	(1,582)	(2,188)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

FINAL 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 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	0	0
ON-ROLL ASSESSMENTS - ADMIN	27,088	39,189
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
<b>Total Revenues</b>	<b>\$ 31,818</b>	<b>\$ 69,861</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,000	5,000
BANK FEES	39	39
DISSEMINATION AGENT <sup>2</sup>	0	0
DISTRICT COUNSEL	4,603	4,627
MANAGEMENT	5,372	5,562
ASSESSMENT ROLL	575	578
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	2,877	2,892
GENERAL INSURANCE <sup>1</sup>	5,547	6,412
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	0	6,480
TELEPHONE	0	0
TRUSTEE SERVICES <sup>2</sup>	0	1,446
OFFICE RENT	1,439	0
CONTINUING DISCLOSURE FEE <sup>2</sup>	0	1,446
CONTINGENCY - ADMIN	288	0
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0
<b>TOTAL ADMIN EXPENSES</b>	<b>29,651</b>	<b>36,054</b>

**FINAL 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	30,672
BUILDING, BRIDGE, MONUMENT MAINTENANCE	0	0
CONTINGENCY - MAINTENANCE	0	0
COMMUNITY AREA MAINTENANCE	0	0
DEVELOPMENT COORDINATOR	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
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
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>30,672</b>

<b>Total Expenditures</b>	<b>\$ 29,651</b>	<b>\$ 66,725</b>
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<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,167</b>	<b>\$ 3,135</b>
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PAYMENT TO TRUSTEE	-	-
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<b>BALANCE</b>	<b>\$ 2,167</b>	<b>\$ 3,135</b>
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COUNTY APPRAISER & TAX COLLECTOR FEE	(1,084)	(1,568)
DISCOUNTS FOR EARLY PAYMENTS	(1,084)	(1,568)

<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
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1 - District Specific Expense  
2 - Pertains only to 2003 Area

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

	<b>FISCAL YEAR 2021/2022 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2022/2023 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - Debt	0	1,057,041
ON-ROLL ASSESSMENTS - ADMIN	93,199	122,536
ON-ROLL ASSESSMENTS - MAINT	0	80,380
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
<b>Total Revenues</b>	<b>\$ 112,952</b>	<b>\$ 1,426,795</b>
<b>EXPENDITURES - ADMIN</b>		
AUDIT <sup>1</sup>	5,500	5,500
BANK FEES	161	162
DISSEMINATION AGENT <sup>2</sup>	0	94
DISTRICT COUNSEL	19,222	19,320
MANAGEMENT	22,432	23,223
ASSESSMENT ROLL	2,403	2,415
DUES, LICENSES & FEES <sup>1</sup>	175	175
ENGINEERING	12,014	12,075
GENERAL INSURANCE <sup>1</sup>	23,162	26,773
WEB SITE MAINTENANCE <sup>1</sup>	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 <sup>1</sup>	0	6,480
TELEPHONE	0	846
TRUSTEE SERVICES <sup>2</sup>	0	6,038
OFFICE RENT	6,007	141
CONTINUING DISCLOSURE FEE <sup>2</sup>	0	6,038
CONTINGENCY - ADMIN	1,201	0
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	
<b>TOTAL ADMIN EXPENSES</b>	<b>105,496</b>	<b>112,733</b>

**FINAL 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	14,097
CONTINGENCY - MAINTENANCE	0	1,410
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	40,881
IRRIGATION	0	7,142
IRRIGATION PARTS & REPAIRS	0	1,175
SECURITY	0	1,974
SIDEWALK CLEANING	0	1,410
SIDEWALK REPAIR	0	2,115
SIGNAGE	0	470
STREETLIGHTS	0	2,115
STORMWATER MANAGEMENT	0	282
TREE/PLANT REPLACEMENT & TRIM	0	4,229
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>240,787</b>

<b>Total Expenditures</b>	<b>\$ 105,496</b>	<b>\$ 353,521</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 7,456</b>	<b>\$ 1,073,275</b>
PAYMENT TO TRUSTEE	-	(972,478)
<b>BALANCE</b>	<b>\$ 7,456</b>	<b>\$ 100,797</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,728)	(50,398)
DISCOUNTS FOR EARLY PAYMENTS	(3,728)	(50,398)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
1 - District Specific Expense		
2 - Pertains only to 2003 Area		

# FINAL ASSESSMENT ALLOCATION

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	Fiscal Year 2020/2021			Fiscal Year 2021/2022			Fiscal Year 2022/2023		
	Gross Assessment	Carryover Reduction	Net Assessment	Gross Assessment	Carryover Reduction	Net Assessment	Gross Assessment	Carryover Reduction	Net Assessment
<b>CDD 1</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 381.99	\$ -	\$ 381.99
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 190.99	\$ -	\$ 190.99
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1532	\$ -	\$ 0.1532
<b>CDD 2</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 381.99	\$ -	\$ 381.99
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 190.99	\$ -	\$ 190.99
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1532	\$ -	\$ 0.1532
<b>CDD 3</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 335.16	\$ -	\$ 335.16
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 167.58	\$ -	\$ 167.58
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1344	\$ -	\$ 0.1344
<b>CDD 4</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 335.16	\$ -	\$ 335.16
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 167.58	\$ -	\$ 167.58
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1344	\$ -	\$ 0.1344
<b>CDD 5</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 335.16	\$ -	\$ 335.16
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 167.58	\$ -	\$ 167.58
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1344	\$ -	\$ 0.1344
<b>CDD 6</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 335.16	\$ -	\$ 335.16
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 167.58	\$ -	\$ 167.58
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1344	\$ -	\$ 0.1344
<b>CDD 7</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 381.99	\$ -	\$ 381.99
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 190.99	\$ -	\$ 190.99
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1532	\$ -	\$ 0.1532
<b>CDD 8</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 381.99	\$ -	\$ 381.99
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 190.99	\$ -	\$ 190.99
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1532	\$ -	\$ 0.1532
<b>CDD 9</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 381.99	\$ -	\$ 381.99
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 190.99	\$ -	\$ 190.99
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1532	\$ -	\$ 0.1532
<b>CDD 10</b>									
Single Family	\$ 259.83	\$ (52.00)	\$ 207.83	\$ 246.73	\$ (38.90)	\$ 207.83	\$ 381.99	\$ -	\$ 381.99
Multi-Family	\$ 129.92	\$ (26.00)	\$ 103.92	\$ 123.37	\$ (19.45)	\$ 103.92	\$ 190.99	\$ -	\$ 190.99
Commerical Sq. Ft	\$ 0.1042	\$ (0.0209)	\$ 0.0833	\$ 0.0989	\$ (0.0156)	\$ 0.0833	\$ 0.1532	\$ -	\$ 0.1532

**FINAL DEBT SERVICE BUDGET**  
**TRADITION SERIES 2014 BOND**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

**FISCAL YEAR**

**2022/2023**

**FINAL BUDGET**

**REVENUES**

Interest Income		0
Net Debt Collections		3,976,733
<b>Total Revenues</b>	<b>\$</b>	<b>3,976,733</b>

**EXPENDITURES**

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

<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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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

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

**FISCAL YEAR**

**2022/2023**

**FINAL BUDGET**

**REVENUES**

Interest Income		0
Net Debt Collections		972,478
<b>Total Revenues</b>	<b>\$</b>	<b>972,478</b>

**EXPENDITURES**

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

<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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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		

**FINAL 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 FINAL BUDGET	COMMENTS
<b>REVENUES</b>			
SERVICE CHARGE - IRRIGATION	1,650,000	1,650,000	
ENGINEERING REVENUE FEES	17,338	17,338	
<b>Total Revenues</b>	<b>\$ 1,667,338</b>	<b>\$ 1,667,338</b>	
<b>EXPENSES</b>			
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	
<b>Total Expenses</b>	<b>\$ 1,299,313</b>	<b>\$ 1,299,013</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 368,025</b>	<b>\$ 368,325</b>	
PAYMENT TO TRUSTEE	(368,025)	(368,325)	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ (0)</b>	
<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ -</b>	

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

FISCAL YEAR

2022/2023

FINAL BUDGET

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**REVENUES**

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Transfer from Operating Fund	368,325
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<b>Total Revenues</b>	<b>\$ 368,325</b>
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**EXPENDITURES**

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Principal Payments	120,000
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Interest Payments	248,325
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<b>Total Expenditures</b>	<b>\$ 368,325</b>
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<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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**Series 2017 Bond Information**

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Original Par Amount =	\$6,095,000
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Issue Date =	Oct 2017
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Maturity Date =	Oct 2047
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## **RESOLUTION 2022-10 (CDD-2)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 2 (“District No. 2”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 2, along with Tradition Community Development District Nos. 1 & 3-10 (“Other Districts,” and collectively with District No. 2, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 42

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 2 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 2 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 2

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-3)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 3 (“District No. 3”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 3, along with Tradition Community Development District Nos. 1-2 & 4-10 (“Other Districts,” and collectively with District No. 3, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 44

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 3 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 3 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 3

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-4)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 4 (“District No. 4”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 4, along with Tradition Community Development District Nos. 1-3 & 5-10 (“Other Districts,” and collectively with District No. 4, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 46

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 4 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 4 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 4

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-5)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 5 (“District No. 5”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 5, along with Tradition Community Development District Nos. 1-4 & 6-10 (“Other Districts,” and collectively with District No. 5, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 48

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 5 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 5 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 5

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-6)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 6 (“District No. 6”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 6, along with Tradition Community Development District Nos. 1-5 & 7-10 (“Other Districts,” and collectively with District No. 6, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 50

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 6 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 6 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 6

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-7)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 7 (“District No. 7”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 7, along with Tradition Community Development District Nos. 1-6 & 8-10 (“Other Districts,” and collectively with District No. 7, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 52

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 7 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 7 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 7

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-8)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 8 (“District No. 8”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 8, along with Tradition Community Development District Nos. 1-7 & 9-10 (“Other Districts,” and collectively with District No. 8, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 54

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 8 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 8 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-9)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 9 (“District No. 9”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 9, along with Tradition Community Development District Nos. 1-8 & 10 (“Other Districts,” and collectively with District No. 9, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 56

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 9 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 9 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 9

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-10 (CDD-10)**

### **A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 CONSENTING TO THE ADOPTION BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 10 (“District No. 10”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 10, along with Tradition Community Development District Nos. 1-9 (“Other Districts,” and collectively with District No. 10, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the District Manager has, on the 6<sup>th</sup> day of July, 2022, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board of District No. 1 set September 7, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, the District Interlocal Agreement accords full authority to District No. 1 to develop and approve the annual budget for the Districts, and therefore District No. 1 may adopt the budget for the Fiscal Year 2023 on behalf of all the Districts; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has adopted the budget for the Fiscal Year 2023 on behalf of all the Districts by its Resolution No. 2022-10, The Annual Appropriation Resolution of the Tradition Community Development District No. 1 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority 58

to District No. 1 to adopt the budget for Fiscal Year 2023 on behalf of all the Districts, the Board of Supervisors of District No. 10 (“Board”) desires to express its consent to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10:**

**Section 1. Consent to the Adoption of the Budget for Fiscal Year 2023.** The Board hereby consents to the adoption by the Board of Supervisors of District No. 1 of the Fiscal Year 2023 budget on behalf of the Districts, in the form attached as Exhibit “A” to this Resolution.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 10 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 10

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

## **RESOLUTION 2022-11**

### **RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 LEVYING NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Development District No. 1 (“District No. 1”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 1, Tradition Community Development District No. 2 (“District No. 2”), Tradition Community Development District No. 3 (District No. 3”), Tradition Community Development District No. 4 (“District No. 4”), Tradition Community Development District No. 5 (“District No. 5”), Tradition Community Development District No. 6 (“District No. 6”), Tradition Community Development District No. 7 (“District No. 7”), Tradition Community Development District No. 8 (“District No. 8”), Tradition Community Development District No. 9 (“District No. 9”), and Tradition Community Development District No. 10 (“District No. 10”), have entered into that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”); and

**WHEREAS**, except as otherwise defined herein, all capitalized terms used in this Resolution shall have the meanings assigned thereto in the District Interlocal Agreement; and

**WHEREAS**, the District Interlocal Agreement designates Tradition Community Development District No. 1 (“District No. 1”) as the initial Administration District, and the Districts have not designated another District as successor or replacement Administration District; and

**WHEREAS**, within the Districts certain costs of operation, repairs and maintenance are being incurred; and

**WHEREAS**, the Board of Supervisors of District No. 1 (“Board”) finds that the total General Fund Operations Assessments for the Districts during Fiscal Year 2022/2023 will amount to \$ \_\_\_\_\_, allocated (i) upon assessable properties within District No. 1, \$ \_\_\_\_\_, (ii) upon assessable properties within District No. 2, \$ \_\_\_\_\_, (iii) upon assessable properties within District No. 3, \$ \_\_\_\_\_, (iv) upon assessable properties within District No. 4, \$ \_\_\_\_\_, (v) upon assessable properties within District No. 5, \$ \_\_\_\_\_, (vi) upon assessable properties within District No. 6, \$ \_\_\_\_\_, (vii) upon assessable properties within District No. 7, \$ \_\_\_\_\_, (viii) upon assessable properties within District No. 8, \$ \_\_\_\_\_, (ix) upon assessable properties within District No. 9, 60

\$ \_\_\_\_\_, (x) upon assessable properties within District No. 10,  
\$ \_\_\_\_\_, ; and

**WHEREAS**, the Board finds that, taking into consideration other revenue sources, the Project/Bond Assessment for the Districts during Fiscal Year 2022/2023 will amount to \$ \_\_\_\_\_, allocated (i) upon assessable properties within District No. 1, \$ \_\_\_\_\_, (ii) upon assessable properties within District No. 2, \$ \_\_\_\_\_, (iii) upon assessable properties within District No. 3, \$ \_\_\_\_\_, (iv) upon assessable properties within District No. 4, \$ \_\_\_\_\_, (v) upon assessable properties within District No. 5, \$ \_\_\_\_\_, (vi) upon assessable properties within District No. 6, \$ \_\_\_\_\_, (vii) upon assessable properties within District No. 7, \$ \_\_\_\_\_, (viii) upon assessable properties within District No. 8, \$ \_\_\_\_\_, (ix) upon assessable properties within District No. 9, \$ \_\_\_\_\_, (x) upon assessable properties within District No. 10, \$ \_\_\_\_\_, ; and

**WHEREAS**, the Board finds that the costs of administration provide special and peculiar benefit to certain properties within the Districts; and

**WHEREAS**, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits is fairly and reasonably apportioned, in proportion to the benefits received in accordance with the applicable Assessment Methodologies for the Districts;

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

Section 1.

A Special Assessment for Maintenance (if required), as provided for in Section 190.021 Florida Statutes, (hereinafter referred to as the “assessments”) is hereby levied on the platted lots within the Districts as shown on the attached Exhibit A (if applicable)

Section 2.

The collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in St. Lucie County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 290.021 Florida Statutes.

Section 3.

The said assessment levies on assessable lands within the Districts to be levied upon, are hereby certified to the St. Lucie County Property Appraiser, to be extended on the St. Lucie County Tax Roll and shall be collected by the Tax Collector in the same manner and time as St. Lucie County taxes. The proceeds therefrom shall be paid to District No. 1 for credit to the respective District in accordance with the District Interlocal Agreement.

Section 4.

Be it further resolved, a copy of this Resolution shall be transmitted to the proper officials so that its purpose and effect may be carried out in accordance with the law.

**PASSED AND ADOPTED** this 7<sup>st</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 1

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**EXHIBIT "A"**

**MAINTENANCE ASSESSMENT ROLL**

**RESOLUTION 2022-11 (CDD2)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 2 (“District No. 2”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 2, along with Tradition Community Development District Nos. 1 & 3-10 (“Other Districts,” and collectively with District No. 2, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 2 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 2 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 2

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD3)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 3 (“District No. 3”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 3, along with Tradition Community Development District Nos. 1-2 & 4-10 (“Other Districts,” and collectively with District No. 3, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 3 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 3 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 3

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD4)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 4 (“District No. 4”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 4, along with Tradition Community Development District Nos. 1-3 & 5-10 (“Other Districts,” and collectively with District No. 4, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 4 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 4 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 4

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD5)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 5 (“District No. 5”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 5, along with Tradition Community Development District Nos. 1-4 & 6-10 (“Other Districts,” and collectively with District No. 5, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 5 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 5 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 5

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD6)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 6 (“District No. 6”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 6, along with Tradition Community Development District Nos. 1-5 & 7-10 (“Other Districts,” and collectively with District No. 6, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 6 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 6 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 6

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD7)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 7 (“District No. 7”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 7, along with Tradition Community Development District Nos. 1-6 & 8-10 (“Other Districts,” and collectively with District No. 7, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 7 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 7 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 7

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD8)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 8 (“District No. 8”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 8, along with Tradition Community Development District Nos. 1-7 & 9-10 (“Other Districts,” and collectively with District No. 8, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 8 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 8 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD9)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 9 (“District No. 9”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 9, along with Tradition Community Development District Nos. 1-8 & 10 (“Other Districts,” and collectively with District No. 9, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 9 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 9 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 9

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**RESOLUTION 2022-11 (CDD10)**

**RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.**

**WHEREAS**, Tradition Community Development District No. 10 (“District No. 10”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 10, along with Tradition Community Development District Nos. 1-9 (“Other Districts,” and collectively with District No. 10, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

**WHEREAS**, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023; by its Resolution No. 2022-11; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; and

**WHEREAS**, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 10 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10, AS FOLLOWS:**

**Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2023.** The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

**ADOPTED** by the Board of Supervisors of Tradition Community Development District No. 10 this 7<sup>th</sup> day of September, 2022.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 10

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Chairman / Vice Chairman

ATTEST:

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Secretary/ Assistant Secretary

**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**

**July 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 July 6, 2022, was called to order at 11:03 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on February 21<sup>st</sup>, 2022, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Sakuma announced the passing of Supervisor Frank Smith.

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

<b>CDD #'s 1,2,7,8,9,10</b>		
Chairman	Frank Covelli	Present
Vice Chairman	Anissa Cruz	Present
Supervisor	Tyler Gaffney	Present
Supervisor	Steven Dassa	Via Zoom
Supervisor	<b>Vacant</b>	-

<b>CDD # 3</b>		
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Present
Supervisor	Kimberly Gorman	Present
Supervisor	Ryan Bartlett	Present
Supervisor	Roy Perconte	Present

<b>CDD # 4</b>		
Chairman	Gail Cost	Present
Vice Chairman	<b>Vacant</b>	-

Supervisor	Rob Siedlecki	Present
Supervisor	Rich Giglia	Present
Supervisor	Robert Burn	Via Zoom

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

<b>CDD # 6</b>		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	George Russell	Present
Supervisor	<b>Vacant</b>	-
Supervisor	<b>Vacant</b>	-

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 Manager	Andrew Karmeris	Special District Services, Inc.
District Counsel	Dan Harrell	Gonano & Harrell Law

Also present via Zoom were: District Engineer - Kelly Cranford with Culpepper and Terpening;  
Present: Tony Palumbo – Founder with Mattamy Homes. (See attached sign-in sheet)

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

Staff requested (1) item under “New Business:”

- **(New Business/H-13) Interlocal Agreement for Installation of Architectural Features & License Agreement for Tradition Tower**

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

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

Sue Wan was disappointed that the Board did not introduce themselves at the beginning of the meeting. (The Board then introduced each District.) She feels like we are being opaque with information. Ms. Wan also asked about the Trim Notice and Mr. Karmeris answered her questions.

Robert Preville inquired about the TIM buses and asked how are they helping the community? Mr. Covelli addressed his concerns.

Mary Dunham doesn’t favor the proposed budget increase. Where are the benefits?

Denis Bourbon stated the building maintenance should be better budgeted. There's a lot of money in landscaping.

Larry Tuck asked if the CDD assessments have a "Sunset Clause?" Mr. Sakuma explained the budget changes from year to year. Mr. Karmeris reviewed the bond and that it stops in 2035.

Robert Iannotta questioned the accountability of the Budget vs Actual. Mr. Sakuma responded.

Ted Donaldson requested better communication regarding the CDD meetings. Would like for the individual HOA managers to be made aware when a meeting is being held.

Chris King asked for Castle Group (Tradition Master HOA) to add the neighborhood HOA managers to a distribution list.

Jaqueline, of Bedford Park, requested the cap and allotted amount for the TIM buses. Mr. Covelli explained how TIM is paid and maintained.

## **F. CONSENT ITEMS**

### **1. April 16, 2022, Regular Board Meeting**

Minutes of the April 16, 2022, Regular Board Meeting.

### **2. WA #19-143-144; 12381 SW Silverwood Ave – Pool**

Approve project posed temporary use of the CDD Water 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 stockpiled 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.

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

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.

### **4. Approve and Ratify Project No. 2021.005; Peacock Canal Relocation**

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

## **5. Approve and Ratify WA #19-143-133; 9980 SW Coral Tree Circle – Pool**

Approve and Ratify WA #19-143-133; Water 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 stockpiled 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.

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

## **G. OLD BUSINESS**

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

## **H. NEW BUSINESS**

### **1. May 4, 2022, Regular Board Meeting Minutes – District No. 3**

A **Motion** was made by CDD No. 3 Mr. Steinberg, seconded by Mr. Dufour and passed unanimously by CDD No. 3 to Approve the May 4, 2022, Regular Board Meeting Minutes.

### **2. Resolution No. 2022-05; Proposed Budget FY: 22/23 and Setting Public Hearing**

Resolution No. 2022-05-; was presented; entitled:

#### **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 PURSUANT TO LAW.**

Mr. Karmeris reviewed the proposed budget and answered questions.

Several Board members stated the proposed budget was too high and wanted a reduction in expenditures.

Mr. Sakuma listed some of the needed repairs on the proposed budget: Building, bridge, and monument maintenance. Also, rebuilding of the gazebos.

Mr. Karmeris reviewed the items with a larger budget increase: Landscape maintenance and materials, sidewalk cleaning and repairs, tree and plant replacements and trimming.

The Supervisor's requested a breakout list of projects before the next meeting.

Staff committed to set a budget workshop.

A Budget Review Committee was formed.

Mr. Palumbo pulled \$500,000 in reduction of expenditures and the meeting continued.

A **Motion** was made by CDD No.'s 1, 2, 7, 8, 9, & 10 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No.'s 1, 2, 7, 8, 9, & 10 to Adopt Resolution No. 2022-05 as amended and Set a Public Hearing Date for September 7<sup>th</sup>, 2022.

A **Motion** was made by CDD No. 3 Mr. Dufour to reduce the budget, seconded by Mr. Steinberg and passed unanimously by CDD No. 3 to Adopt Resolution No. 2022-05 as amended and Set a Public Hearing Date for September 7<sup>th</sup>, 2022.

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Giglia, and passed by CDD No. 4 to Adopt Resolution No. 2022-05 as amended and Set a Public Hearing Date for September 7<sup>th</sup>, 2022. Mr. Siedlecki voted no to the motion.

A **Motion** was made by CDD No. 5 Mr. Lasher, seconded by Ms. King and passed unanimously by CDD No. 5 to Adopt Resolution No. 2022-05 as amended and Set a Public Hearing Date for September 7<sup>th</sup>, 2022.

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Russell and passed unanimously by CDD No. 6 to Adopt Resolution No. 2022-05 as amended and Set a Public Hearing Date for September 7<sup>th</sup>, 2022.

### **3. Ratify and Approve the CPM Services Contract, Second Addendum, by CDD No. 1**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney to Ratify and passed unanimously to Approve the CPM Services Contract, Second Addendum.

### **11. (Note: Consider after # 3 per request of the Board) TIM O&M Methodology**

Mr. Karmeris reviewed and reiterated this was only a draft.

Mr. Pinto would like to see a report on the TIM's and who is using them.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney passed unanimously to Approve the Draft O&M Methodology.

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

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

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

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Giglia and passed unanimously by CDD No. 4 to Appoint Mr. Joe Sargent to District No. 4 / Seat No. 3. Mr. Sargent took the Oath of Office before the meeting continued.

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

No action was taken at this time.

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

No action was taken at this time.

**8. Resignation of Supervisor Tom Battaglia – District No. 6 / Seat No. 5**

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously by CDD No. 6 to Accept the resignation of Supervisor Tom Battaglia.

**9. Appointment to Vacant Board Seat - District No. 6 / Seat No. 5**

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously by CDD No. 6 to Appoint Mr. John Slicher to District No. 6 / Seat No. 5.

**10. 2021 Bond Requisition (No. 9); District No. 9 Special Assessment Bonds, Series 2021 (Community Infrastructure)**

A **Motion** was made by CDD No. 9 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 9 to Approve the 2021 Bond Requisition No. 9; Acquisition of Westcliffe Phase 1 Improvements by Morrison of Florida, Inc.

**12. Ratify and Approve BEEP AV SOW Amended Statement of Work #TR-20200316; by District No. 1**

A **Motion** from CDD 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Ratify and Approve BEEP AV SOW Amended Statement of Work #TR-20200316.

**13. Interlocal Agreement for Installation of Architectural Features & License Agreement for Tradition Tower**

Mr. Sakuma and Mr. Harrell reviewed the tower monument to be installed.

Mr. Krbec inquired on the cost.

Mr. Sakuma stated this is an agreement only and not a sale.

A **Motion** from CDD 1 Mr. Covelli, seconded by Ms. Cruz and passed unanimously by CDD No. 1 to Approve the Interlocal Agreement for Installation of Architectural Features & License Agreement for Tradition Tower.

## **I. ADMINISTRATIVE MATTERS**

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

Mr. Sakuma had nothing further to report.

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

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

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

- Stormwater System Overview
- 2022 Irrigation System Performance Report

Ms. King asked for these items to be tabled until the next meeting.

### **4. Financial Report**

Mr. Karmeris gave an overview of the financials and answered questions. He also stated the "Form 1" is due and there is a fine for being late.

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

No Founder's report was offered.

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

Mr. Pinto stated he hasn't seen any lake maintenance in his area. The Hydrilla and Spike Rush is getting very tall.

Ms. King asked for a copy of the Spike Rush letter sent to SFWMD and the letter received in response.

Mr. Pagan requested the Board should agree on the landscaping company, cost, and coverage.

Mr. Lasher inquired about the height of the trees being trimmed. States trucks are hitting the lower branches.

## **K. ADJOURNMENT**

There being no further business to come before the Board, CDD No. 1 Mr. Covelli adjourned the meeting at 1:25p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

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Printed Name

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Printed Name

**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date September 7, 2022**

**Subject:** TR – 10244 SW Coral Tree Circle Pool  
Work Authorization No. WA 19-143-137  
C&T Project No. 19-143.TR5.048.0722.R

---

**Background:**

On July 21, 2022, the Tradition CDD Engineer received a request to temporarily use a portion of the lake maintenance easement surrounding Lake L36C on Water Management Tract WMT-13, Tradition Plat 77, which has been accepted by the CDD for operation and maintenance.

---

**Recommended Action:**

Ratify CDD Engineer's approval of the proposed 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.06

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

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**Board Action:**



Moved by:	Seconded by:	Action Taken:
Item Prepared by: Kelly E Cranford, PE		



0 250 500  
Feet

TR - 10244 SW Coral Tree Circle Pool  
WA#: 19-143-137  
Project #:19-143.TR5.048.0722.R

## Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-143-137  
Project #:  
19-143.TR5.048.0722.R  
Scale: 1" = 500'  
Date: 8/29/2022

**EXHIBIT 1**  
**TR - 10244 SW CORAL**  
**TREE CIRCLE POOL**  
**SITE LOCATION MAP**

**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date September 7, 2022**

**Subject:** TR – 11484 SW Fieldstone Way Pool  
Work Authorization No. WA 19-143-138  
C&T Project No. 19-143.TR6.021.0722.R

---

**Background:**

On July 13, 2022, the Tradition CDD Engineer received a request to temporarily use a portion of the upland buffer portion of Conservation Tract W-2, Tradition Plat 19 – Townpark Phase One, which has been accepted by the CDD for operation and maintenance.

---

**Recommended Action:**

Ratify CDD Engineer's approval of the proposed 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.06

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

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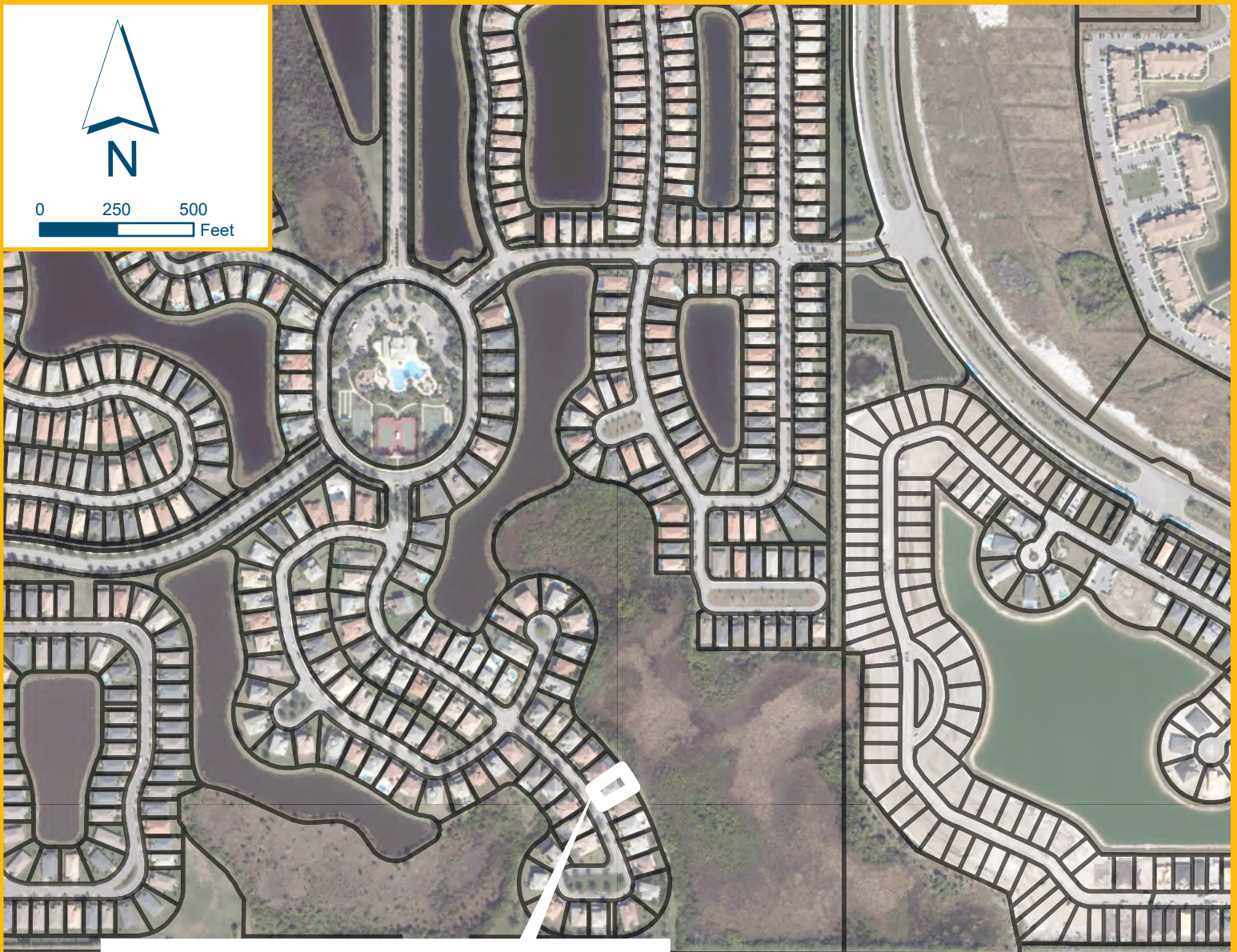
**Board Action:**

Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Prepared by: Kelly E Cranford, PE





0 250 500  
Feet



**TR - 11484 SW Fieldstone Way Pool**  
**WA#: 19-143-138**  
**Project #: TR - 11484 SW Fieldstone Way Pool**

## Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-143-138  
Project #:  
TR - 11484 SW Fieldstone Way  
Pool  
Scale: 1" = 500'

**EXHIBIT 1**  
**TR - 11484 SW**  
**FIELDSTONE WAY**  
**POOL**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT  
BOARD AGENDA ITEM  
Board Meeting Date: September 7, 2022**

**Subject:** TR – Tradition Regional Park  
WA 19-143-136  
C&T Project No. 19-143.TR8.006.0622.W

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**Background**

The request is for development of a regional park on a 68.82-acre tract. The project will connect to Tradition CDD's master stormwater system within basin WG-28.

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**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 CDD 8  
Drainage Basin WG-28  
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

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**Board Action**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Kelly Cranford, P.E.





0 1,000 2,000  
Feet

**TR - Tradition Regional Park**  
**WA#: 19-143-136**  
**Project #:19-143.TR8.006.0622.W**

Port St Lucie

## Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-143-136  
Project #:  
19-143.TR8.006.0622.W  
Scale: 1" = 2,000'  
Date: 8/30/2022

# EXHIBIT 1 TR - TRADITION REGIONAL PARK SITE LOCATION MAP

**RESOLUTION 2022-09**

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

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

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

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

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

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

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Tara Toto	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 1**

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Secretary / Assistant Secretary

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Chairman

**RESOLUTION 2022-09**

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

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

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

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

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

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

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Tara Toto	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 2**

---

Secretary / Assistant Secretary

---

Chairman

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 4, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 4 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 4:**

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

Gail Cost	Chairman
Rich Giglia	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Rob Siedlecki	Assistant Secretary
Robert Burn	Assistant Secretary
Joseph Sargent	Assistant Secretary

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 4**

---

Secretary / Assistant Secretary

---

Chairman

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 6, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 6 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 6:**

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

Jerry Krbec	Chairman
Luis Pagan	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
George Russell	Assistant Secretary
John Slicher	Assistant Secretary
_____	Assistant Secretary

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 6**

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

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-09**

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

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

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

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

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

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

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tara Toto	Assistant Secretary/Treasurer

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 7**

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

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-09**

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

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

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

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

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

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

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tara Toto	Assistant Secretary/Treasurer

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 8**

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

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-09**

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

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

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

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

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

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

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tara Toto	Assistant Secretary/Treasurer

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 9**

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

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-09**

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

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

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

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

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

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

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tara Toto	Assistant Secretary/Treasurer

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 10**

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

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO'S. 1-10 ADOPTING THE ANNUAL  
MEETING SCHEDULE FOR FISCAL YEAR 2022-2023**

**WHEREAS**, the Tradition Community Development District No's. 1-10 (the "Districts"), are a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Districts are required by Florida law to prepare an annual schedule of their regular public meetings which designates the date, time and location of the District's meetings; and

**WHEREAS**, the Board has proposed the Fiscal Year 2022-2023 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO'S. 1-10:**

1. The Fiscal Year 2022-2023 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A in hereby approved and will be published in accordance with the requirements of Florida law.

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICTS NO'S. 1, 2 &  
7-10**

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

\_\_\_\_\_  
Chairman

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICTS NO. 3**

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Secretary / Assistant Secretary

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Chairman

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICTS NO. 4**

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Secretary / Assistant Secretary

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Chairman

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICTS NO. 5**

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Secretary / Assistant Secretary

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Chairperson

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICTS NO. 6**

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Secretary / Assistant Secretary

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Chairman

## **EXHIBIT “A”**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 FISCAL YEAR 2022/2023 REGULAR BOARD MEETING SCHEDULE**

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

**\*October 5, 2022  
November 2, 2022  
December 7, 2022  
\*January 4, 2023  
February 1, 2023  
March 1, 2023  
\*April 5, 2023  
May 3, 2023  
June 7, 2023  
\*July 5, 2023  
August 2, 2023  
September 6, 2023**

**\*Irrigation Rate Committee Meeting - 9:00am  
Southern Grove CDD Meeting - 10:30am  
Tradition CDD Meeting - 11:00am**

\*An Irrigation 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.\*

Law Offices  
of  
**GONANO & HARRELL**  
A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS  
ATTORNEYS AND COUNSELORS AT LAW

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Facsimile (772) 464 - 0282

DANIEL B. HARRELL  
Board Certified In Education Law  
email: dharrell@gh-law.com

VIA ELECTRONIC TRANSMISSION ONLY

MEMORANDUM NO. 22-03

August 22, 2022

MEMORANDUM TO MEMBERS OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 8

Re: Petition (A) to Contract the External Boundaries of Tradition Community  
Development District No. 8 ("District No. 8") and (B) to Establish Tradition  
Community Development District No. 11 ("District No. 11")

G&H File No. 1513-001

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The principal landowner within the Tradition Community Development Districts has proposed a restructuring of District administration by creating a Tradition Administrative Authority under the Florida Interlocal Cooperation Act of 1969. Through a revision, consolidation, and supplementation of the existing District Interlocal Agreements, each Tradition CDD will participate in governance and control of the Authority upon full implementation of the restructuring.

Until the transfer of administrative powers to the Authority, the landowner has proposed removing such powers from Tradition Community Development District No. 1 and establishing a new District No. 11 to act as "administrator" during a transition period. The new district would be established from approximately 21 acres of land currently located at the southwest corner of District No. 8. Establishment of District No. 11 is thus the first step in the administrative restructuring.

Attached for consideration by the Board of Supervisors of District No. 8 is a **Resolution** that, as important here, would authorize (a) contraction of the external boundaries of District No. 8, (b) establishment of a new District No. 11 out of the lands removed from District No. 8, (c) joinder in submission of a petition to the City requesting approval to contract District No. 8 and establish District No. 11, (d) submission of the petition to the City, (e) joinder by the new District No. 11 in the District Interlocal Agreements and applicable bond indentures, and (f) execution of an assignment and assumption agreement relating to property that, as a result of the contraction and establishment, will be removed from the boundaries of District No. 8 and placed into the boundaries of District No. 11.

A form of proposed **Petition** to the City is attached as an exhibit to the Resolution. Exhibits to the Petition, in turn, include:

**A Statement of Estimated Regulatory Costs** of the District No. 8 boundary contraction and District No. 11 establishment proposed in the Petition (Exhibit D to the Petition)

Proposed forms of the **City Ordinances** sought by the Petition, one contracting the external boundaries of District No. 8 and a second establishing a new District No. 11 (Exhibits F-1 and F-2 to the Petition, respectively)

Also attached are **Maps** depicting the general location of the proposed District No. 11 and the current boundaries of all of the Tradition Districts. Please note that, as explained in the Petition, the requested changes:

Will not expand or contract the total land area served by the Tradition Districts

Will not change the level of special assessments on any lands located in the Tradition Districts

Will not change any component of the public infrastructure services to be provided by the Tradition Districts, nor the timetable for constructing such services, nor the estimated cost of constructing such services

Will not change the designations of the future distribution, location, and extent of land uses as currently proposed in the comprehensive plan for the lands located within the external boundaries of the Tradition Districts, including all properties affected by the proposed contraction of District No. 8 and the establishment of a new District No. 11

By copy of this memorandum to the District Manager, I respectfully request that this matter be considered by the Board of Supervisors of at its meeting to be held on September 7, 2022. At that time, the Board should determine whether to adopt a resolution in substantially the form attached, and thereby authorize joining in submission of the Petition to the City, again in substantially the form attached.

Please advise if you have any question.

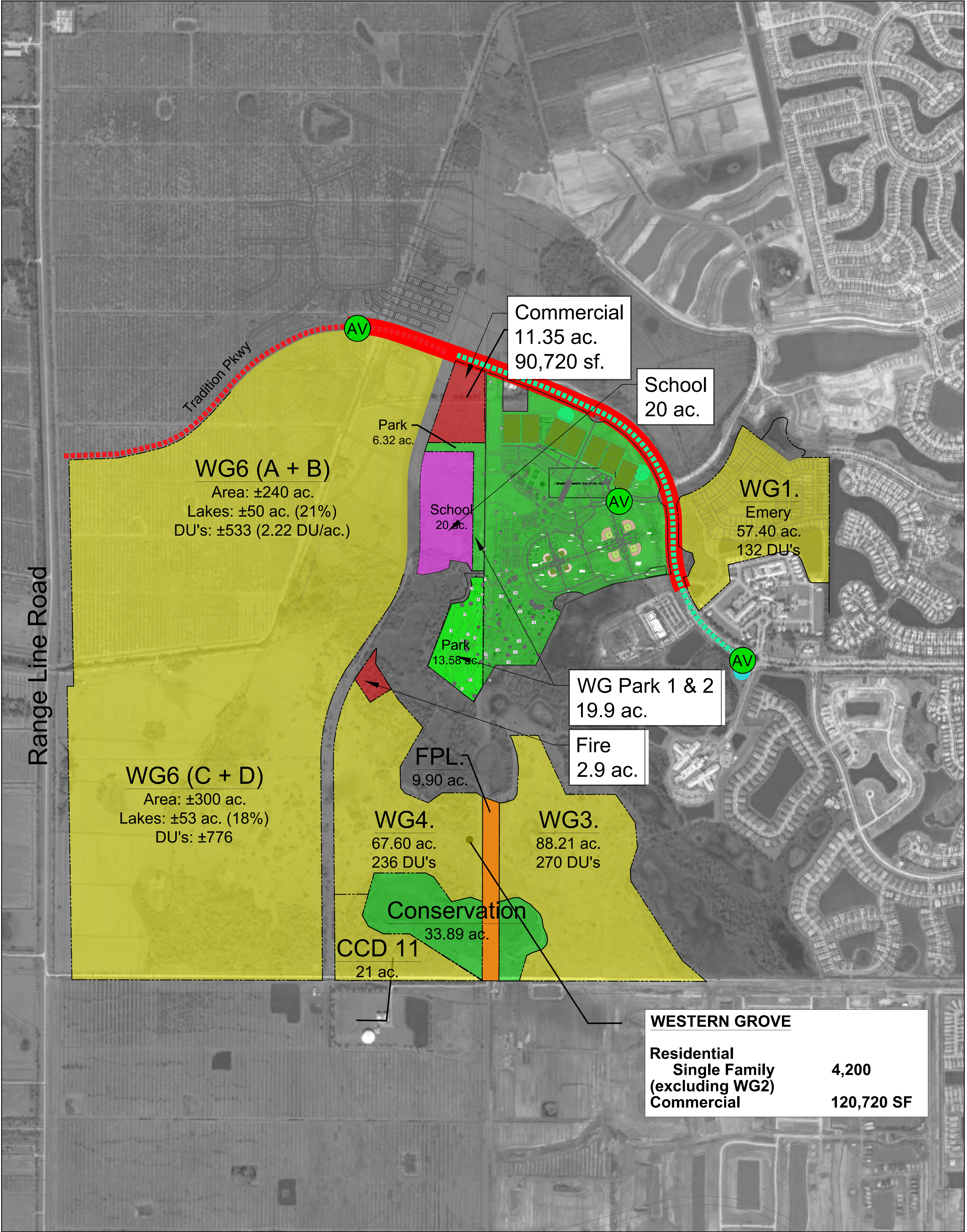
*Daniel B. Harrell*

Daniel B. Harrell

DBH/mm  
Attachments

cc: Members, Boards of Supervisors, Tradition CDDs 1-7, 9, and 10  
Mr. B. Frank Sakuma, Jr. Ms. Kelly Cranford, P.E.  
Ms. Jessica Wargo Mr. Brett Sealy  
Mr. Steve Garrett, RLA Ms. Denise Ganz, Esq.  
Mr. James P. Terpening, Jr., P.E. Mr. Tony Palumbo





## **RESOLUTION NO. 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 AUTHORIZING CONTRACTION OF THE EXTERNAL BOUNDARIES OF DISTRICT NO. 8; AUTHORIZING THE ESTABLISHMENT OF A NEW TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11; AUTHORIZING JOINING IN THE SUBMISSION OF A PETITION SEEKING SUCH CONTRACTION AND ESTABLISHMENT; AUTHORIZING SUBMISSION OF THE PETITION TO THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA; AUTHORIZING JOINDER BY NEW DISTRICT NO. 11 IN INTERLOCAL AGREEMENTS AND INDENTURES; AUTHORIZING EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT RELATING TO PROPERTY THAT, AS A RESULT OF THE CONTRACTION AND ESTABLISHMENT, WILL BE RELOCATED FROM THE BOUNDARIES OF DISTRICT NO. 8 TO THE BOUNDARIES OF DISTRICT NO. 11; AUTHORIZING OFFICERS TO TAKE ACTIONS IN CONNECTION WITH THE PETITION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8:**

### **SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS.**

A. The Board of Supervisors ("Board") of Tradition Community Development District No. 8 ("District No. 8") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes ("Act"), and other applicable law.

B. Except as otherwise defined herein, all capitalized terms used in this Resolution shall have the meanings set forth in (i) the Petition (a) to Contract the External Boundaries of Tradition Community Development District No. 8 Pursuant to Section 190.046(1), Florida Statutes, and (b) to Establish Tradition Community Development District No. 11 Pursuant to Section 190.005, Florida Statutes, a copy of which is attached as Exhibit I ("Petition"), or (ii) the 2008 Interlocal Agreement or the New CIP Interlocal Agreement (both defined below).

### **SECTION 2. FINDINGS.**

A. District No. 8 was established by Ordinance No. 06-100 of the City of Port St. Lucie, Florida ("City"), enacted on September 25, 2006.

B. The lands within District No. 8, together the lands within the adjacent TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 ("District No. 1"), TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 ("District No. 2"), TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 ("District No. 3"), TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 ("District No. 4"), TRADITION

COMMUNITY DEVELOPMENT DISTRICT NO. 5 (“District No. 5”), TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 (“District No. 6”), TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 (“District No. 7”), TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 (“District No. 9”), and TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 (“District No. 10”), comprise the entirety of the mixed use developments of regional impact known as “Tradition” (District Nos. 1 through 6 and a portion of District No. 7) and “Western Grove” (a portion of District No. 7 and all of District Nos. 8 through 10).

C. The “2003 Benefit Area” currently consists of all of the District Lands within the boundaries of District Nos. 1 through 6 and a portion of the District Lands within the boundaries of District No. 7 (District Nos. 1 through 7, the “2003 Project Districts”). The “New CIP Area” currently consists of that portion of the District Lands within the boundaries of District No. 7 that is not within the 2003 Benefit Area, and all of the District Lands within the boundaries of District Nos. 8 through 11 (District Nos. 7 through 11, the “New CIP Districts”).

D. To facilitate the financing, construction, acquisition, operation, and maintenance of certain components of public infrastructure (“Public Infrastructure”) for developments of regional impact governing the lands located within the 2003 Project Districts (the Tradition DRI) and the New CIP Districts (the Western Grove DRI), and to better assure compliance with those development orders as they relate to such infrastructure:

(i) All of District Nos. 1 through 10 have entered into that certain Amended and Restated District Development Interlocal Agreement dated as of April 8, 2008 (“2008 Interlocal Agreement”).

(ii) With respect to infrastructure serving the New CIP Area, the New CIP Districts have supplemented the 2008 Interlocal Agreement by entering into or joining that certain District Development Interlocal Agreement dated as of March 10, 2021 (“New CIP Interlocal Agreement” and, together with the 2008 Interlocal Agreement, the “Interlocal Agreements”).

(iii) The Interlocal Agreements generally provide for coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the 2003 Benefit Area (the Tradition Project) and the New CIP Area (the Western Grove project) and across all of the Districts.

E. The current external boundaries of District No. 8 contain a total of approximately 546.701 acres of real property that comprises a portion of Western Grove and the New CIP Area. All of these lands are located entirely within the jurisdictional boundaries of the City.

F. The owner of the lands lying within the external boundaries of District No. 8 has caused the preparation of a petition (“Petition”) requesting that the City Council of the City (“City Council”):

(a) Contract the external boundaries of District No. 8 in accordance with Section 190.046(1) of the Act; and

(b) Establish a new Tradition Community Development District No. 11 (“District No. 11”) in accordance with Section 190.005 of the Act from the lands to be excluded from District No. 8.

The total area within the external boundaries of both District No. 8 and District No. 11 following the changes proposed in the Petition will remain approximately 546.701 acres.

G. The owner of 100 percent of the properties affected by the contraction of the external boundaries of District No. 8 and the establishment of a new District No. 11 as requested in the Petition has executed a written consent to such external boundary modifications and new district establishments.

H. It is in the best interests of District No. 8 and the current and future landowners and residents of District No. 8 that the external boundaries of District No. 8 be contracted, and a new District No. 11 established, in the manner set forth in the Petition.

I. Upon approval of the matters requested in the Petition, District No. 8 and District No. 11 shall execute and deliver an assignment and assumption agreement (“Assignment and Assumption Agreement”) by which:

(a) District No. 8 (as the “Assigning District”) shall assign to District No. 11 (as the “Assuming District”) the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the contraction of the external boundaries of District No. 8, and the establishment of a new District No. 11, will be located within the external boundaries of the Assuming District; and

(b) The Assuming District shall assume from the Assigning District the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the contraction of the external boundaries of District No. 8, and the establishment of a new District No. 11, will be located within the external boundaries of the Assuming District.

J. In furtherance of the foregoing, the Board should authorize (i) contracting the external boundaries of District No. 8 as requested in the Petition, (ii) establishing a new District No. 11 as requested in the Petition, (c) joining the Petition, (d) submitting the Petition to the City, (e) joinder by new District No. 11 in the Interlocal Agreements and in the trust indentures relating to bonds issued to finance Public Infrastructure serving the 2003 Benefit Area and the New CIP Area (collectively, the “Indentures”), and (f) executing an Assignment and Assumption Agreement.

**SECTION 3. AUTHORIZATION TO CONTRACT EXTERNAL BOUNDARIES OF DISTRICT NO. 8.** The Board hereby authorizes the contraction of the external boundaries of District No. 8 in the manner set forth in the Petition.

**SECTION 4. AUTHORIZATION TO ESTABLISH A NEW DISTRICT NO. 11.**

The Board hereby authorizes the establishment of a new District No. 11 in the manner set forth in the Petition.

**SECTION 5. AUTHORIZATION TO JOIN IN AND SUBMIT THE PETITION.**

The Board hereby authorizes joinder in the Petition and submission to the City for approval. The Chairman or Vice-Chairman of the Board or his or her respective designee is hereby authorized and directed to cause the Petition, and all documents and instruments required to be submitted with the Petition pursuant to the Act, to be executed in substantially the form attached as Exhibit I to this Resolution, with such changes, insertions, modifications, and deletions as may be approved by officers of the District executing the same, in consultation with the District Manager, District Counsel, and Bond Counsel. The Board hereby authorizes submission of the Petition to the City.

**SECTION 6. AUTHORIZATION FOR JOINDER.** District No. 11 is authorized to present and each of the other Districts is hereby authorized to accept a Joinder in the Interlocal Agreements and the Indentures.

**SECTION 7. AUTHORIZATION TO EXECUTE ASSIGNMENT AND ASSUMPTION AGREEMENTS.** The Board hereby approves the assumption from the Assigning District of such Assigning District's obligation (a) to collect assessments levied on property that is currently located within the boundaries of the Assigning District but, following the contraction of the external boundaries of District No. 8 and the establishment of a new District No. 11, will be relocated to within the boundaries of the Assuming District, and (b) to remit such assessments consistent with obligations set forth in the Interlocal Agreements and the Indentures. Such assignment and assumption will be effective upon contraction of the boundaries of District No. 8 and the establishment of District No. 11, in the manner contemplated by this Resolution, provided, however, to effectuate and memorialize the foregoing, the Chairman or Vice-Chairman of each of the Assigning District and the Assuming District or his or her respective designee is hereby authorized and directed to prepare and execute an Assignment and Assumption Agreement, in such form and with such changes, insertions, modifications, and deletions as may be approved by the officer of the District executing such instrument, in consultation with the District Manager, District Counsel, and Bond Counsel.

**SECTION 8. AUTHORIZATION FOR ACTIONS.** The Chairman, Vice-Chairman, and Secretary of the Board of District No. 8, the District's District Manager, District Counsel, Bond Counsel, and other authorized officers are authorized and directed to prepare, execute, and deliver all documents, instruments, and certificates and to take all actions and steps on behalf of District No. 8 that are necessary or desirable in connection with the Petition and its submission to the City Council for approval.

**SECTION 9. SEVERABILITY.** Should any sentence, section, clause, part, or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of District No. 8 held in open public session this 7<sup>th</sup> day of September, 2022.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8**

Attest:

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

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairman/Vice-Chairman  
Board of Supervisors

## **EXHIBIT I**

### **FORM OF PETITION**

**BEFORE THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA**

**IN RE: PETITION (A) TO CONTRACT THE  
EXTERNAL BOUNDARIES OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 8  
PURSUANT TO SECTION 190.046(1), FLORIDA  
STATUTES, AND (B) TO ESTABLISH TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 11  
PURSUANT TO SECTION 190.005, FLORIDA  
STATUTES**

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**PETITION**

**Mattamy Palm Beach LLC**, a Delaware limited liability company ("**Petitioner**"), is owner of the lands lying within the external boundaries of the **Tradition Community Development District No. 8 ("District No. 8")**, a community development district ("**CDD**") established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and other applicable law by Ordinance No. 06-100 enacted by the City of Port St. Lucie, Florida ("**City**"), on September 25, 2006. The Petitioner, joined by the Board of Supervisors ("**Board**") of District No. 8, hereby petitions the City Council of the City ("**City Council**"):

(a) **To contract the external boundaries of District No. 8** in accordance with Section 190.046(1) of the Act, and

(b) **To establish a new Tradition Community Development District No. 11 ("District No. 11")** in accordance with Section 190.005 of the Act from the lands to be excluded from District No. 8,

all in the manner described below. Except as otherwise defined herein, all capitalized terms used in this Petition shall have the meanings set forth in the 2008 Interlocal Agreement or the New CIP Interlocal Agreement (both defined below).

In support of this Petition, the Petitioner, joined by the Board of District No. 8, attests as follows:

**Background**

1. Tradition Districts. The lands within District No. 8, together the lands within the adjacent **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 ("District No. 1")**, **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 ("District No. 2")**, **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 ("District No. 3")**, **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 ("District No. 4")**, **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 ("District No. 5")**, **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 ("District No. 6")**, **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 ("District No. 7")**, **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 ("District No. 9")**, and

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 (“District No. 10”)**, comprise the entirety of the mixed use developments of regional impact known as **“Tradition”** (District Nos. 1 through 6 and a portion of District No. 7) and **“Western Grove”** (a portion of District No. 7 and all of District Nos. 8 through 10).

2. 2003 Benefit Area; New CIP Area. The **“2003 Benefit Area”** currently consists of all of the District Lands within the boundaries of District Nos. 1 through 6 and a portion of the District Lands within the boundaries of District No. 7 (District Nos. 1 through 7, the **“2003 Project Districts”**). The **“New CIP Area”** currently consists of that portion of the District Lands within the boundaries of District No. 7 that is not within the 2003 Benefit Area, and all of the District Lands within the boundaries of District Nos. 8 through 10 (District Nos. 7 through 10, the **“New CIP Districts”**).

3. Interlocal Agreements. To facilitate the financing, construction, acquisition, operation, and maintenance of certain components of public infrastructure (**“Public Infrastructure”**) for developments of regional impact governing the lands located within the 2003 Project Districts (the Tradition DRI) and the New CIP Districts (the Western Grove DRI), and to better assure compliance with those development orders as they relate to such infrastructure:

(a) All of District Nos. 1 through 10 have entered into that certain Amended and Restated District Development Interlocal Agreement dated as of April 8, 2008 (**“2008 Interlocal Agreement”**).

(b) With respect to infrastructure serving the New CIP Area, the New CIP Districts have supplemented the 2008 Interlocal Agreement by entering into or joining that certain District Development Interlocal Agreement dated as of March 10, 2021 (**“New CIP Interlocal Agreement”** and, together with the 2008 Interlocal Agreement, the **“Interlocal Agreements”**).

(c) As important here, the Interlocal Agreements generally provide for coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the Western Grove project and across all of the New CIP Districts. Public Infrastructure serving the New CIP Area, in turn, is described in the Master Engineer's Report dated March 11, 2008 (**“Master Engineer's Report”**), as amended and supplemented. The actual improvements comprising, and the estimated costs for, Public Infrastructure serving the New CIP Area may vary from those identified and set forth in the Master Engineer's Report, but any change would be the result of development amendments or modifications to Western Grove, all subject to approval by the City, and not the result of contracting the boundaries of District No. 8 or establishing a new District No. 11 as proposed in this Petition.

4. Current External Boundaries of District No. 8; Proposed Boundaries. The current external boundaries of District No. 8 contain a total of approximately 546.701 acres of real property that comprises a portion of Western Grove and the New CIP Area. All of these lands are located entirely within the jurisdictional boundaries of the City. The current external boundaries of District No. 8 are depicted on map annexed as Exhibit A-1 to this Petition. The proposed

external boundaries of District No. 8 and new District No. 11 following the changes as requested in this Petition are depicted on the map annexed as Exhibit A-2 to this Petition.

### **Summary of Petition**

5. **Petition.** The Petitioner, joined by the Board of District No. 8, requests that the City Council:

(a) **Contract the external boundaries of District No. 8** so that following the requested contraction District No. 8 would contain a total of [~525.7] acres; and

(b) **Establish a new District No. 11** from the lands removed by the contraction of District No. 8 so that following the requested establishment the new District No. 11 would contain a total of [~21] acres.

The total area within the external boundaries of both District No. 8 and District No. 11 following the changes proposed in this Petition will remain approximately 546.701 acres.

### **Information Required for the Petition to Contract the External Boundaries of District No. 8**

6. **Contraction Within Statutory Limits.** Consistent with the limitations set forth in Section 190.046(1)(e)2 of the Act, the acreage of the contraction that is the subject of this Petition does not exceed a cumulative net total greater than 50 percent of the acres initially located within the external boundaries of District No. 8 and does not exceed 1,000 acres.

7. **Proposed Metes and Bounds Description of District No. 8.** As required by Sections 190.005(1)(a)1 and 190.046(1)(a) of the Act, annexed as Exhibit B-1 is a metes and bounds description of the external boundaries of District No. 8 after the proposed contraction.

8. **No Excluded Property.** In response to Sections 190.005(1)(a)1 and 190.046(1)(a) of the Act, no real property within the current and modified external boundaries of District No. 8 as proposed in this Petition will be excluded from the New Districts; the entirety of the real property being removed from District No. 8 will be included within the external boundaries of the proposed new District No. 11.

9. **Consent of Affected Landowner.** As required by Sections 190.005(1)(a)2 and 190.046(1)(g) of the Act, annexed as Exhibit C is the written consent of the owner of 100 percent of the property affected by the contraction of the external boundaries of District No. 8 and the establishment of a new District No. 11 as requested in this Petition. As provided in Section 190.046(1)(g) of the Act, the joinder in this Petition by the Board of District No. 8 constitutes consent of the other landowners within District No. 8.

Special assessments levied by the New CIP Districts to fund the capital cost and operation and maintenance expense of Public Infrastructure serving the New CIP Area (the Western Grove development) are allocated on a benefit basis that in turn is determined by the uses of the assessed parcels. These costs are divided among benefitted parcels in proportion to the benefit received by each as a result of the Public Infrastructure, without regard to the District

in which an assessed parcel is located. Changing a parcel from one District to another as proposed in this Petition will not change the special assessments on that parcel, and therefore will have no financial impact on the parcel landowner.

10. No Change to Timetable for Construction of Services. In response to Section 190.046(1)(a) of the Act, the timetable for construction of services to be provided by the Districts to all of the lands currently within the external boundaries of District No. 8, including all properties affected by the boundary contraction of District No. 8 and the establishment of a new District No. 11 as requested in this Petition, and the estimated cost of constructing those proposed services, will not change as a result of the proposed contraction and establishment. The requested boundary modifications will result in no change to the total land area within the external boundaries of District No. 8 and District No. 11, no change to the total area within the external boundaries of the New CIP Districts, no change to the total area to be served by proposed services to the New CIP Area, no change to any component of the Public Infrastructure serving the New CIP Area, and therefore no change to the estimated cost of or timetable for such services. Changes in the construction timetable and estimated cost of services may occur as a consequence of development amendments or modifications, all subject to separate approval by the City, but such changes would not result from the external boundary contraction of District No. 8 or the establishment of a new District No. 11 as proposed in this Petition.

11. No Change to Future Uses. In response to Section 190.046(1)(a) of the Act, the designations of the future general distribution, location, and extent of public and private uses of land proposed by the future land use plan element of the effective local government comprehensive plan for all of the lands currently within the external boundaries of District No. 8, including all properties affected by the boundary contraction of District No. 8 and the establishment of a new District No. 11 as requested in this Petition, will not change as a result of the proposed contraction and establishment. Changes in future uses may occur as a consequence of development amendments or modifications, but such changes would not result from the external boundary contraction of District No. 8 or the establishment of a new District No. 11 as proposed in this Petition.

12. Statement of Estimated Regulatory Costs. As required by Sections 190.005(1)(a)8 and 190.046(1)(a) of the Act, annexed as Exhibit D is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

13. Authorizing Resolution of District No. 8 Board. Annexed as Exhibit E is a resolution of the Board of District No. 8 authorizing (a) contraction of the external boundaries of District No. 8 as requested in this Petition, (b) establishment of a new District No. 11 as requested in this Petition, (c) joinder in this Petition, (d) submission of this Petition to the City, (e) joinder by new District No. 11 in the Interlocal Agreements and in the trust indentures relating to bonds issued to finance Public Infrastructure serving the 2003 Benefit Area and the New CIP Area (collectively, the “**Indentures**”), and (f) execution of an Assignment and Assumption Agreement (defined below).

14. Statutory Requirements for Proposed Contraction Met. Consistent with the requirements set forth in Section 190.005(1)(e)2-6 of the Act, following the proposed contraction of the external boundaries of District No. 8:

(a) Contraction of the external boundaries of District No. 8 as requested in this Petition will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's comprehensive plan;

(b) The area of land within the revised external boundaries of District No. 8 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(c) The New CIP Districts are the best alternative available for delivering the community development facilities and services to the properties that are currently and following the contraction of the external boundaries of District No. 8 and the establishment of a new District No. 11 will continue to be served by those Districts;

(d) The community development facilities and services of District No. 8 and a new District No. 11 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(e) Each of the areas that is currently and following the contraction of the external boundaries of District No. 8 and the establishment of a new District No. 11 will continue to be served by one of the Districts is amenable to separate special-purpose government.

15. Proposed Form of Ordinance Approving Contraction of External Boundaries of District No. 8. Annexed as Exhibit F-1 is a proposed form of City ordinance approving the requested boundary contraction and amending City Ordinance No. 06-100 to reflect the new external boundaries of District No. 8 in the manner set forth in this Petition.

#### **Information Required for the Petition to Establish a New District No. 11**

16. Proposed Metes and Bounds Description of New District No. 11. As required by Section 190.005(1)(a)1 of the Act, annexed as Exhibit B-2 is a metes and bounds description of the external boundaries of the proposed new District No. 11.

17. Consent of Affected Landowners. As required by Section 190.005(1)(a)2 of the Act, annexed as Exhibit C is the written consent of the owner of 100 percent of the properties affected by the contraction of the external boundaries of District No. 8 and the establishment of a new District No. 11 as requested in this Petition. As provided in Section 190.046(1)(g) of the Act, the joinder in this Petition by the Board of District No. 8 constitutes consent of the other landowners within District No. 8.

18. Initial Board of Supervisors of District No. 11. As required by Section 190.005(1)(a)3, the following persons shall be the initial members of the board of supervisors of the proposed new District No. 11, each of whom is a resident of the State of Florida and a citizen of the United States, and each of whom shall serve in that office until replaced by elected members as provided in Section 190.006 of the Act:

(a) Tara Toto

- (b) Frank Covelli
- (c) Steven Dassa
- (d) Anissa Cruz
- (e) Tyler Gaffney

19. Proposed Name of New District. As required by Section 190.005(1)(a)4 of the Act, the proposed name of the new District is Tradition Community Development District No. 11.

20. Proposed External Boundaries of District No. 8 and District No. 11. As required by Section 190.005(1)(a)5 of the Act, annexed as Exhibit A-2 is a map depicting the proposed external boundaries of District No. 8 and District No. 11 following the changes as requested in this Petition and showing current major trunk water mains and sewer interceptors and outfalls.

21. No Change to Timetable for Construction of Services. In response to Section 190.046(1)(a) of the Act, the timetable for construction of services to be provided by the Districts to all of the lands within the current external boundaries of District No. 8, including all properties affected by the boundary contraction of District No. 8 and the establishment of a new District No. 11 as requested in this Petition, and the estimated cost of constructing those proposed services, will not change as a result of the proposed contraction and establishment. The requested boundary modifications will result in no change to the total land area within the external boundaries of District No. 8 and District No. 11, no change to the total area within the external boundaries of the New CIP Districts, no change to the total area to be served by proposed services to the New CIP Area, no change to any component of the Public Infrastructure serving the New CIP Area, and therefore no change to the estimated cost of or timetable for such services. Changes in the construction timetable and estimated cost of services may occur as a consequence of development amendments or modifications, all subject to separate approval by the City, but such changes would not result from the external boundary contraction of District No. 8 or the establishment of a new District No. 11 as proposed in this Petition.

22. No Change to Future Uses. In response to Section 190.046(1)(a) of the Act, the designations of the future general distribution, location, and extent of public and private uses of land proposed by the future land use plan element of the effective local government comprehensive plan for all of the lands currently within the external boundaries of District No. 8, including all properties affected by the boundary contraction of District No. 8 and the establishment of a new District No. 11 as requested in this Petition, will not change as a result of the proposed contraction and establishment. Changes in future uses may occur as a consequence of development amendments or modifications, but such changes would not result from the external boundary contraction of District No. 8 or the establishment of a new District No. 11 as proposed in this Petition.

23. Statement of Estimated Regulatory Costs. As required by Sections 190.005(1)(a)8 of the Act, annexed as Exhibit D is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

24. Authorizing Resolution of District Boards. Annexed as Exhibit E is a resolution of the Board of District No. 8 authorizing (a) contraction of the external boundaries of District No. 8 as requested in this Petition, (b) establishment of a new District No. 11 as requested in this Petition, (c) joinder in this Petition, (d) submission of this Petition to the City, (e) joinder by new District No. 11 in the Interlocal Agreements and in the Indentures, and (f) execution of an Assignment and Assumption Agreement.

25. Statutory Requirements for Establishment of New District No. 11 Met. Consistent with the requirements set forth in Section 190.005(1)(e)2-6 of the Act, following the proposed establishment of a new District No. 11:

(a) The new District No. 11 will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's comprehensive plan;

(b) The properties comprising the new District No. 11 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(c) The New CIP Districts are the best alternative available for delivering the community development facilities and services to the properties that are currently and following the expansions and contractions of the external boundaries of District No. 8 and the establishment of a new District No. 11 will continue to be served by those Districts;

(d) The community development facilities and services of District No. 8 and District No. 11 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(e) Each of the areas that is currently and following the contraction of the external boundaries of District No. 8 and the establishment of a new District No. 11 will continue to be served by one of the Districts is amenable to separate special-purpose government.

26. Special Powers Requested Consistent with City Ordinance No. 06-100. City Ordinance No. 06-100 incorporates the consent of the City to the exercise by District No. 8 of certain special powers in the manner permitted by the Act, as follows:

(a) Pursuant to Section 190.012(2)(a) of the Act, the City consented to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling District No. 8 to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars,

when authorized by proper governmental agencies; except that District No. 8 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within District No. 8's boundaries. Notwithstanding anything to the contrary set forth in the establishing ordinance, District No. 8 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

(b) The City further consented to the exercise by District No. 8 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes and Chapter 74, Florida Statutes, over any property outside the boundaries of District No. 8 and within the City (except municipal, county, state and federal property) for the uses and purposes of District No. 8 relating solely to water, sewer, District No. 8 roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that District No. 8 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within District No. 8.

(c) The foregoing powers are in addition, and supplemental, to the powers which District No. 8 is entitled to exercise pursuant to the Act.

(d) As permitted by the Act, the City approved District No. 8's exercise, outside of its boundaries, of the powers granted in the Act and in the establishing ordinance, subject to the terms of the establishing ordinance, for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within District No. 8.

The Petitioner, joined by the Board of District No. 8, respectfully requests that the ordinance establishing a new District No. 11 incorporate like consents of the City to the exercise by the new District No. 11 of identical special powers in the manner permitted by the Act. By affording such consent, the City would preserve throughout the Tradition and Western Grove projects the continuity of identical powers currently held by District No. 8 and each of the 2003 Project Districts and the other New CIP Districts.

27. Proposed Form of Ordinance Establishing New District No. 11. Annexed as Exhibit F-2 is a proposed form of City ordinance establishing a new District No. 11 in the manner set forth in this Petition.

#### **Conforming Actions by District No. 8 and District No. 11**

28. Joinder of District No. 11 in Interlocal Agreements and the Indentures. Upon establishment, the new District No. 11 shall execute a written Joinder and thereby become a party to the Interlocal Agreements and the Indentures, assuring that District No. 11 will continue participating in the coordinated financing of Public Infrastructure, and centralized administration,

budgeting, and governance of maintenance and other operations, throughout the Tradition and Western Grove projects and across all of the Districts.

29. Assignment and Assumption of Non-Ad Valorem Assessments. Upon approval of the matters requested in this Petition, District No. 8 and District No. 11 shall execute and deliver an assignment and assumption agreement (“**Assignment and Assumption Agreement**”) by which:

(a) District No. 8 (as the “**Assigning District**”) shall assign to District No. 11 (as the “**Assuming District**”) the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the contraction of the external boundaries of District No. 8, and the establishment of a new District No. 11, will be located within the external boundaries of the Assuming District; and

(b) The Assuming District shall assume from the Assigning District the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the contraction of the external boundaries of District No. 8, and the establishment of a new District No. 11, will be located within the external boundaries of the Assuming District.

#### **Certification of Petition**

Consistent with the requirement set forth in Section 190.005(1)(e)1 of the Act, the Petitioner, joined by the Board of District No. 8, certifies that all statements contained within this Petition are true and correct.

\* \* \*

**WHEREFORE**, the Petitioner, joined by the Board of Supervisors of District No. 8, hereby respectfully requests that the City Council:

A. Direct City staff to notice public hearings, in the same manner as the City Council notices other proposed City ordinances and ordinance amendments, to consider whether to grant the Petition.

B. Following the public hearings, grant the petition and enact ordinances pursuant to applicable law:

(i) Amending City Ordinance No. 06-100 to reflect the new external boundaries of District No. 8 in the manner proposed in Exhibit F-1, and

(ii) Establishing a new District No. 11 in the manner proposed in Exhibit F-2.

*[Signatures on following pages]*

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**WITNESSES:**

**MATTAMY PALM BEACH LLC**  
A Delaware limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of, MATTAMY PALM BEACH LLC, a Delaware limited liability company, and who is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public-State of Florida  
Print Name: \_\_\_\_\_  
My Comm'n Exp.: \_\_\_\_\_

RESPECTFULLY SUBMITTED this \_\_\_\_ day of \_\_\_\_\_, 2022.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8**

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

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization by \_\_\_\_\_, the \_\_\_\_\_ of the Board of Supervisors of Tradition Community Development District No. 8. He/she is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2022.

[Notary Seal]

\_\_\_\_\_  
Notary Public—State of Florida

\_\_\_\_\_  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: \_\_\_\_\_

\* \* \*

**EXHIBIT A-1**

**MAP DEPICTING THE CURRENT EXTERNAL BOUNDARIES OF  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8**

**EXHIBIT A-2**

**MAP DEPICTING THE PROPOSED EXTERNAL BOUNDARIES OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 8 AND TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 11 FOLLOWING CONTRACTION OF THE  
EXTERNAL BOUNDARIES OF DISTRICT NO. 8 AND ESTABLISHMENT OF  
DISTRICT NO. 11**

**EXHIBIT B-1**

**PROPOSED METES AND BOUNDS DESCRIPTION OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8 AFTER THE PROPOSED CONTRACTION OF  
EXTERNAL BOUNDARIES**

**EXHIBIT B-2**

**PROPOSED METES AND BOUNDS DESCRIPTION OF NEW  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11**

**EXHIBIT C**

**WRITTEN CONSENT OF THE LANDOWNER OF 100 PERCENT OF THE  
PROPERTIES AFFECTED BY THE PROPOSED CONTRACTION OF THE  
EXTERNAL BOUNDARIES OF TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 8 AND THE PROPOSED ESTABLISHMENT OF A NEW TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 11**

**EXHIBIT D**

**STATEMENT OF ESTIMATED REGULATORY COSTS OF THE PROPOSED  
CONTRACTION OF THE EXTERNAL BOUNDARIES OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8 AND THE PROPOSED ESTABLISHMENT OF  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11**

# STATEMENT OF ESTIMATED REGULATORY COSTS

## 1.0 Introduction

### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition (“Petition”) to contract the boundary of **Tradition Community Development District No. 8** (the “Initial District”), and to establish **Tradition Community Development District No. 11** (the “New District” and, together with the Initial District, the “Districts”). The Initial District currently contains approximately 546 gross acres of land located within the City of Port St. Lucie, Florida (the “City”), and is within the single mixed-use development of regional impact known as “Western Grove.” The Initial District desires to contract its boundary, and to establish the New District, with the net result of the contraction, and establishment being no change in the total acreage within both of the Districts.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

### 1.2 Overview of the Initial District

The Initial District was established to provide community infrastructure, services, and facilities along with their operations and maintenance to the properties within the Initial District.

The existing development plan within the Initial District will not change as a result of the contraction and establishment proposed in the Petition. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Districts. The scope of this SERC is limited to evaluating the consequences of approving the proposal as set forth in the Petition to contract the boundaries the Initial District and to establish the New District.

### 1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency<sup>1</sup>, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The City is not defined as a small city for purposes of this requirement.)
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

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<sup>1</sup> For the purposes of this SERC, the term “agency” means the City and the term “rule” means the ordinances which the City is requested to enact in connection with the proposed contraction of the Initial District and the establishment of the New District.

It is unlikely that the contraction and establishment proposed in the Petition will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the development plan for the Districts will not change as a result of the contraction and establishment proposed in the Petition. The total area within the Districts' boundaries is not changing and would continue to be under the jurisdiction of both of the Districts following such contraction and establishment.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed contraction of the Initial District boundary and the establishment of the New District. The modest costs to various State entities to implement and enforce the proposed rules relate strictly to the receipt and processing of various reports that the Districts will be required to file with the State and its various entities, which the Initial District is currently filing. The costs to those State agencies that will receive and process the Districts' reports are not increasing, because the Initial District is currently filing the various reports. Additionally, pursuant to section 169.412, Florida Statutes, the Districts must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

**City of Port St. Lucie**

The land involved in the proposed contraction of the Initial District boundary, and that involved in the establishment of the New District, is all located within the City. The City and its staff may process and analyze the petition, conduct public hearings with respect to the Petition, and vote to enact ordinances contracting the Initial District boundary and establishing the New District. These activities will absorb some resources.

These costs to the City are modest for a number of reasons. First, review of the Petition does not include analysis of the Western Grove project itself. Second, the Petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, potential costs are offset by the filing fees set forth in Section 190.046(1)(d)2, Florida Statutes, for contraction of the Initial District, and in Section 190.005(1)(b)1, Florida Statutes, for establishment of the New District. Finally, local

governments routinely process similar petitions for land uses and zoning charges that are far more complex than the changes proposed in the Petition.

The annual costs to the City because of the changes proposed in the Petition. The Districts are independent units of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the Initial District is currently providing to the City.

#### **4.2 Impact on State and Local Revenues**

Adoption of the proposed rules (enactment of the proposed ordinances) will have no negative impact on State and local revenues. The Districts are or will be independent units of local government. They are or will be established to provide community facilities and services to serve the Western Grove development and have their own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the Districts to construct infrastructure to serve Western Grove, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of a CDD are strictly its own responsibility.

#### **5.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinances.**

There will be no additional transactional cost to comply with the proposed ordinances.

Current and prospective future landowners in the Districts may be required to pay non-ad valorem assessments levied by the Districts to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the Districts may also impose a non-ad valorem assessment to fund the operations and maintenance of the Districts and their facilities and services. Such costs will not be imposed as a result of the changes proposed in the Petition because the Initial District may already levy non-ad valorem assessments upon all the lands affected by the requested boundary modifications.

Furthermore, the actions of new landowners to locate in the Districts are completely voluntary. So, ultimately, all owners and users of land within the Districts choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the Districts provide.

A CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed charges. CDDs are an alternative means to finance necessary community services. CDD financing is no more expensive, and often less expensive, than the alternatives of a municipal service benefit unit (MSBU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it should be noted that occupants of the lands to be included within the Districts will receive three major classes of benefits.

First, those property owners and businesses in the Districts will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, CDDs are a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the Districts. This satisfies the Florida growth management legislation, and assures that growth pays for itself without undue burden on other consumers.

Third, a CDD is the sole form of governance which allows the Districts' landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the Districts' services they receive, provided they meet the City's overall requirements.

The cost impact on the ultimate landowners in the Districts is not the total cost for the Districts to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the Districts is likely to be fairly low, and in any event will be unaffected by the changes proposed in the Petition.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no impact on small businesses because of the changes proposed in the Petition. If anything, the impact may be positive. This is because the Districts must competitively bid their contracts. This affords small businesses the opportunity to bid on District work.

The City has an estimated population that is greater than 10,000 according to the 2010 U.S Census. Therefore, the City is not defined as a "small city" according to Section 120.52(18), Florida Statutes.

**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Initial District Engineer and other professionals associated with the Initial District.

**8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There has been no good faith written proposal submitted to the Initial District as described in Section 120.541(1)(a), Florida Statutes.

*Prepared by:*  
*Special District Services, Inc.*  
*August 16, 2022*

**EXHIBIT E**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 AUTHORIZING (A) CONTRACTION OF THE EXTERNAL BOUNDARIES OF DISTRICT NO. 8, (B) ESTABLISHMENT OF A NEW TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11, (C) JOINDER IN THE PETITION, (D) SUBMISSION OF THE PETITION TO THE CITY OF PORT ST. LUCIE FOR APPROVAL, (E) JOINDER BY NEW DISTRICT NO. 11 IN THE INTERLOCAL AGREEMENTS AND INDENTURES, AND (F) EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT**

**EXHIBIT F-1**

**PROPOSED FORM OF CITY ORDINANCE APPROVING THE REQUESTED  
CONTRACTION OF THE EXTERNAL BOUNDARIES OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8 AND AMENDING CITY ORDINANCE NO. 06-100  
TO REFLECT THE NEW EXTERNAL BOUNDARIES**

ORDINANCE NO. 22-\_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 06-100 ENACTED ON SEPTEMBER 25, 2006, ESTABLISHING TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE**

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Authority for this Ordinance. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Section 190.046(1), Florida Statutes; Section 1.01 of the Charter of the City of Port St. Lucie, Florida ("City"); and other applicable provisions of law.

Section 2. Findings. It is hereby ascertained, determined, and declared by the City Council of the City ("City Council") as follows:

a. On September 25, 2006, the City Council enacted Ordinance No. 06-100 ("Ordinance") establishing Tradition Community Development District No. 8 ("District No. 8") as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes ("Act"), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of District No. 8 currently contain approximately 546.701 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company ("Petitioners"), joined by the Board of Supervisors of District No. 8, have filed a Petition with the City that, as important here, requests that the City (1) contract the external boundaries of District No. 8 so that thereafter a total of approximately \_\_\_\_\_ acres of real property will be located within such external boundaries, and (2) amend the Ordinance to reflect the revised external boundaries of District No. 8 as described in the attached Exhibit "A2."

d. All lands within District No. 8 as currently configured and as proposed for contraction in the Petition are located entirely within the jurisdictional boundaries of the City.

e. The Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the external boundaries of District No. 8.

f. The City Council has conducted a public hearing on the Petition in accordance with the requirements of Section 190.046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

(1) All statements contained in the Petition are true and correct;

(2) The proposed contraction of the external boundaries of District No. 8 as set forth in the Petition will not result in a cumulative net total addition that is either (A) greater than 50 percent of the acres initially located within the boundaries of District No. 8, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of District No. 8 as proposed in the Petition will be excluded from District No. 8;

(4) The contraction of the external boundaries of District No. 8 as proposed in the Petition will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;

(5) Following the proposed contraction of the external boundaries of District No. 8, the property comprising District No. 8 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) District No. 8 is the best alternative available for delivering community development services and facilities to the area that, following the contraction proposed in the Petition, will be served by District No. 8;

(7) The community development services and facilities of District No. 8 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by District No. 8 is amenable to separate special-district government.

g. The City Council now desires to grant the request of District No. 8 by (1) contracting the external boundaries of District No. 8 in the manner set forth in the Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Petition; Amendment of Ordinance to Establish New Boundaries of District No. 8. The City hereby grants the request of District No. 8 as set forth in the Petition

and the Ordinance is hereby amended to contact the external boundaries of District No. 8 by deleting Exhibit “A” in its entirety and replacing it with Exhibit “A2” attached to this Ordinance.

Section 4. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any portion of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Filing with the Department of State. The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2022.

**CITY COUNCIL  
CITY OF PORT ST. LUCIE, FLORIDA**

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT “A2”**

**REVISED EXTERNAL BOUNDARIES OF  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8**

**EXHIBIT F-2**

**PROPOSED FORM OF CITY ORDINANCE ESTABLISHING A NEW  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11**

ORDINANCE NO. 22-\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE**

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Authority for this Ordinance. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Chapter 190, Florida Statutes, as amended (“Act”), and in particular Section 190.005 of the Act; Section 1.01 of the Charter of the City of Port St. Lucie, Florida (“City”); and other applicable provisions of law.

Section 2. Findings. It is hereby ascertained, determined, and declared by the City Council of the City (“City Council”) as follows:

a. Pursuant to Section 190.005 of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company (“Petitioner”), joined by the Board of Supervisors of Tradition Community Development District No. 8 (“District No. 8”), has filed a Petition with the City that, as important here, requests that the City establish Tradition Community Development District No. 11 (“District No. 11”) as a community development district within the meaning of the Act and other applicable law to provide infrastructure and related facilities and improvements (“Infrastructure”) to serve the property described in the attached Exhibit A (“Property”).

b. The Petition contains the information required by Section 190.005 of the Act to establish District No. 11.

c. The City Council has conducted a public hearing on the Petition and the requested establishment of District No. 11 in accordance with the requirements of the Act and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

(1) All statements contained in the Petition are true and correct;

(2) The creation of District No. 11 is not inconsistent with any applicable element or portion of the State of Florida’s comprehensive plan or of the City’s Comprehensive Plan;

(3) The area of land within the proposed District No. 11 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(4) District No. 11 is the best alternative available for delivering community development services and facilities to the area that will be served by District No. 11;

(5) The community development services and facilities of the proposed District No. 11 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities;

(6) The area that will be served by the proposed District No. 11 is amenable to separate special-district government;

(7) District No. 8 has previously levied special assessments on benefitted land within the area to be included in the District No. 11 to pay for or to finance or refinance certain Infrastructure that has been and will be constructed or acquired by or on behalf of the Districts and other community development districts that become parties to the Interlocal Agreements (defined below), and to pay for costs of operation and maintenance of such Infrastructure, and the obligation to collect such special assessments shall be assigned to and assumed by District No. 11;

(8) Consistent with the provisions of Section 190.002, Florida Statutes, all applicable planning and permitting laws, rules, regulations and policies control the development of the land to be serviced by District No. 11;

(9) The City Council finds that District No. 11 shall have the general powers described in section 190.011, Florida Statutes, and the special powers described below in Section 6 of this Ordinance;

(10) The exercise by District No. 11 of any powers other than the powers set forth in Section 6 of this Ordinance, shall require consent by the City Council by ordinance or resolution; and

(11) Notwithstanding anything to the contrary in this Ordinance, nothing herein shall operate to impair or otherwise adversely impact existing and future indebtedness incurred by or on behalf of District No. 8, District No. 11, and any other community development district that becomes a party to that certain Amended and Restated District Development Interlocal Agreement dated as of April 8, 2008, as supplemented by that certain District Development Interlocal Agreement dated as of March 10, 2021, both as amended through the date of this Ordinance and as may be hereafter amended in accordance with their respective terms (together, the “Interlocal Agreements”), or the rights of the holders of such

indebtedness, it being acknowledged that following its establishment District No. 11 will become a party to the Interlocal Agreements, as such instruments exist on the date of this Ordinance.

d. The City Council now desires to grant the request of the Petitioner and District No. 8 and establish District No. 11 in the manner set forth in the Petition and as more fully set forth herein.

Section 3. Grant of Petition; Establishment of District No. 11. The City hereby grants the request of the Petitioner and District No. 8 as set forth in the Petition and establishes Tradition Community Development District No. 11 as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes, and a political subdivision of the State of Florida.

Section 4. External Boundaries. The external boundaries of District No. 11 shall be as set forth on Exhibit A to this Ordinance.

Section 5. Initial Members of Board of Supervisors. The five persons to be the initial members of the Board of Supervisors of District No. 11, each of whom is designated in the Petition and is a resident of the State of Florida and a citizen of the United States, are as follows:

- A. Tara Toto
- B. Frank Covelli
- C. Steven Dassa
- D. Anissa Cruz
- E. Tyler Gaffney

Section 6. Consent to Exercise of Special Powers.

a. Pursuant to Section 190.012(2)(a) of the Act, the City hereby consents to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling District No. 11 to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks, and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold, or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that District No. 11 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within District No. 11

boundaries. Said powers shall be discharged in accordance with Chapter 190, Florida Statutes. District No. 11's exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public's access to public roadways. District No. 11 shall not impose special assessments of any kind whatsoever on real property to be dedicated to or owned by the City for public Infrastructure purposes. Notwithstanding anything to the contrary set forth herein, District No. 11 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

b. The City further consents to the exercise by District No. 11 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes, and Chapter 74, Florida Statutes, over any property outside the boundaries of District No. 11 and within the City (except municipal, county, state, and federal property) for the uses and purposes of District No. 11 relating solely to water, sewer, District No. 11 roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that District No. 11 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within District No. 11.

c. The foregoing powers shall be in addition, and supplemental, to the powers which the proposed District No. 11 is entitled to exercise pursuant to the Act.

d. As permitted by the Act, the City hereby approves District No. 11's exercise, outside of its boundaries, of the powers granted in the Act and herein, subject to the terms hereof, for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within District No. 11.

Section 7. Notice of Special Assessments. District No. 11 is solely responsible for the implementation of assessments upon benefitted property within its boundaries. The Petitioner, its successors and assignees shall provide notice of said special assessments to all prospective purchasers of said property. The Petitioner, its successors and assignees shall provide full disclosure of the public financing and maintenance improvements undertaken by District No. 11. This disclosure shall include a statement in bold print that special assessments imposed by District No. 11 will appear in the tax bill for each property within District No. 11. This disclosure shall meet the requirements of section 190.048, Florida Statutes, as amended from time to time, and shall be included in every contract for purchase and sale of property within District No. 11. District No. 11 shall record a notice of establishment in the Public Records in accordance with Section 190.0485, Florida Statutes, before any bond sale, and shall record a notice of assessments (lien of record) in the Public Records after each bond sale.

Section 8. Conditions. This Ordinance shall be subject to the following conditions:

a. The property within District No. 11 shall be subject to all applicable City ordinances, including but not limited to site plan approval and all permitting and review requirements and processes;

b. All development within District No. 11 shall be subject to City inspections and requirements; and

c. The construction by or on behalf of District No. 11 of all public Infrastructure relating to ponds, landscaping, hardscaping and walls, sanitary sewer, stormwater management (including ponds and retention and transmission facilities), roads and paving, sidewalks, and water supply distribution shall be in accordance with applicable City standards; stormwater management facilities will be constructed consistent with the design criteria set forth within all applicable South Florida Water Management District surface water management permits.

Section 9. Authority. District No. 11 shall have all of the authority and power contained within Chapter 190, Florida Statutes, to the extent set forth in this Ordinance.

Section 10. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 11. Severability. The provisions of this Ordinance are intended to be severable. If any portion of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 12. Filing with the Department of State. The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

Section 13. Effective Date. This Ordinance shall become effective immediately upon final adoption.

\* \* \*

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this  
\_\_\_\_ day of \_\_\_\_\_, 2022.

**CITY COUNCIL  
CITY OF PORT ST. LUCIE, FLORIDA**

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT A**

**EXTERNAL BOUNDARIES OF  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2021/2022, 2022/2023 and 2023/2024  
With Two Year Option (2024/2025 and 2025/2026)  
Port St. Lucie, Florida**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than September 28, 2022 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. REJECTION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit three (3) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Tradition Community Development District” on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**SECTION 15. REJECTION OF ALL PROPOSALS.** The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**TRADITION COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1.     *Ability of Personnel (10 Points).***

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

**2.     *Proposer's Experience (10 Points).***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3.     *Understanding of Scope of Work (10 Points).***

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4.     *Ability to Furnish the Required Services (10 Points).***

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5.     *Price (10 Points).***

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

## AMENDMENT #2 TO STATEMENT OF WORK #TR- 20200316

This Amendment #2 (“**Amendment 2**”) to Statement of Work #TR-20200316 dated September 9, 2020, as amended, (collectively, the “**SOW**”), is made and entered into as of this 28th day of July, 2022 (the “**Amendment 2 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 the parties desire to further amend the SOW as set out herein.

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

### 1. PAYMENT TERMS

The Payment Terms set out in Section 5(C) of Amendment 1 is hereby deleted in its entirety and replaced as follows:

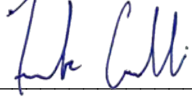
The fees for the Additional Vehicles and Onboarding, Commissioning, Route Establishment, and Managed Services (Software Licensing, Insurance, Maintenance and Attendant services for up to 50 hours per week per AV) for 24 months shall be individually paid upon each Additional Vehicles having been Fully Deployed by Beep. Notwithstanding the foregoing, Customer shall pay Beep on the Amendment 2 Effective Date the amount of \$237,040 (the “**Pre-Payment**”), which represents ten percent (10%) of the Total Fee due under Amendment 1 (less the credit of \$70,000 from the Prior Order) for the Additional Vehicles. The Pre-Payment shall be divided equally in the amount of \$59,260 towards each of the Additional Vehicles and Customer shall pay to Beep the remaining balance of \$708,340 per Additional Vehicle as such Additional Vehicle is Fully Deployed. 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

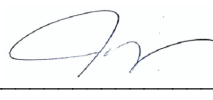
The SOW is amended as set out in this Amendment 2. In the event of a conflict between the provisions of this Amendment and the provisions of the SOW or of the Agreement, the provisions of this Amendment shall govern.

Agreed to and accepted by:

**CUSTOMER**

By:   
Name: Frank Covelli  
Title: Chairman  
Date: 8/1/22

**BEEP, INC.**

By:   
Name: Joe Moye  
Title: Chief Executive Officer  
Date: 7/28/2022

**REVOCABLE LICENSE AGREEMENT**  
**(Autonomous Electric Trolley Vehicle Stop—S.W. Ashlyn Way)**

**THIS REVOCABLE LICENSE AGREEMENT** ("Agreement") is entered into by and between Tradition Community Association, Inc., a Florida not for profit association ("Licensor") and Tradition Community Development District No. 1, a community development district created in accordance with Chapter 190, Florida Statutes ("Licensee" and, together with the Licensor, the "Parties").

**RECITALS**

The Parties have made the following determinations:

**A.** The Licensor is a Florida not-for-profit corporation established for the operation of the community known as "Tradition" subject to the Amended and Restated 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 ("Charter").

**B.** The Licensee is a community development district created in accordance with Chapter 190, Florida Statutes.

**C.** To provide for matters relating to the planning, acquisition, and construction of portions of a project consisting of autonomous electric trolley vehicles ("AVs") and supporting services and software applications to implement autonomous electric trolley or shuttle services ("AV Services") within portions of the developments of regional impact known as "Tradition," "Western Grove," and "Southern Grove" (collectively, the "Developments"), the Licensee and certain other community development districts within the DRIs (collectively, the "Joining Districts") have entered into that certain Interlocal Agreement for the Provision of Autonomous Electric Vehicle Trolley Services dated October 14, 2020, and recorded at Official Records Book 4553, Pages 2392-2407, of the Public Records of St. Lucie County, Florida, as amended by a First Amendment dated June 9, 2021, and recorded at Official Records Book 4629, Pages 561-567, of the Public Records of St. Lucie County, Florida (together, the "AV Interlocal Agreement").

**D.** The AV Interlocal Agreement delegates to the Licensee the authority to provide for matters relating to the administration, operation, and maintenance of the AVs and the AV Services.

**E.** The Licensee intends to revise certain AV Services routes for use by residents of and visitors to Tradition and the other Developments, thereby primarily benefitting the members of the Licensor and the real property subject to the Charter.

**F.** The Licensor owns and controls the right-of-way for S.W. Ashlyn Way within the Tradition community, including that certain area currently used for on-street parking and more particularly described in the attached Exhibit A ("License Area").

**G.** The Licensee desires to use the License Area as a stop or pullover for a revised AV Services route.

**H.** The Licenser desires to grant to the Licensee a right to use the License Area upon the terms and conditions set forth herein.

**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 Parties agree as follows:

### **TERMS**

1. **INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **GRANT OF RIGHT TO USE LICENSE AREA.** The Licenser hereby grants to the Licensee the non-exclusive right to use the License Area during the Term of this Agreement solely for the installation of a stop or pullover for an AV Services route and for no other purpose. This Agreement grants the Licensee non-exclusive use only of the License Area and access to the License Area through areas designated by the Licenser, and the Licensee shall use the License Area solely for the purpose of a stop or pullover for an AV Services route. The Licenser makes no warranty or representation to the Licensee of any kind regarding the suitability of the License Area for Licensee's intended use or its compliance with applicable laws.

3. **TERM AND TERMINATION.** This Agreement shall commence on the Effective Date (defined below) and shall continue for an initial term ending three (3) years from the Effective Date ("Initial Term"). At the conclusion of the Initial Term, this Agreement shall automatically renew each year for an additional one (1) year term unless the Agreement is terminated sooner in accordance with the provisions of this Agreement. Either Party may terminate this Agreement at any time by providing written notice to the other party not less than one hundred twenty (120) calendar days prior to such termination.

4. **SAFETY/RELEASE.** The Licensee hereby acknowledges and agrees that the Licensee shall strictly comply with all applicable federal, state, county, local, and municipal statutes, laws, ordinances, rules, requirements, and regulations, and all orders of the appropriate federal, state, local, and municipal governmental authorities. **THE LICENSOR IS PROVIDING USE OF THE LICENSE AREA TO THE LICENSEE IN ITS "AS IS" CONDITION WITHOUT ANY REPRESENTATION OR WARRANTY WITH REGARD TO THE LICENSE AREA. THE LICENSEE ACKNOWLEDGES THAT USE OF THE LICENSE AREA MAY BE DANGEROUS, AND HAZARDS MAY INCLUDE, WITHOUT LIMITATION, POT HOLES, UNEVEN PAVEMENT, ROCKS, SLIPPERY SURFACES, UNEVEN SLOPES, AND WET AND SLIPPERY SURFACES. THE LICENSEE ACKNOWLEDGES THAT USE OF THE LICENSE AREA IS SOLELY AT ITS OWN RISK. THE LICENSOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY LOSS OR INJURY RESULTING FROM THE USE OF THE LICENSE AREA.**

**THE LICENSEE HEREBY RELEASES THE LICENSOR FROM ANY INJURY OR DAMAGE RESULTING FROM THE LICENSEE'S USE OF THE LICENSE AREA.**

5. **INSURANCE.** Notwithstanding any term or provision to the contrary in this Agreement, the Parties recognize that the Licensee is subject to the sovereign immunity provisions of Section 768.28, Florida Statutes. At its option, the Licensee may obtain insurance for whatever coverage the Licensee may choose.

6. **INDEMNIFICATION.** Subject to the limits, including the monetary limits, set forth in Section 768.28, Florida Statutes, the Licensee shall indemnify and hold harmless the Licensor from and against any claims, damages, losses, and expenses, including but not limited to reasonable attorney's fees, to the extent caused by negligence, error, omission, or fault of the Licensee or the Licensee's officers, agents, employees, and contractors (collectively, the "Licensee Parties") arising from or related to the use of the License Area by the Licensee. During the term of this Agreement, the Licensee shall maintain commercial general liability insurance to cover the indemnification set forth in this section, with limits not less than \$1,000,000 per occurrence, and as authorized by Section 768.28(5)(a), Florida Statutes, agrees that the limits of such insurance coverage shall be available for such indemnification. In no event shall this provision be construed to extend or otherwise alter the extent of the Licensee's liability under Section 768.28, Florida Statutes.

7. **LICENSEE'S PROPERTY; SAFETY.** The Licensee agrees to use the License Area and to place its material, equipment, and other property therein at its own risk and, except for any damage caused by the sole gross negligence or willful misconduct of the Licensor, releases the Licensor from any and all claims for any damage to or loss or theft of property or injury (including death) to person or property. The Licensee and the Licensee Parties shall abide by the covenants as may be now, or in the future, recorded in the Public Records of St. Lucie County, Florida, against the License Area. The Licensor reserves the right to control the management and operation of the License Area and to enforce all necessary and proper rules of its management and operation. The Licensor reserves to its managers and employees the right to enter any part of the License Area at any time upon prior notice to the Licensee and subject to all safety and other rules and regulations applicable to the Licensee's operation of the License Area. The Licensor may extinguish all utilities and order evacuation of the License Area, or cause to be removed therefrom any person, materials, equipment, or other things if, in the exercise of the Licensor's reasonable judgment, danger is eminent or dangerous circumstances have already occurred and such action is necessary to secure the safety and welfare of persons or property. In such event, the Licensee hereby waives and releases the Licensor from any and all claims or costs related thereto.

8. **COMPLIANCE WITH LAWS.** Licensee agrees to use the License Area, and conduct its activities hereunder, in compliance with all federal, state and local laws, ordinances and regulations and shall cause all Licensee Parties to comply therewith. Licensee shall be responsible for obtaining any and all permits and/or licenses required.

9. **AV SERVICES STOP.** The Licensee shall be responsible for paying all costs of

installing necessary signage, pavement markings, and other improvements that may be necessary to establish an AV Service stop in the License Area in full compliance with all governing rules and regulations, and for maintenance of the License Area during the Term of this Agreement.

10. **HAZARDOUS SUBSTANCES.** The Licensee shall not place any hazardous substance in the License Area.

11. **FORCE MAJEURE.** No Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term or provision of this Agreement when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's ("Impacted Party") reasonable control, including, without limitation, the following force majeure events: (a) acts of God; (b) flood, fire, hurricanes, or pandemics; (c) war, invasion, terrorist acts, or riot (d) government order or law; (e) actions, embargoes, or blockades; (f) national or regional emergency; and (g) other events beyond the reasonable control of the Impacted Party ("Force Majeure Events"). The Impacted Party shall give notice within three (3) calendar days of the Force Majeure Event to the other Party. The Impacted Party shall use diligent efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause of the failure or delay. In the event the Impacted Party's failure or delay remains uncured for a period of ten (10) consecutive calendar days following the date of notice of the Force Majeure Event, the other Party may thereafter terminate this Agreement upon five (5) calendar days' written notice to the Impacted.

12. **INFORMAL MEDIATION.** In the event of a dispute between the Parties, the Parties shall put forth a good faith effort to resolve such dispute by informal mediation prior to the initiation of a lawsuit regarding the dispute. Such informal mediation shall minimally include written notice from the complainant-Party to the other Party which notice must provide an opportunity to conduct an in-person meeting of the Parties to resolve the dispute. In the event the complainant-Party does not receive written response from the other Party within ten (10) business days of such written notice and opportunity for an in-person meeting, this provision shall be deemed satisfied, and the complainant-Party may take such measures to resolve the dispute as allowed by the Laws of the State of Florida.

13. **ASSIGNMENT AND SUBLICENSING.** This Agreement shall not be assigned nor shall the License Area be sublicensed without the prior written consent of the Licensor in each instance, which consent the Licensor may withhold in its sole discretion, provided, however, that the Licensee may assign this Agreement to any Joining District under the AV Interlocal Agreement with written notice to the Licensor.

14. **TAXES.** All amounts due from the Licensee hereunder (if any) are exclusive of applicable taxes. The Licensee shall be responsible for the payment of any federal, state, or local taxes arising out of or in connection with the Licensee's use of the License Area and for the filing of all tax returns related thereto.

15. **NOTICES.** Any notice required to be given by this Agreement shall be in writing and shall be deemed to have been give upon receipt if delivered by hand, sent by recognized overnight messenger or courier service (such as Federal Express), electronically transmitted, or mailed by certified mail (postage prepaid), return receipt requested, addressed as follows:

**If to Licensee:**

Tradition Community Development District No. 1  
c/o Special District Services, Inc.  
10807 S.W. Tradition Square  
Port St. Lucie, Florida 34987  
Attention: District Manager

**If to Licensee:**

Tradition Community Association, Inc.  
c/o Board of Directors  
10807 SW Tradition Square  
Port St. Lucie, Florida 34987

**With a copy to:**

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

16. **PUBLIC RECORDS.** The Licensors shall allow public access to all documents, papers, letters, and other materials that are subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Licensors in conjunction with this Agreement.

17. **MISCELLANEOUS.**

(a) The prevailing Party in any action arising under this Agreement shall be entitled to recover its reasonable 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, all of which shall only be awarded to the extent permitted by Section 768.28, Florida Statutes; (b) This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Florida; (c) All legal proceedings arising under this Agreement 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 this Agreement is held invalid or illegal, such provision shall be null and void, and the remainder of this Agreement shall not be affected by such invalidity or illegality; (e) Waiver of one or more terms or conditions of this Agreement by either Party shall not be deemed a modification or waiver of any other provisions of this

Agreement; (f) The failure or delay of either Party at any time to require performance by the other Party of any provision of this Agreement shall not affect the right of such Party to require performance of that or any other provision hereunder; (g) This Agreement may only be altered or amended by an instrument in writing properly executed by all Parties; (h) This Agreement embodies 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 this Agreement 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 this Agreement; (j) Facsimile and other electronic signatures on counterparts of this Agreement are hereby authorized and shall be acknowledged as if such signatures were an original execution; (k) This Agreement 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) This Agreement constitutes the sole understanding and working arrangement between the Parties hereto with respect to the subject matter hereof; (m) Headings are for reference only and shall not be used to interpret this Agreement; (n) No part of this Agreement shall be void due to an incorrect reference to an Official Record Book number or Page number. Rather, the Agreement shall be interpreted as if the correct Official Record Book number and Page number were provided; (o) If a document is referenced in this Agreement for which an Official Record Book number and Page number exist, but were not provided for herein, this Agreement shall be interpreted as if the Official Record Book number and Page number were set forth herein; (p) 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; (q) All singular words shall include the plural, and all plural words shall include the singular; (r) this Agreement shall be binding upon, and shall inure the benefit of, the parties hereto and their respective successors, assigns, heirs, executors, administrators, and legal representatives; (s) All of the exhibits, if any, attached to this Agreement are incorporated herein, and made a part of, this Agreement; (t) Time shall be of the essence for each and every provision hereof, unless otherwise provided; (u) The "Effective Date" of this Agreement shall be the date that this Agreement is executed by the last Party to sign this Agreement; (v) The term "shall" as used herein means "must" and "mandatory" and in no event can a permissive meaning be ascribed to such term.

**[SIGNATURES ON FOLLOWING PAGE]**

**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: \_\_\_\_\_

**LICENSOR**

**TRADITION COMMUNITY ASSOCIATION,  
INC.**

a Florida not-for-profit corporation

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

Its: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Signed, Sealed and Delivered  
in the presence of:**

\_\_\_\_\_

Print Name: \_\_\_\_\_

**LICENSEE**

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

a community development district

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

Its: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

## **EXHIBIT A**

### **Description of the License Area**

Two (2) parking spaces extending westward approximately 69 feet along the north side of S.W. Ashlyn Way, commencing approximately 223 feet west of the east right-of-way line of S.W. Village Parkway, in Port St. Lucie, St. Lucie County, Florida, located at Latitude 27.26985 North, Longitude 80.43057 West

# Tradition CDD Stormwater System



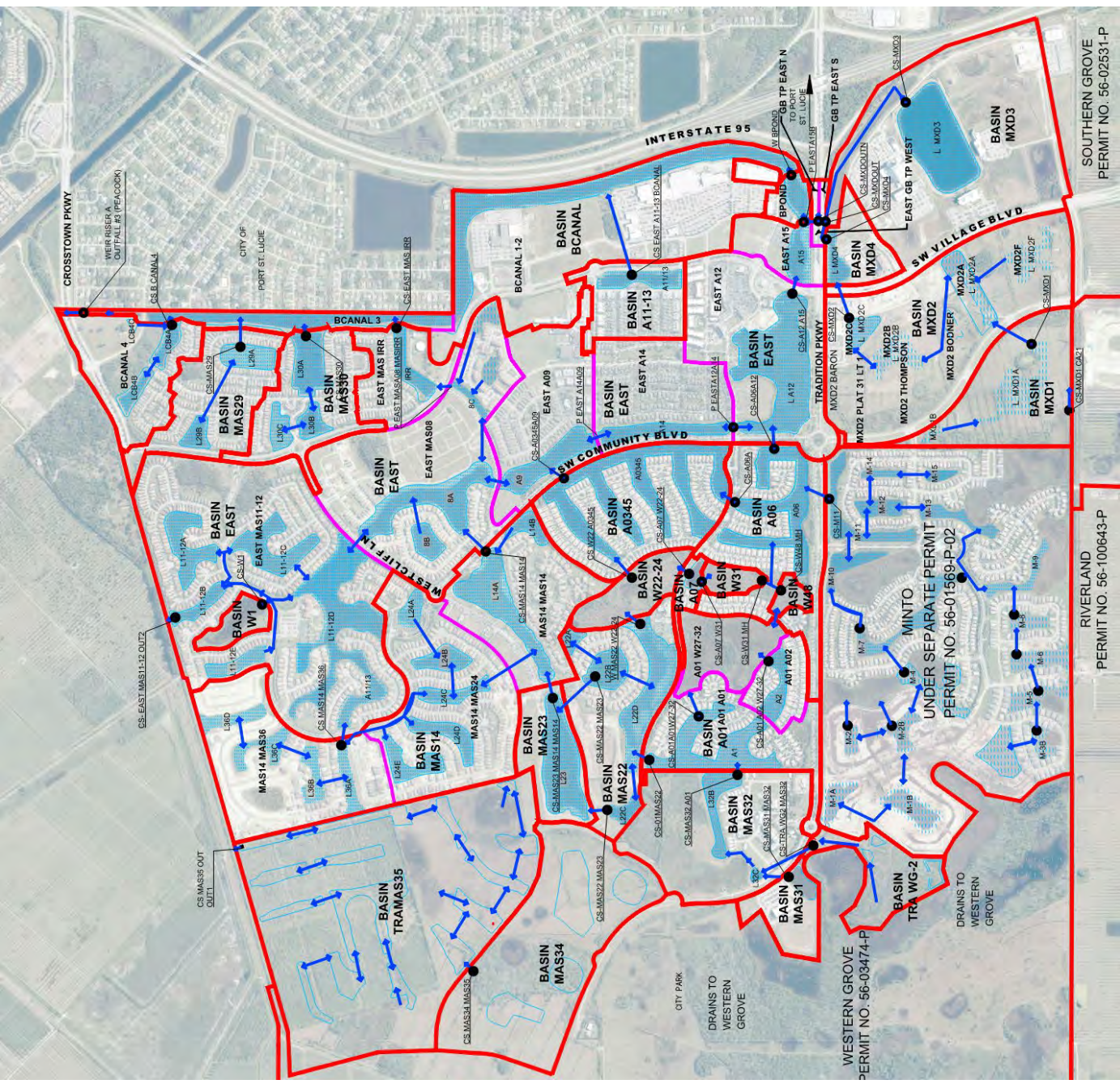
# Tradition CDD Stormwater System

## 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

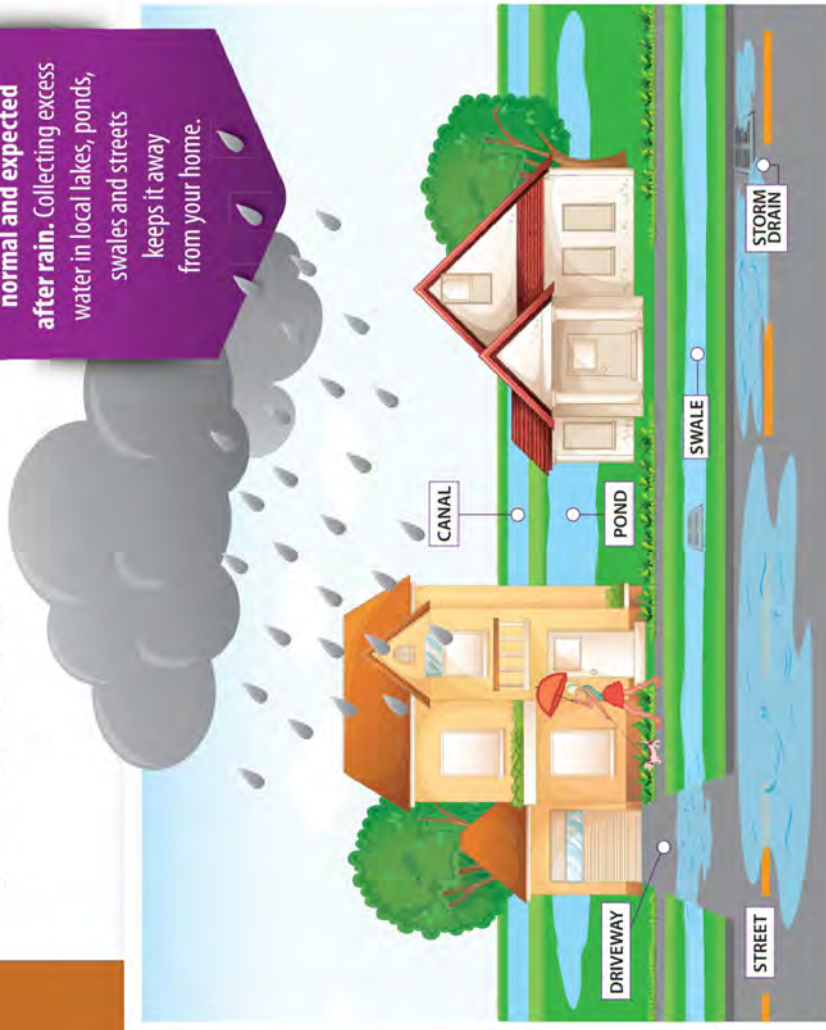
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

## 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.

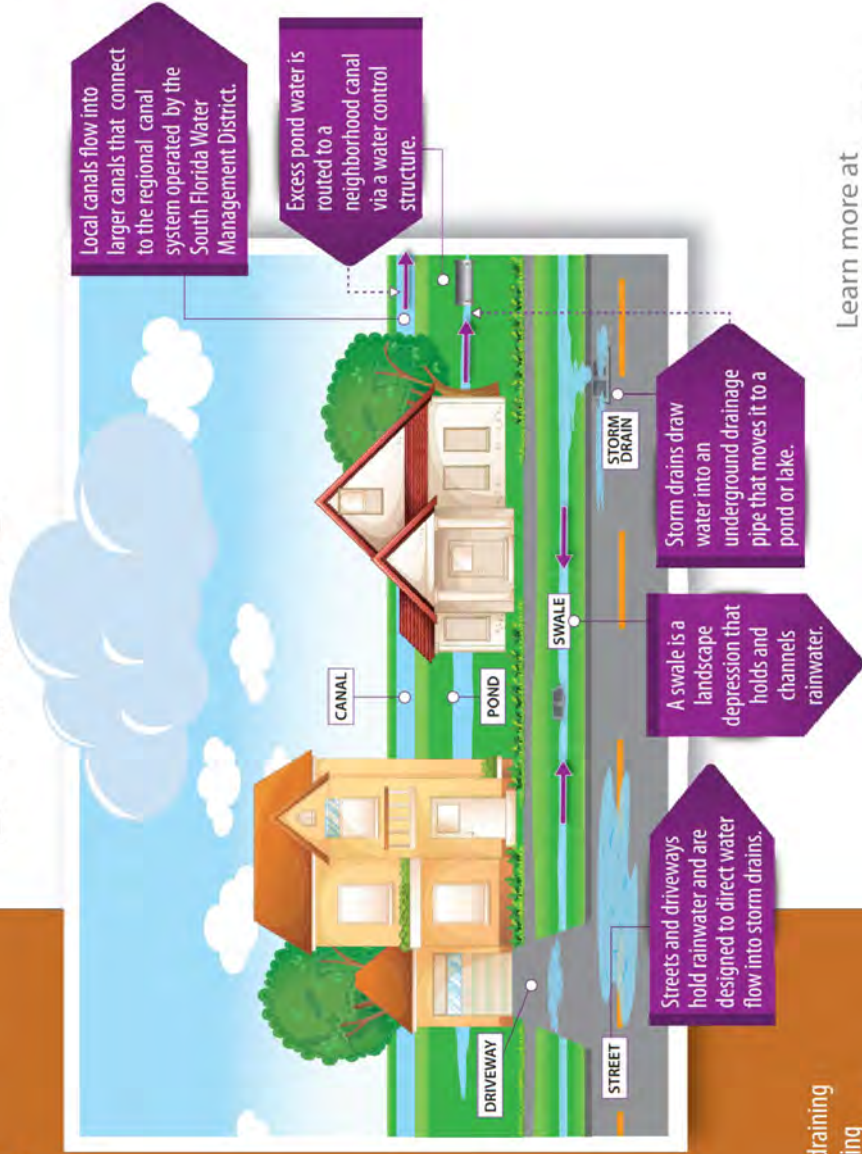
### Extent of rainfall.

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

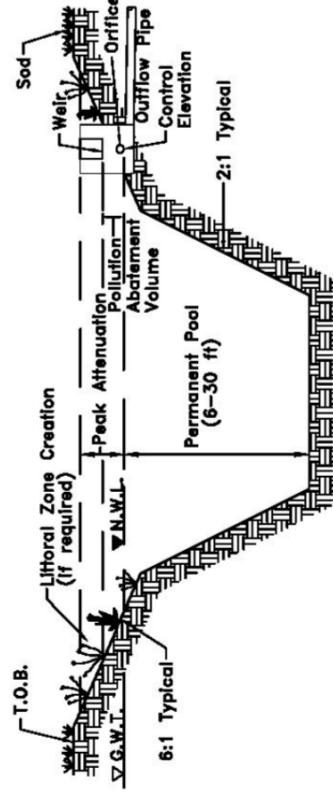
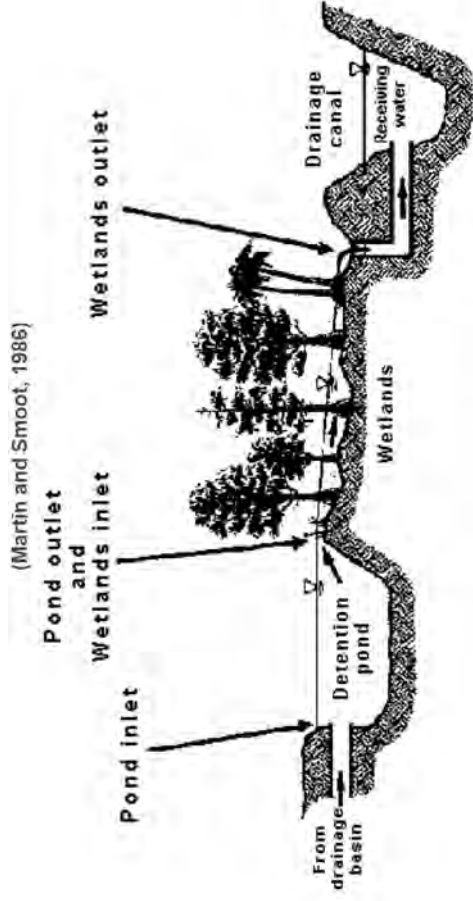
## Tradition CDD Stormwater System

# 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?

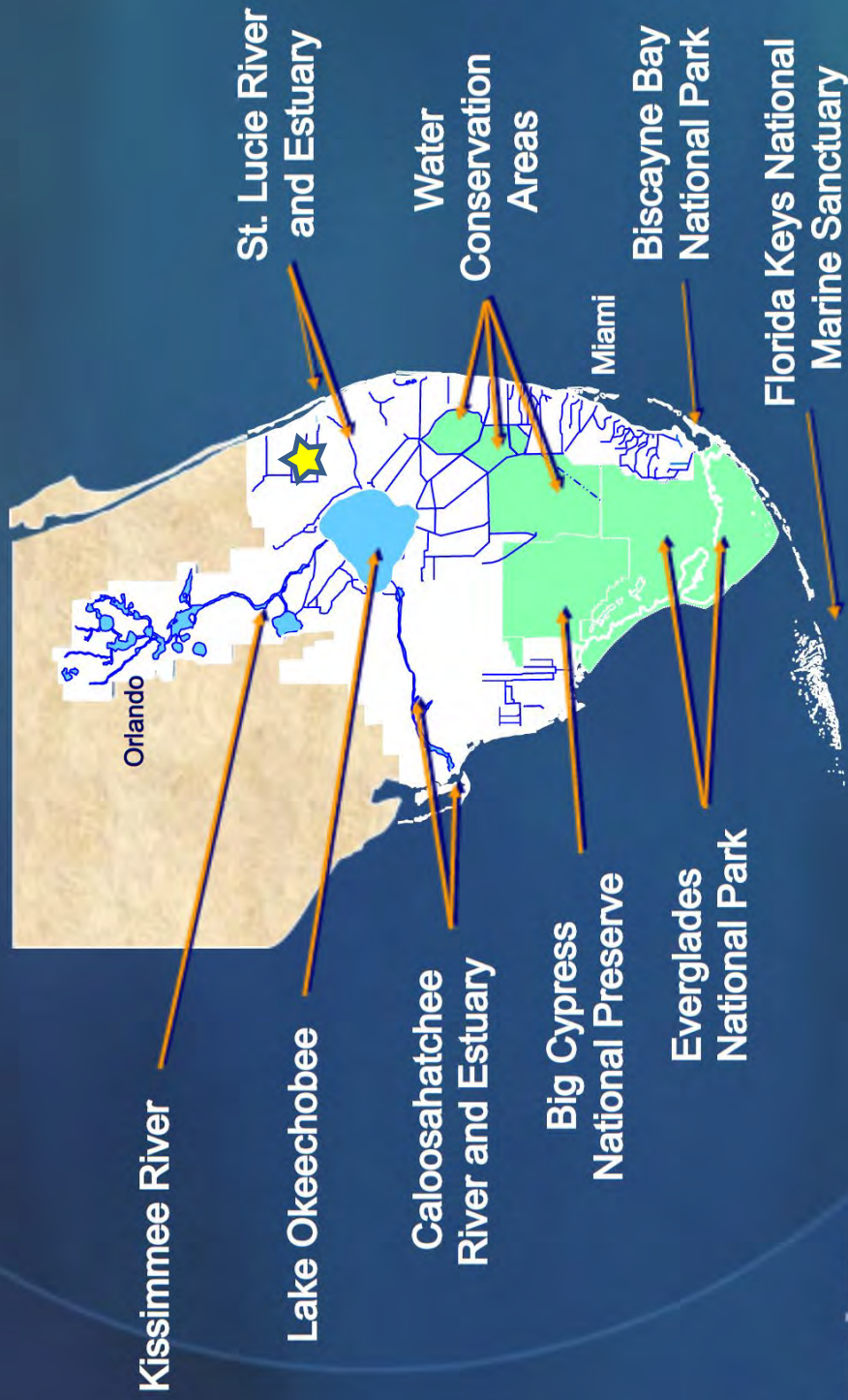
## Flood Factor:

**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



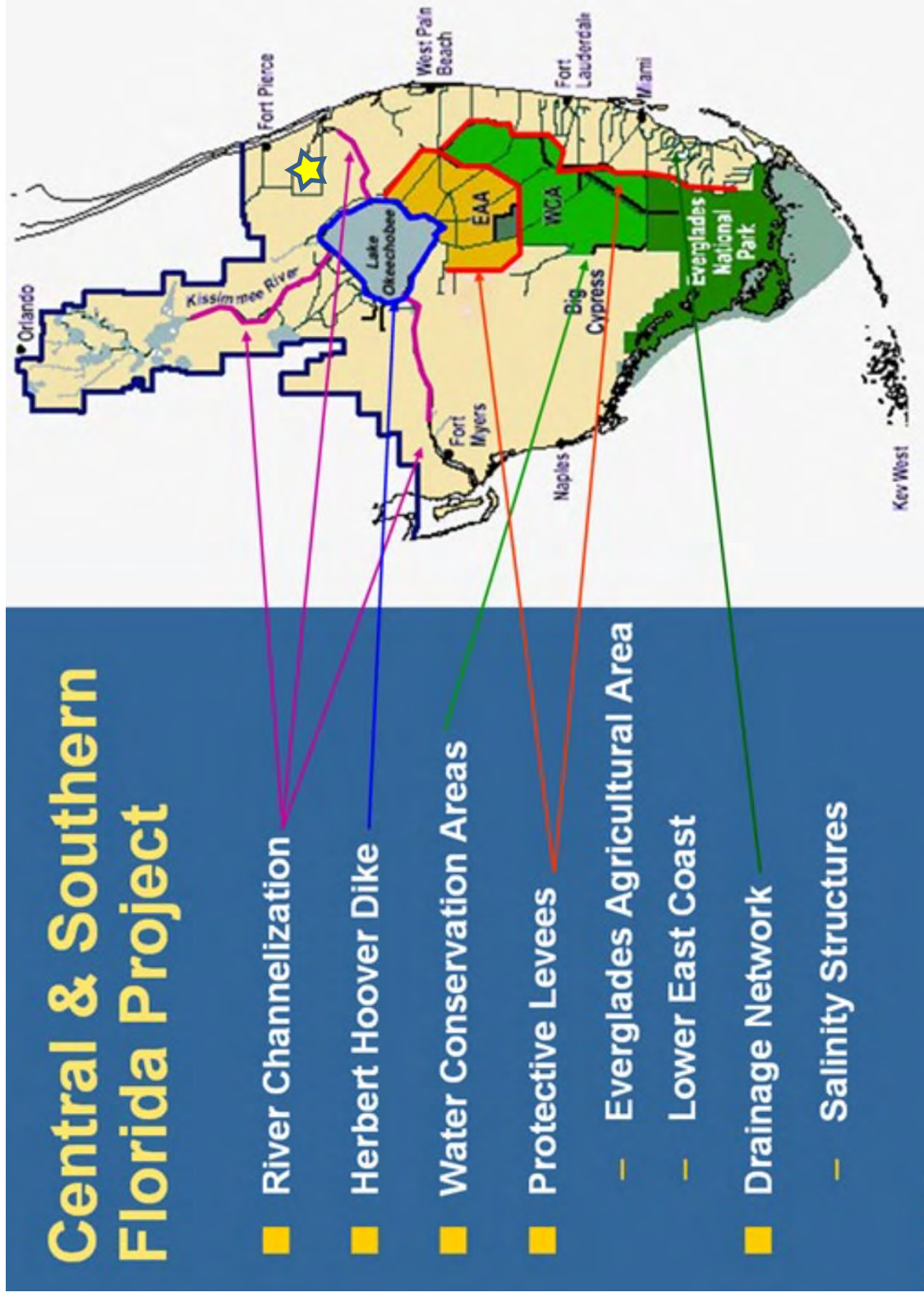
# SOUTH FLORIDA ECOSYSTEM

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

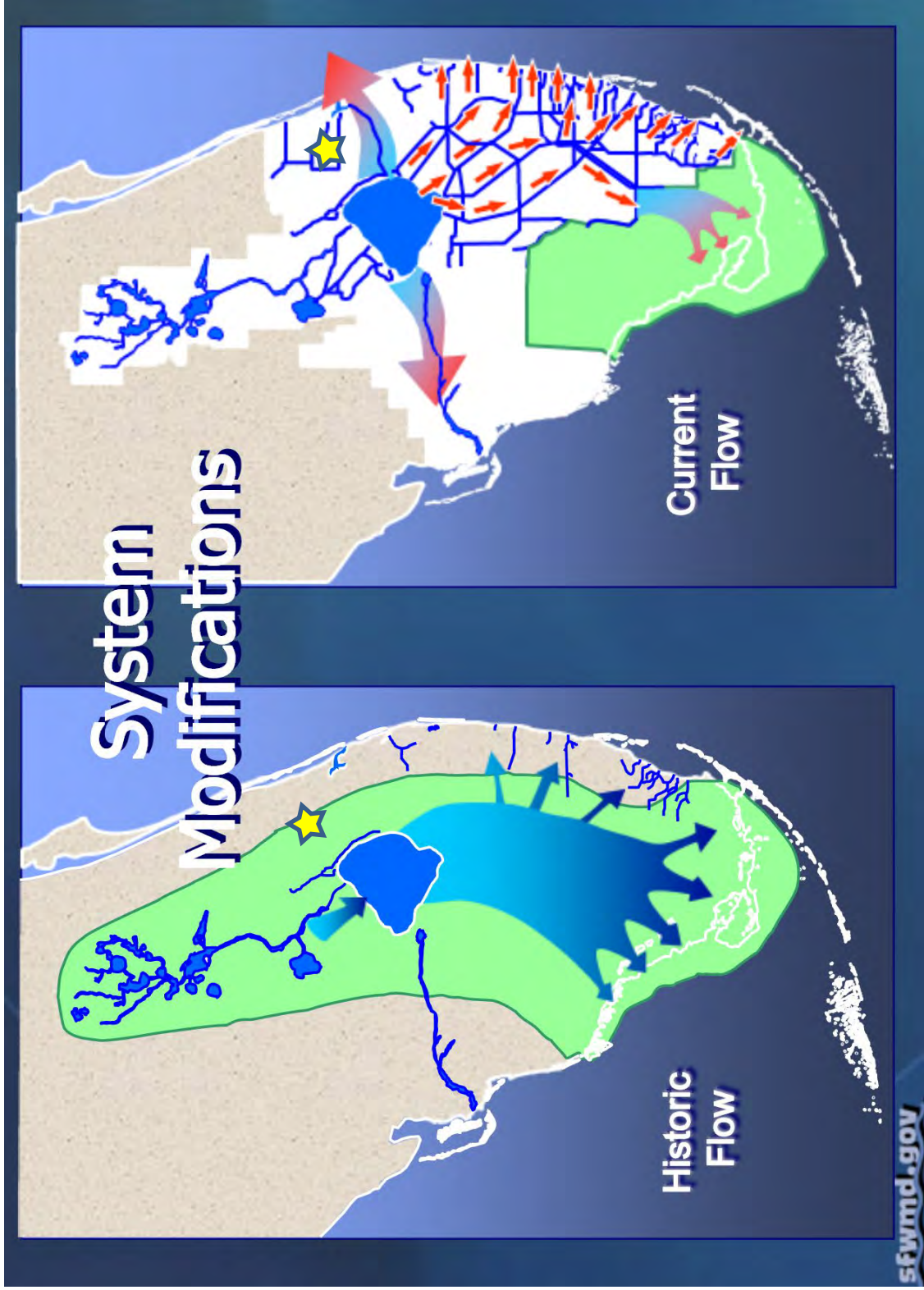
Authorized by the U.S. Congress in 1948, began  
the next year and continued for over 20 years



## SOUTH FLORIDA ECOSYSTEM

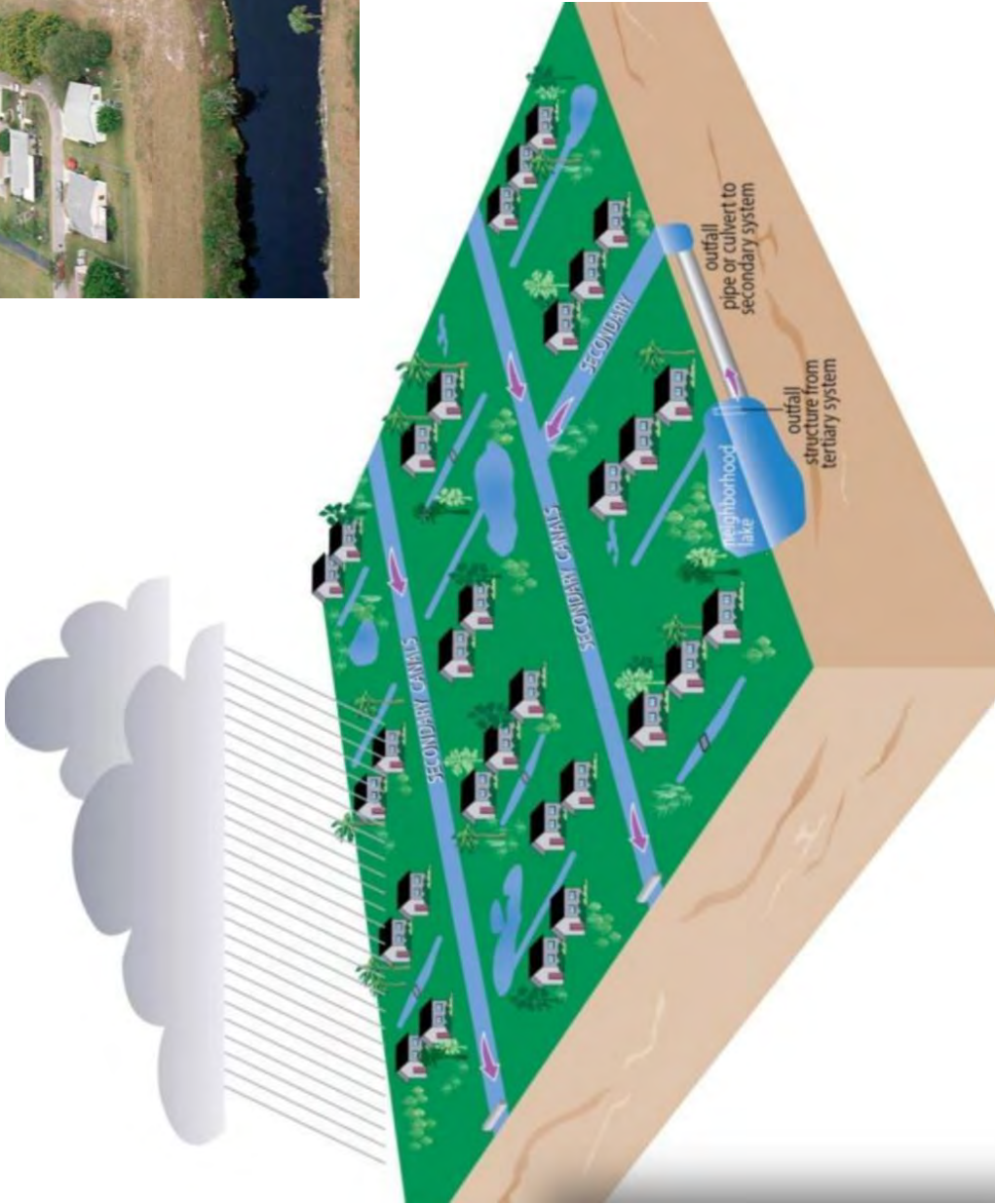


# SOUTH FLORIDA ECOSYSTEM



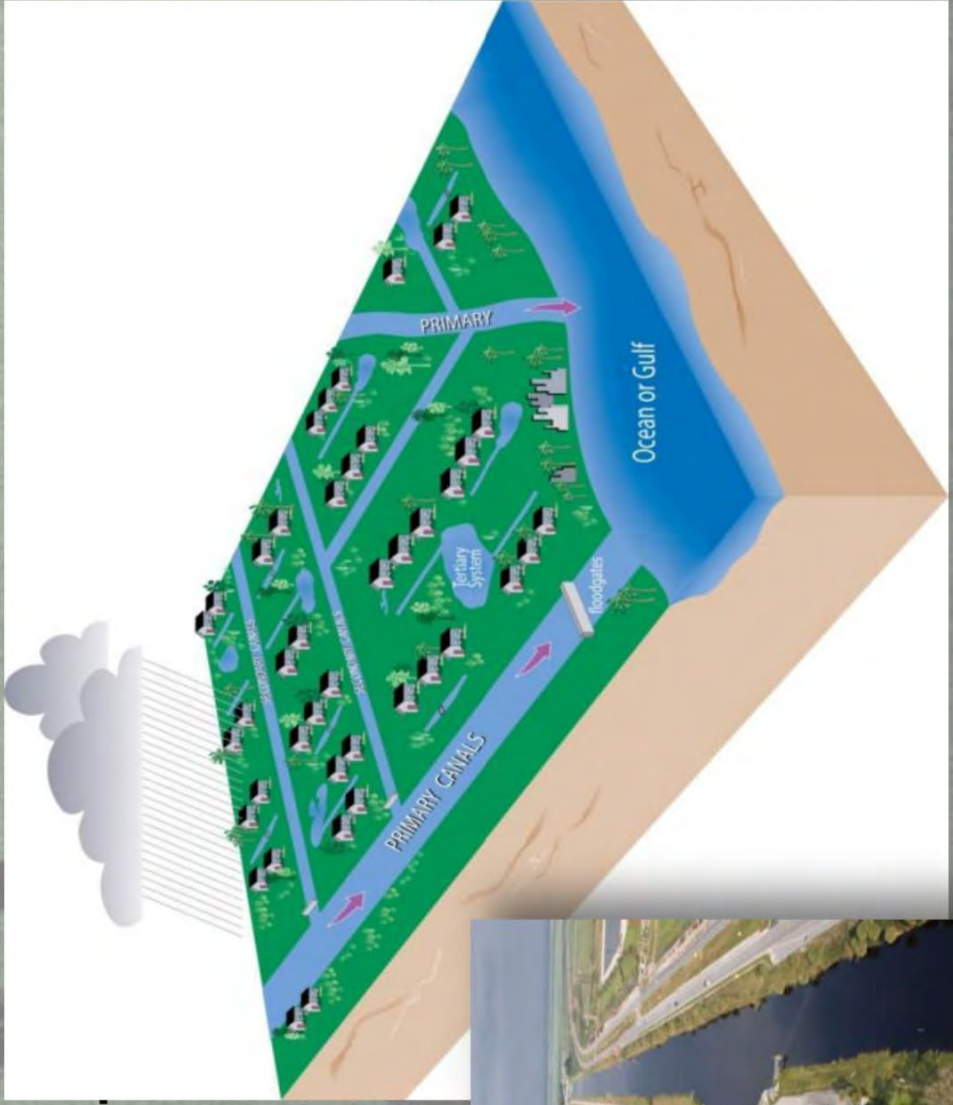
## Tradition CDD Stormwater System

# SOUTH FLORIDA DRAINAGE



## SOUTH FLORIDA DRAINAGE

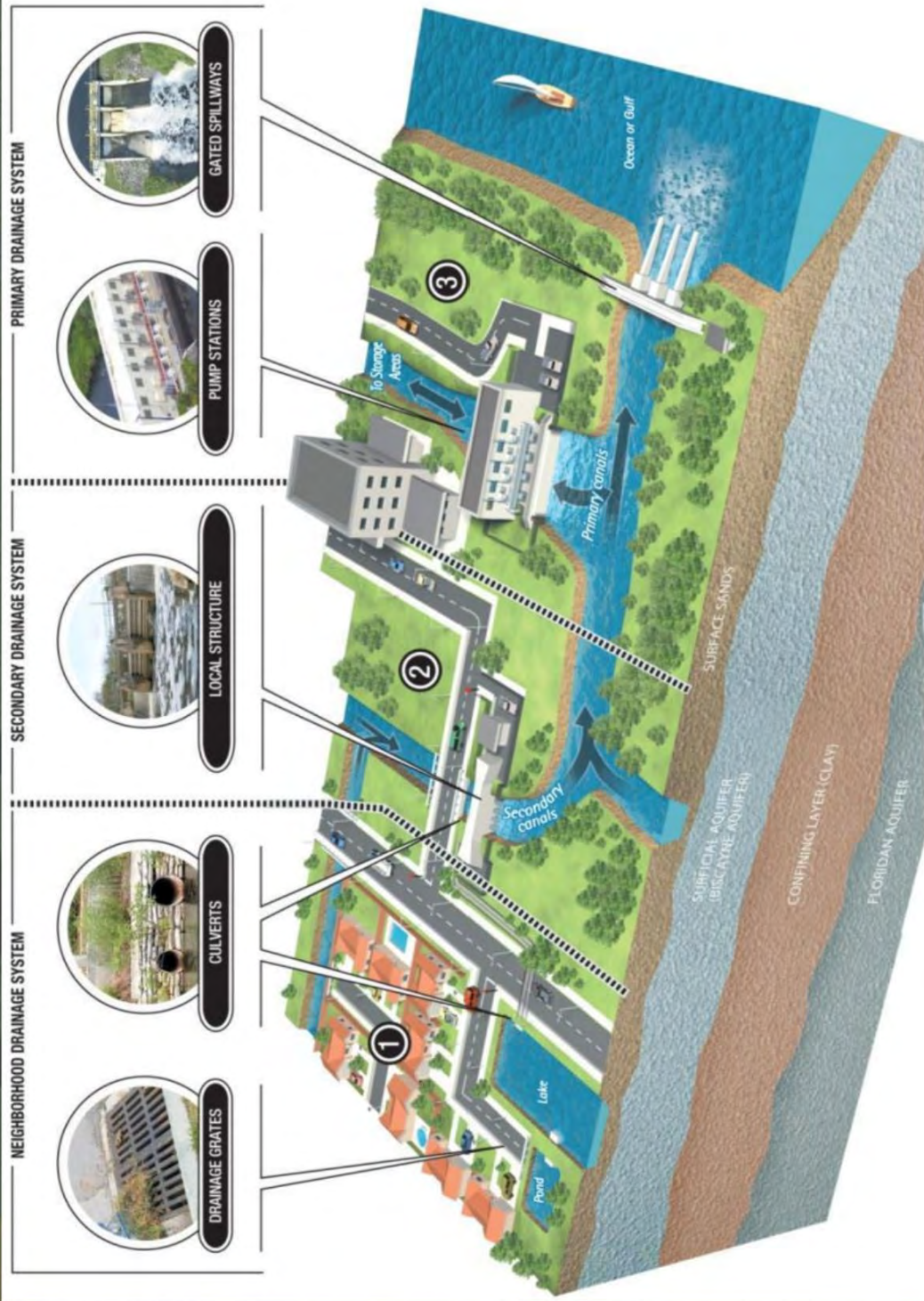
**Major canals receive inflows & move water into storage or to the coast**



## Tradition CDD Stormwater System

# SOUTH FLORIDA DRAINAGE

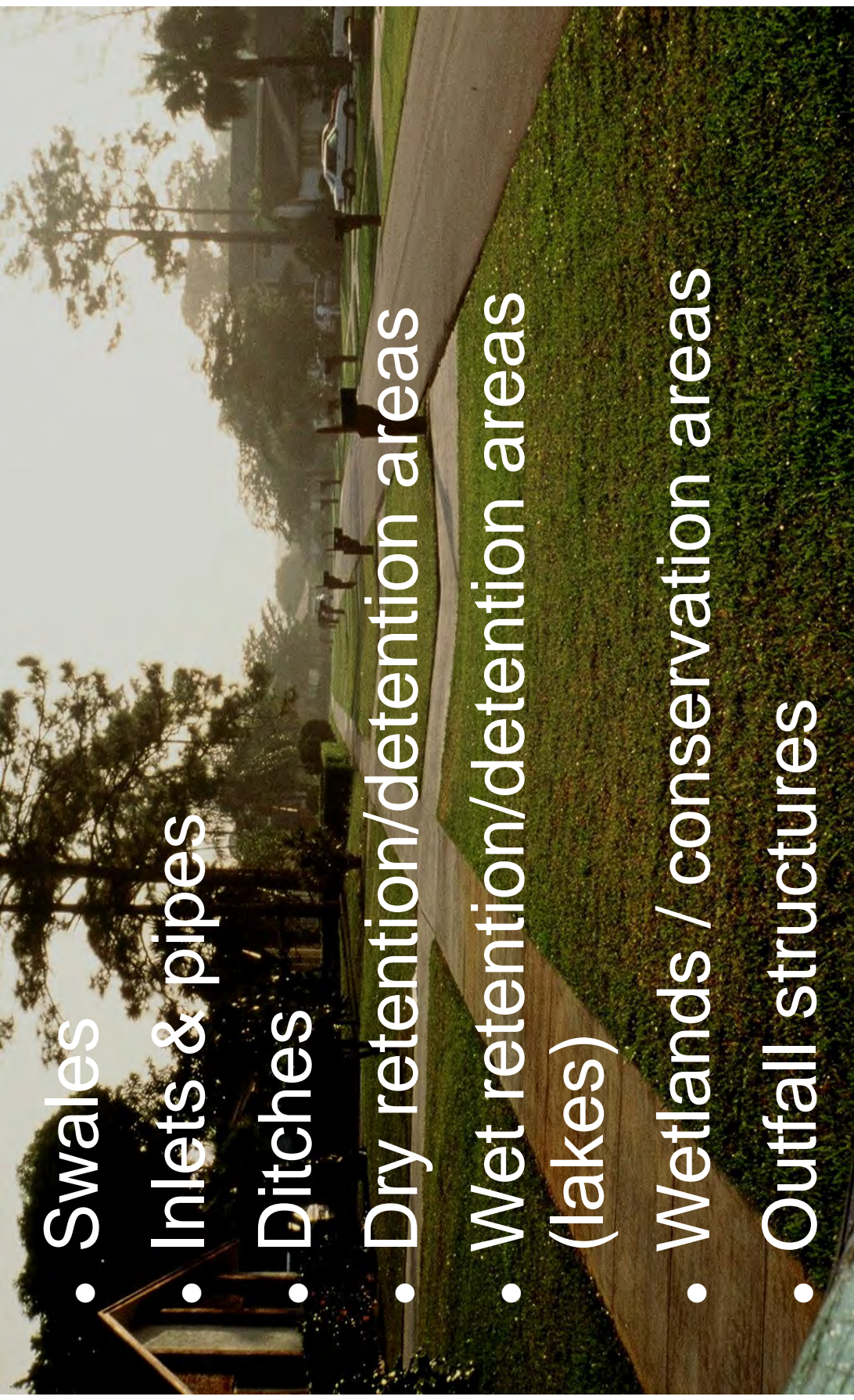
**The three  
systems  
must all  
work  
together**



## 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 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 STORMWATER SYSTEM

## Seasonal Pond Fluctuations



## 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:**

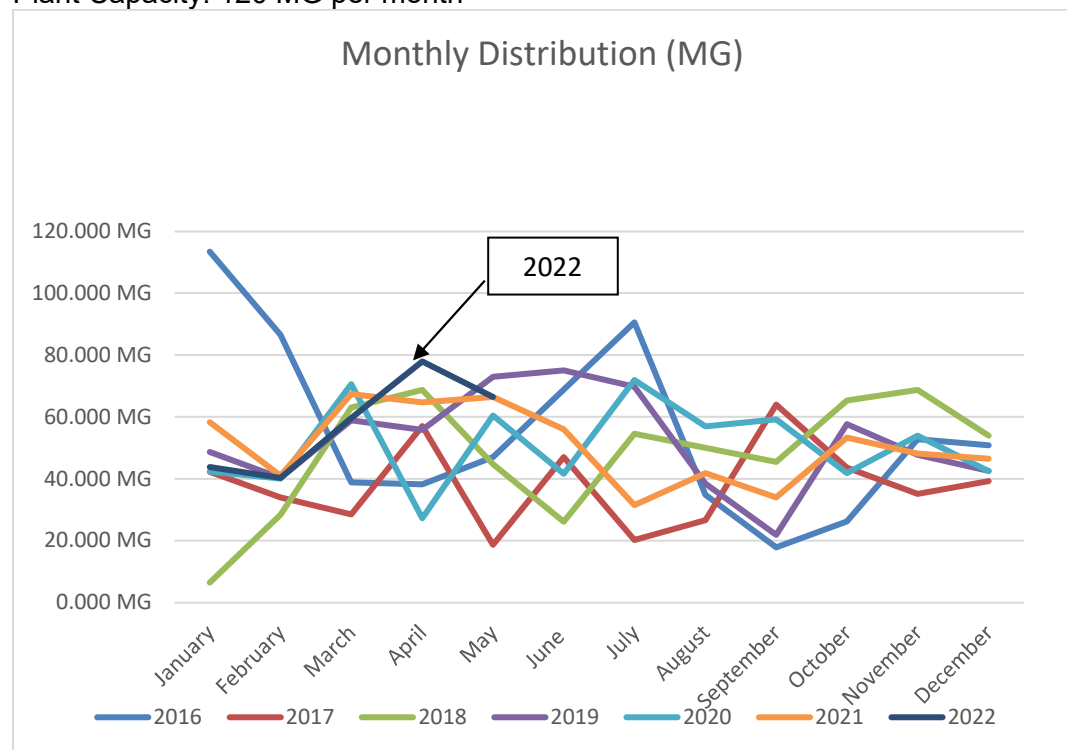
The irrigation system was placed into service in 2003. The system was design to serve 7407 ERCs (Equivalent Residential Connections) within the Tier 1 service area (those users connected by pressurized pipes to the plant). That equates to 851.4 irrigated acres per day or 3,703,500 gallons per day (GPD). 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.)

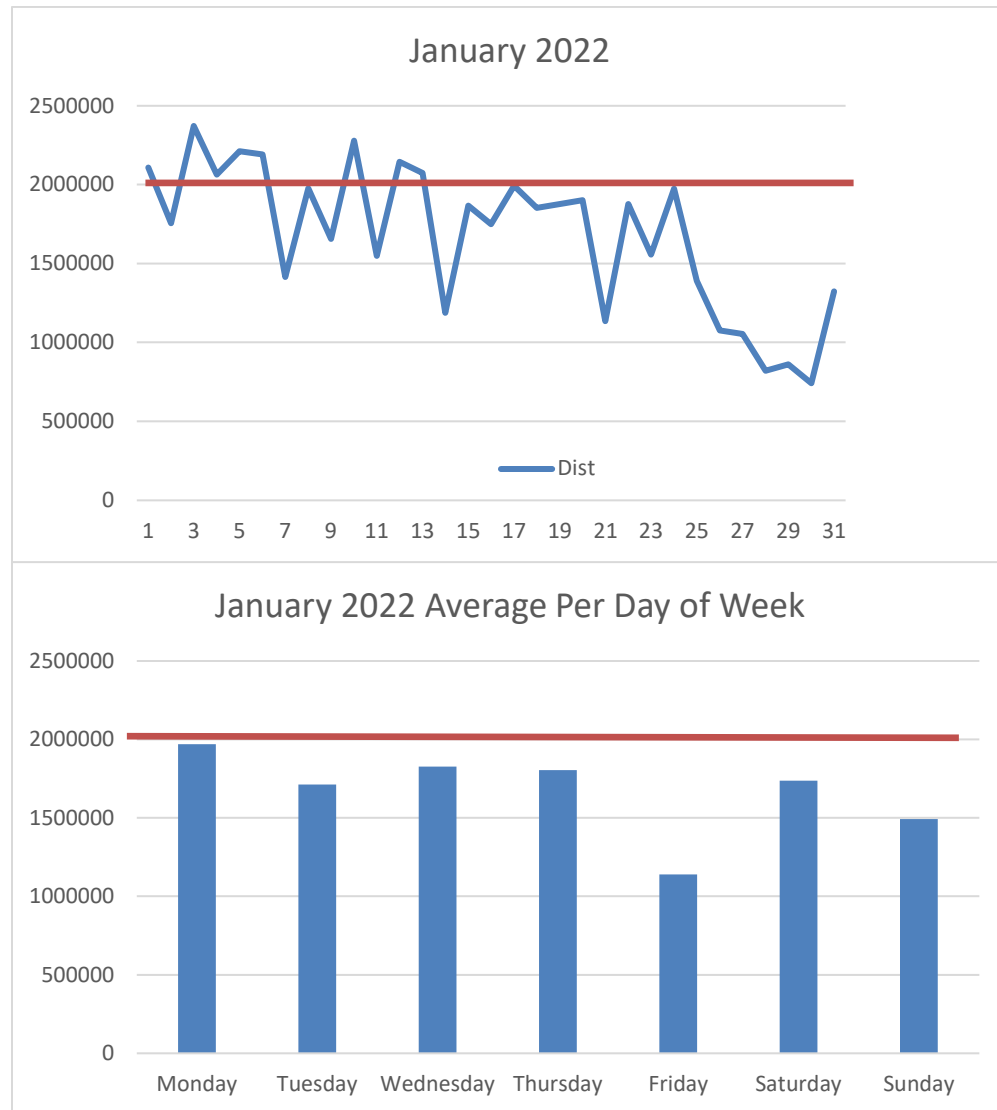
**System Performance:**

Plant Capacity: 120 MG per month



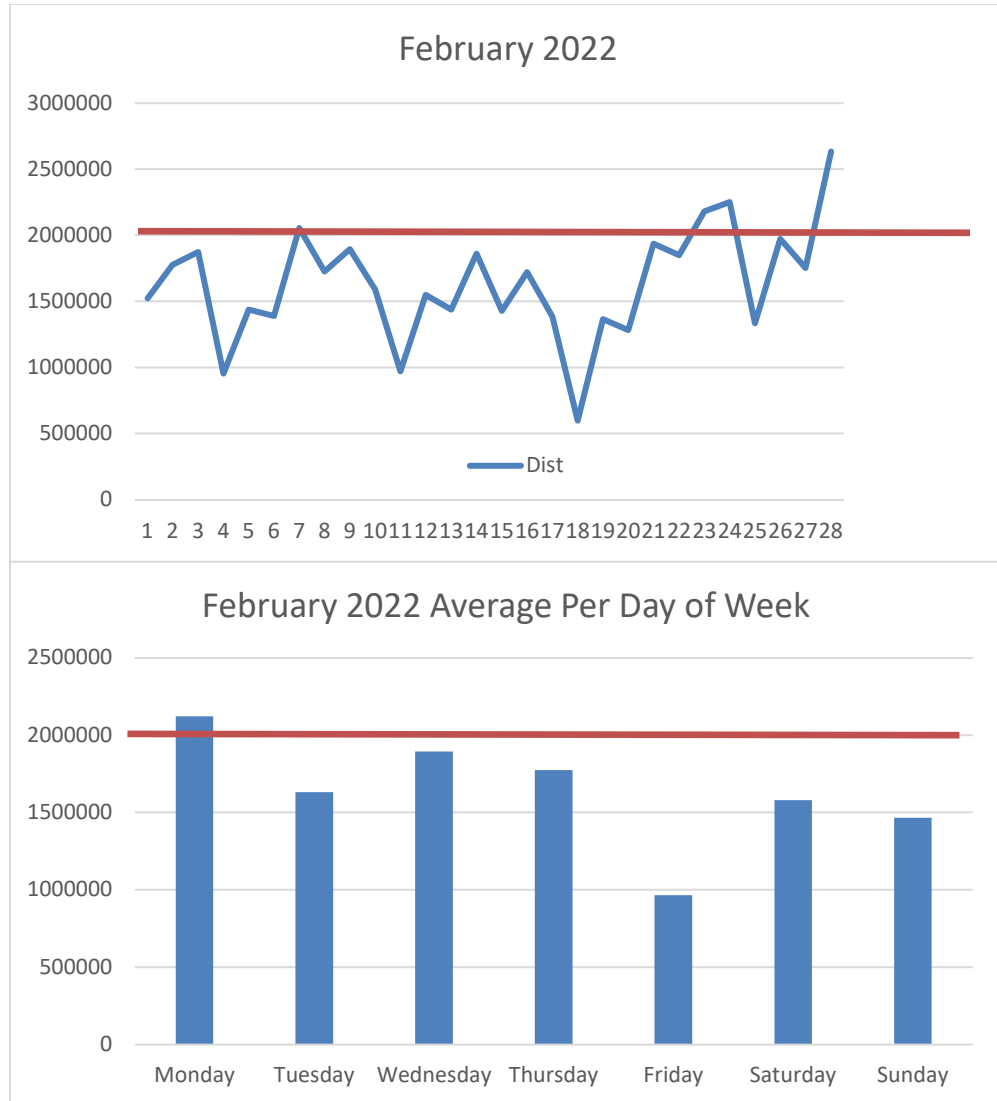


Above ground storage tank capacity: 2,000,000 gallons.



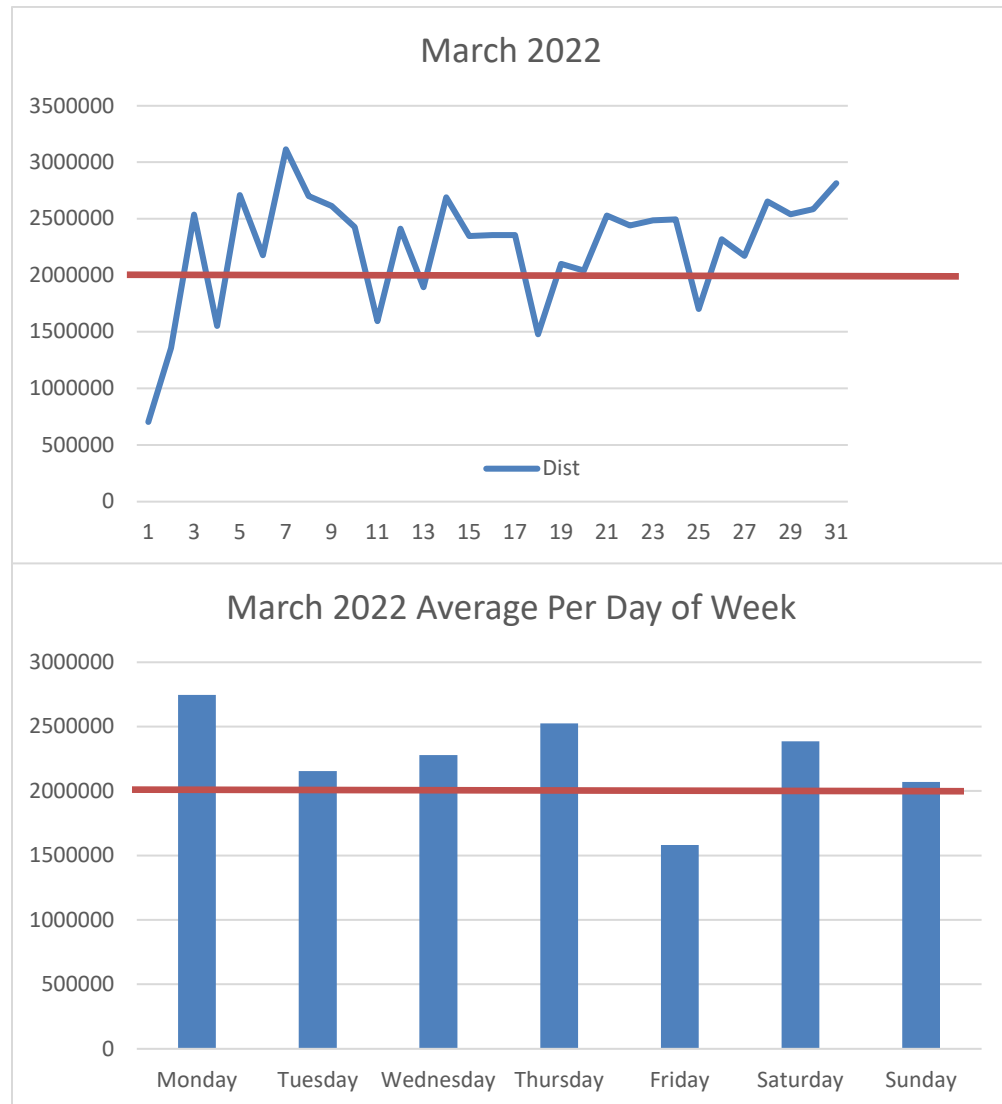


Above ground storage tank capacity: 2,000,000 gallons.



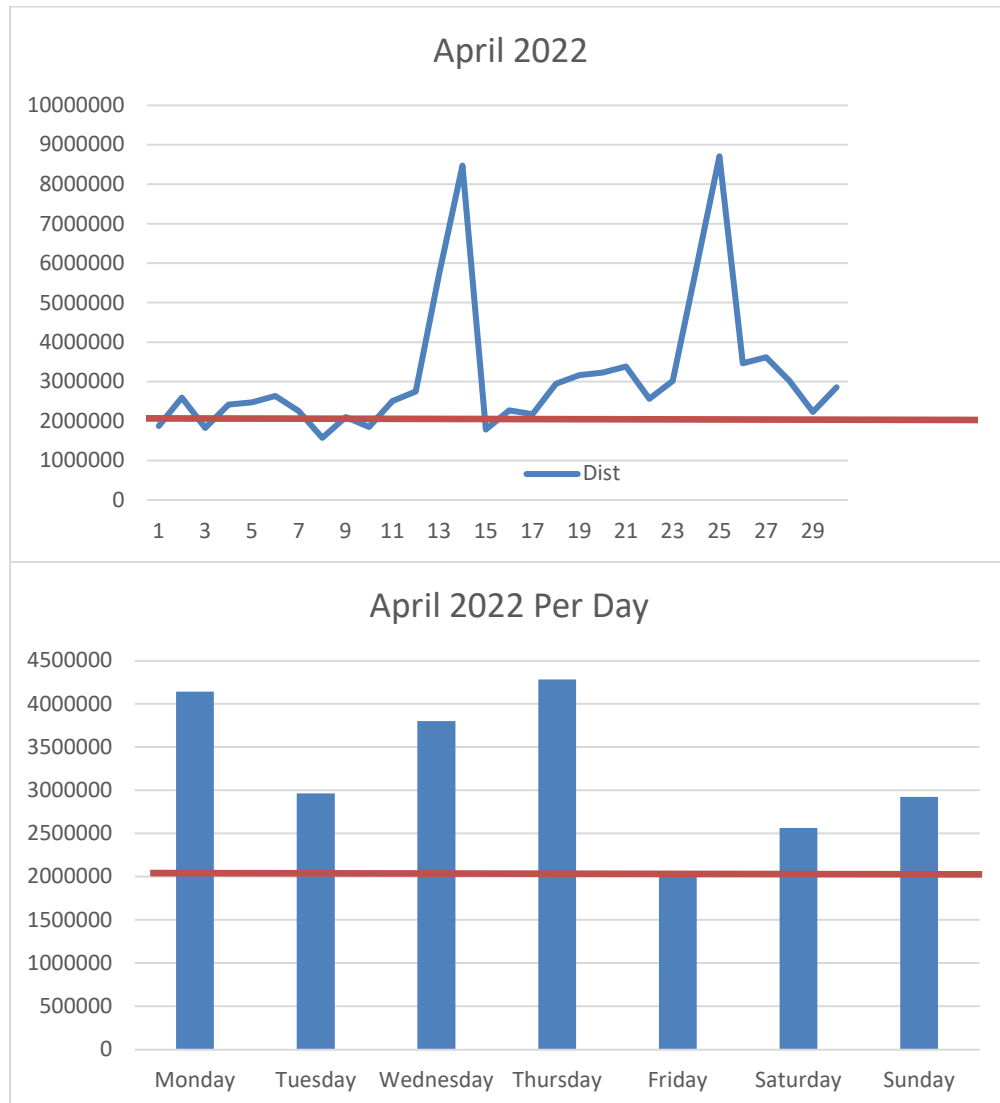


Above ground storage tank capacity: 2,000,000 gallons.





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 DISTRICT DRY WEATHER IRRIGATION RESTRICTIONS

August 22, 2022

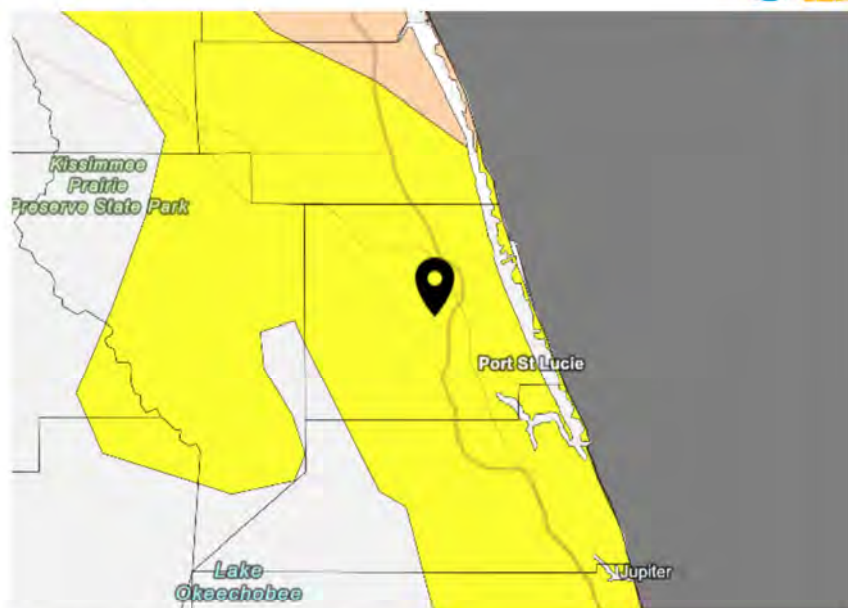


We are currently in the 3<sup>rd</sup> month of our “rainy” season and are taking this opportunity to remind everyone of our year-round irrigation regulations. Our rainfall total for the year is 3.6 inches below average placing us in Abnormally Dry conditions. We ask that all customers continue to follow our water conservation guidelines.

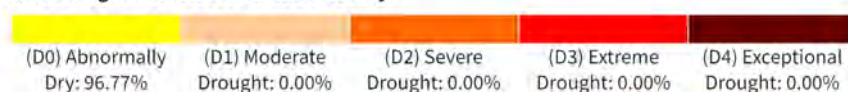
- ✓ Each customer is allowed to water only 3 days a week for a maximum of 12 hours per day.
- ✓ No watering is allowed on Fridays.
- ✓ Hand-watering with a hose is not restricted.

Variances from the regulation may be requested in writing for newly planted vegetation for up to 90 days after planting.

## U.S. Drought Monitor



### U.S. Drought Monitor for St. Lucie County



Source(s): NDMC, NOAA, USDA  
Updates Weekly - 08/16/22

**Drought.gov**

For more information, please call (772) 345-5119.

TRADITION COMMUNITY  
DEVELOPMENT DISTRICTS 1-10

**Financial Report For  
July 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 - JULY 31, 2022

	FISCAL YEAR		FISCAL YEAR		% Of Budget	COMMENTS
	2021/2022		10/01/21 - 07/31/22			
	ANNUAL BUDGET	ACTUAL	ACTUAL	Budget		
REVENUES						
O & M ASSESSMENTS - ADMIN & MAINT	1,379,123	1,370,854			99.40%	
DEBT ASSESSMENTS	4,342,633	4,263,528			98.18%	
BOND PREPAYMENTS	0	30,873			0.00%	
INTEREST INCOME	0	3,058			0.00%	
STORMWATER	750,000	882,744			117.70%	
OTHER INCOME	0	73,563			0.00%	
DEVELOPER CONTRIBUTION - BEEP	1,113,700	324,121			29.10%	Next contribution from developer/bond set for September
FUND CARRY FORWARD	576,117	0			0.00%	Next contribution from developer/bond set for September
Total Revenues	\$ 8,161,573	\$ 6,948,741			85.14%	
EXPENDITURES - ADMIN						
AUDIT	55,000	32,500			59.09%	
BANK FEES	670	0			0.00%	
DISSEMINATION AGENT	1,000	0			0.00%	
DISTRICT COUNSEL	80,000	56,070			70.09%	
MANAGEMENT	93,360	77,800			83.33%	
ASSESSMENT ROLL	10,000	2,952			29.52%	
DUES, LICENSES, FEES	1,750	1,750			100.00%	
ENGINEERING	50,000	141,214			282.43%	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	6,250			83.33%	
LEGAL ADVERTISING	6,500	2,267			34.88%	
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	871			43.55%	
OFFICE SUPPLIES	2,500	1,986			79.44%	
POSTAGE AND SHIPPING	400	224			56.10%	
COPIES	4,500	2,910			64.66%	
SUPERVISOR FEES	64,800	16,600			25.62%	
SUPERVISOR PAYROLL TAXES	0	1,270			0.00%	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP

FISCAL YEAR 2021/2022  
OCTOBER 1, 2021 - JULY 31, 2022

	FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 07/31/22	% Of Budget	COMMENTS
	ANNUAL BUDGET	ACTUAL		
SUPERVISOR PAYROLL FEES	0	337	100.00%	
TELEPHONE	0	0	100.00%	
TRUSTEE SERVICES	14,000	12,954	92.53%	Refund of duplicate payment made in previous ficsal year. Auditors will likley move.
OFFICE RENT	25,000	74,696	298.79%	
CONTINUING DISCLOSURE FEE	1,500	1,500	100.00%	
CONTINGENCY - ADMIN	5,000	0	0.00%	
BEEP - CAPITAL	720,000	245,899	34.15%	Developer Funded
<b>TOTAL ADMIN EXPENSES</b>	<b>1,277,880</b>	<b>798,882</b>	<b>62.52%</b>	
<b>EXPENDITURES - MAINT</b>				
LAKE MAINTENANCE	242,300	235,526	97.20%	
BEEP OPERATIONS	393,700	363,661	92.37%	Developer Funded
BUILDING, BRIDGE, MONUMENT MAINT.	10,000	150	1.50%	
CONTINGENCY - MAINT.	30,000	3,670	12.23%	
COMMUNITY AREA MAINTENANCE	40,000	37,943	94.86%	
DEVELOPMENT COORDINATOR	59,320	49,433	83.33%	
PAINTING	5,000	0	0.00%	
FENCE MAINTENANCE	3,000	0	0.00%	
ELECTRIC	60,000	61,670	102.78%	
ENGINEERING - MAINT.	100,000	0	0.00%	
FIELD MANAGEMENT	191,910	159,925	83.33%	
FOUNTAIN MAINTENANCE	40,000	1,648	4.12%	
LANDSCAPING MAINTENANCE & MATERIALS	847,000	806,567	95.23%	
IRRIGATION	150,000	138,145	92.10%	
IRRIGATION PARTS & REPAIR	25,000	46,748	186.99%	
PEST CONTROL	6,500	0	0.00%	
SECURITY	42,000	31,452	74.89%	
SIDEWALK CLEANING	20,000	90,214	451.07%	Pressure Clean of Tradition Parkway
SIDEWALK REPAIR	10,000	4,213	42.13%	
SIGNAGE	10,000	28,797	287.97%	
STREETLIGHTS	45,000	68,329	151.84%	
STORMWATER MANAGEMENT	6,000	0	0.00%	
TREE/PLANT REPLACEMENT & TRIM	90,000	93,433	103.81%	
WETLAND UPLAND MAINTENANCE	4,000	5,893	147.32%	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>2,430,730</b>	<b>2,227,416</b>	<b>91.64%</b>	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - JULY 31, 2022

	FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 07/31/22	% Of Budget	COMMENTS
	ANNUAL BUDGET	ACTUAL		

Total Expenditures	\$ 3,708,610	\$ 3,026,299	81.60%	
EXCESS / (SHORTFALL)	\$ 4,452,963	\$ 3,922,442	88.09%	
PAYMENT TO TRUSTEE BOND PREPAYMENTS	(3,995,223) -	(4,033,365) (24,689)	100.95%	
BALANCE	\$ 457,740	\$ (135,612)		
COUNTY APPRAISER & TAX COLLECTOR FEE DISCOUNTS FOR EARLY PAYMENTS	(228,870) (228,870)	(222,618) (209,909)	97.27% 91.72%	
NET EXCESS / (SHORTFALL)	\$ -	\$ (568,138)		

# Tradition CDD No. 1

## Profit & Loss Budget vs. Actual

### October 2021 through July 2022

	Oct '21 - Jul 22	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	218,242.33	139,031.00	79,211.33	157.0%
01-3810 · Debt Assessments	4,263,528.41	4,342,633.00	-79,104.59	98.2%
01-3820 · Debt Assess-Paid To Trustee	-4,033,364.66	-3,995,223.00	-38,141.66	101.0%
01-3830 · Assessment Fees	-222,617.62	-228,870.00	6,252.38	97.3%
01-3831 · Assessment Discounts	-209,909.14	-228,870.00	18,960.86	91.7%
01-9000 · Bond Prepayments - Series 2014	30,872.64	0.00	30,872.64	100.0%
01-9010 · Prepaid Bonds To Trustee (2014)	-24,689.23	0.00	-24,689.23	100.0%
01-9400 · Other Income	59,513.10	0.00	59,513.10	100.0%
01-9405 · Stormwater Fees	11,022.53	9,365.00	1,657.53	117.7%
01-9407 · Engineering Revenue Fees	2,550.00	0.00	2,550.00	100.0%
01-9408 · Application Fee	11,500.00	0.00	11,500.00	100.0%
01-9410 · Interest Income (GF)	2,973.54	0.00	2,973.54	100.0%
<b>Total Income</b>	<b>433,742.60</b>	<b>1,158,559.92</b>	<b>-724,817.32</b>	<b>37.4%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	12.00	-12.00	0.0%
01-1310 · Engineering	868.45	307.00	561.45	282.9%
01-1311 · Management Fees	478.50	574.00	-95.50	83.4%
01-1313 · Field Management	1,996.99	2,396.00	-399.01	83.3%
01-1314 · Consulting Fee	0.00	0.00	0.00	0.0%
01-1315 · Legal Fees	344.83	492.00	-147.17	70.1%
01-1317 · Travel and Per Diem	5.39	12.00	-6.61	44.9%
01-1318 · Assessment/Tax Roll	18.20	61.00	-42.80	29.8%
01-1320 · Audit Fees	199.91	6,500.00	-6,300.09	3.1%
01-1325 · Supervisor Fees	2,371.43	9,257.00	-6,885.57	25.6%
01-1326 · Payroll tax expense	181.41	0.00	181.41	100.0%
01-1327 · Payroll Processing fees	43.24	0.00	43.24	100.0%
01-1332 · Development Coordinator	617.29	741.49	-124.20	83.2%
01-1440 · Rents & Leases	459.39	154.49	304.90	297.4%
01-1450 · Insurance	33,747.00	593.49	33,153.51	5,686.2%
01-1480 · Legal Advertisements	13.98	40.49	-26.51	34.5%
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	12.25	15.49	-3.24	79.1%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	17.94	28.00	-10.06	64.1%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	215.00	-215.00	0.0%
01-1520 · Security	392.76	524.00	-131.24	75.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	161.77	175.00	-13.23	92.4%
01-1600 · BEEP Capital				
01-1601 · BEEP	0.00	0.00	0.00	0.0%
01-1600 · BEEP Capital - Other	245,898.75	720,000.00	-474,101.25	34.2%
<b>Total 01-1600 · BEEP Capital</b>	<b>245,898.75</b>	<b>720,000.00</b>	<b>-474,101.25</b>	<b>34.2%</b>
01-1606 · BEEP O&M				
01-1607 · Insurance	0.00	0.00	0.00	0.0%
01-1608 · Legal	14,065.00	0.00	14,065.00	100.0%
01-1606 · BEEP O&M - Other	349,596.13	393,700.00	-44,103.87	88.8%
<b>Total 01-1606 · BEEP O&amp;M</b>	<b>363,661.13</b>	<b>393,700.00</b>	<b>-30,038.87</b>	<b>92.4%</b>
01-1743 · Continuing Disclosure Fee	18.75	19.00	-0.25	98.7%
01-1801 · Landscaping Maintenance	10,071.44	10,576.00	-504.56	95.2%
01-1802 · Tree/Plant Replacement & Trim	1,166.71	1,124.00	42.71	103.8%
01-1805 · Stormwater Management (GF)	0.00	75.00	-75.00	0.0%
01-1807 · Irrigation Parts & Repair	583.77	312.00	271.77	187.1%
01-1808 · Irrigation	1,725.01	1,873.00	-147.99	92.1%
01-1810 · Engineering / Inspections	0.00	1,249.00	-1,249.00	0.0%
01-1812 · Signage & Amenities Repair	359.60	125.00	234.60	287.7%

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08/18/22

Accrual Basis

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

	Oct '21 - Jul 22	Budget	\$ Over Budget	% of Budget
01-1813 · Wetland Upland Maintenance	73.62	50.00	23.62	147.2%
01-1814 · Electricity	770.09	749.00	21.09	102.8%
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	473.81	499.00	-25.19	95.0%
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	2,940.99	3,026.00	-85.01	97.2%
01-1827 · Streetlights	853.24	562.00	291.24	151.8%
01-1829 · Sidewalk Cleaning	1,126.51	250.00	876.51	450.6%
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>672,724.72</b>	<b>1,158,559.92</b>	<b>-485,835.20</b>	<b>58.1%</b>
<b>Net Income</b>	<b>-238,982.12</b>	<b>0.00</b>	<b>-238,982.12</b>	<b>100.0%</b>

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

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	941,134.95
01-1001 · Synovus CK 4401	1,031,636.52
01-1003 · Synovus MMA 4902	296,749.40
Total Checking/Savings	2,269,520.87
Accounts Receivable	
11000 · Accounts Receivable	180,261.33
Total Accounts Receivable	180,261.33
Other Current Assets	
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
Total Other Current Assets	1,199.78
Total Current Assets	2,450,981.98
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
<b>TOTAL ASSETS</b>	<b>2,432,270.98</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	476,458.40
Total Accounts Payable	476,458.40
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	12,862.78
01-2031 · Due to CDD3	-1,779.82
01-2032 · Due to CDD4	-5,450.26
01-2033 · Due to CDD5	-7,488.28
01-2034 · Due to CDD6	-3,007.68
01-2035 · Due to CDD7	-11,100.74
01-2036 · Due to CDD8	-42,002.83
01-2037 · Due to CDD9	-24,217.42
01-2038 · Due to CDD10	-97,700.79
01-3010 · RESERVE - DEPOSITS SIGNAGE	500,000.00
Total Other Current Liabilities	1,280,543.40
Total Current Liabilities	1,757,001.80
Total Liabilities	1,757,001.80
Equity	
30000 · Opening Balance Equity	639,977.13
99-9999 · Retained Earnings	274,274.17
Net Income	-238,982.12
Total Equity	675,269.18
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,432,270.98</b>

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08/19/22

Accrual Basis

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

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	Jul 31, 22
<b>ASSETS</b>	
Other Assets	
05-5150 · Amount Available In DSF (2014)	4,022,906.43
05-5152 · Amount Available In DSF-9-2021	-153,170.08
05-5155 · Amount To Be Provided	35,665,263.65
Total Other Assets	39,535,000.00
<b>TOTAL ASSETS</b>	<b>39,535,000.00</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
05-5215 · Special Assessment Debt (2014)	39,535,000.00
Total Long Term Liabilities	39,535,000.00
Total Liabilities	39,535,000.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>39,535,000.00</b>

**Tradition CDD No. 2**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through July 2022**

	Oct '21 - Jul 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	81,444.03	87,625.00	-6,180.97	92.9%
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	65,978.63	56,057.00	9,921.63	117.7%
01-9410 · Interest Income (GF)	15.09	0.00	15.09	100.0%
<b>Total Income</b>	<b>147,437.75</b>	<b>184,345.00</b>	<b>-36,907.25</b>	<b>80.0%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	75.00	-75.00	0.0%
01-1310 · Engineering	5,198.00	1,840.00	3,358.00	282.5%
01-1311 · Management Fees	2,863.77	3,437.00	-573.23	83.3%
01-1315 · Legal Fees	2,063.90	2,945.00	-881.10	70.1%
01-1317 · Travel and Per Diem	32.06	74.00	-41.94	43.3%
01-1318 · Assessment/Tax Roll	108.65	368.00	-259.35	29.5%
01-1320 · Audit Fees	1,196.30	5,500.00	-4,303.70	21.8%
01-1325 · Supervisor Fees	2,371.43	9,257.00	-6,885.57	25.6%
01-1326 · Payroll Taxes	181.41	0.00	181.41	100.0%
01-1327 · Payroll Processing Fees	43.24	0.00	43.24	100.0%
01-1332 · Development Coordinator	3,694.75	4,434.00	-739.25	83.3%
01-1440 · Rents & Leases	2,749.53	920.00	1,829.53	298.9%
01-1450 · Insurance	11,793.00	3,548.00	8,245.00	332.4%
01-1480 · Legal Advertisements	83.46	239.00	-155.54	34.9%
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	73.10	92.00	-18.90	79.5%
01-1516 · Copies	107.11	166.00	-58.89	64.5%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	1,288.00	-1,288.00	0.0%
01-1520 · Security	2,350.77	3,139.00	-788.23	74.9%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	968.19	1,046.00	-77.81	92.6%
01-1743 · Continuing Disclosure Fee	112.11	112.00	0.11	100.1%
01-1801 · Landscaping Maintenance	60,284.57	63,307.00	-3,022.43	95.2%
01-1802 · Tree/Plant Replacement & Trim	6,983.34	6,727.00	256.34	103.8%
01-1805 · Stormwater Management (GF)	0.00	448.00	-448.00	0.0%
01-1807 · Irrigation Parts & Repair	3,494.08	1,869.00	1,625.08	186.9%
01-1808 · Irrigation	10,325.28	11,211.00	-885.72	92.1%
01-1809 · Field Management	11,953.13	14,344.00	-2,390.87	83.3%
01-1810 · Engineering / Inspections	0.00	7,474.00	-7,474.00	0.0%
01-1812 · Signage & Amenities Repair	2,152.33	747.00	1,405.33	288.1%
01-1813 · Wetland Upland Maintenance	440.44	299.00	141.44	147.3%
01-1814 · Electricity	4,609.33	4,485.00	124.33	102.8%
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	2,835.94	2,990.00	-154.06	94.8%
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	17,603.74	18,110.00	-506.26	97.2%
01-1826 · Streetlights	5,107.01	3,363.00	1,744.01	151.9%
01-1829 · Sidewalk Cleaning	6,742.75	1,495.00	5,247.75	451.0%
01-1830 · Sidewalk Repair	314.85	747.00	-432.15	42.1%
<b>Total Expense</b>	<b>170,733.52</b>	<b>184,345.00</b>	<b>-13,611.48</b>	<b>92.6%</b>
<b>Net Income</b>	<b>-23,295.77</b>	<b>0.00</b>	<b>-23,295.77</b>	<b>100.0%</b>

## Tradition CDD No. 2

## Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1173	8,582.51
Total Checking/Savings	8,582.51
Other Current Assets	
01-1210 · Due from CDD1	12,862.78
Total Other Current Assets	12,862.78
Total Current Assets	21,445.29
<b>TOTAL ASSETS</b>	<b>21,445.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	4,869.12
99-9999 · Retained Earnings	39,871.94
Net Income	-23,295.77
Total Equity	21,445.29
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>21,445.29</b>

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

	Oct '21 - Jul 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	213,104.69	229,277.00	-16,172.31	92.9%
01-9405 · Stormwater Fees	195,887.92	166,431.00	29,456.92	117.7%
01-9410 · Interest Income (GF)	0.03			
<b>Total Income</b>	<b>408,992.64</b>	<b>516,437.00</b>	<b>-107,444.36</b>	<b>79.2%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	222.00	-222.00	0.0%
01-1310 · Engineering	15,432.73	5,464.00	9,968.73	282.4%
01-1311 · Management Fees	8,502.47	10,203.00	-1,700.53	83.3%
01-1315 · Legal Fees	6,127.68	8,743.00	-2,615.32	70.1%
01-1317 · Travel and Per Diem	95.19	219.00	-123.81	43.5%
01-1318 · Assessment/Tax Roll	322.60	1,093.00	-770.40	29.5%
01-1320 · Audit Fees	3,551.80	5,500.00	-1,948.20	64.6%
01-1325 · Supervisor Fees	2,371.43	9,257.00	-6,885.57	25.6%
01-1326 · Payroll Taxes - Supervisors	181.41	0.00	181.41	100.0%
01-1327 · Payroll Fees - Supervisors	43.24	0.00	43.24	100.0%
01-1332 · Development Coordinator	10,969.61	13,164.00	-2,194.39	83.3%
01-1440 · Rents & Leases	8,163.28	2,732.00	5,431.28	298.8%
01-1450 · Insurance	8,170.00	10,535.00	-2,365.00	77.6%
01-1480 · Legal Advertisements	247.80	710.00	-462.20	34.9%
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	217.04	273.00	-55.96	79.5%
01-1516 · Copies	318.00	492.00	-174.00	64.6%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	3,825.00	-3,825.00	0.0%
01-1520 · Security	6,979.38	9,320.00	-2,340.62	74.9%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,874.53	3,107.00	-232.47	92.5%
01-1743 · Continuing Disclosure Fee	332.86	333.00	-0.14	100.0%
01-1801 · Landscaping Maintenance	178,983.31	187,956.00	-8,972.69	95.2%
01-1802 · Tree/Plant Replacement & Trim	20,733.36	19,972.00	761.36	103.8%
01-1805 · Stormwater Management (GF)	0.00	1,331.00	-1,331.00	0.0%
01-1807 · Irrigation Parts & Repair	10,373.83	5,548.00	4,825.83	187.0%
01-1808 · Irrigation	30,655.48	33,286.00	-2,630.52	92.1%
01-1809 · Field Management	35,488.54	42,586.00	-7,097.46	83.3%
01-1810 · Engineering / Inspections	0.00	22,191.00	-22,191.00	0.0%
01-1812 · Signage & Amenities Repair	6,390.21	2,219.00	4,171.21	288.0%
01-1813 · Wetland Upland Maintenance	1,307.67	888.00	419.67	147.3%
01-1814 · Electricity	13,685.00	13,314.00	371.00	102.8%
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	8,419.84	8,876.00	-456.16	94.9%
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	52,265.05	53,768.00	-1,502.95	97.2%
01-1826 · Streetlights	15,162.60	9,986.00	5,176.60	151.8%
01-1829 · Sidewalk Cleaning	20,019.06	4,438.00	15,581.06	451.1%
01-1830 · Sidewalk Repair	934.78	2,219.00	-1,284.22	42.1%
<b>Total Expense</b>	<b>473,373.69</b>	<b>516,437.00</b>	<b>-43,063.31</b>	<b>91.7%</b>
<b>Net Income</b>	<b>-64,381.05</b>	<b>0.00</b>	<b>-64,381.05</b>	<b>100.0%</b>

## Tradition CDD No. 3

## Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1181	18.41
Total Checking/Savings	18.41
Other Current Assets	
01-1210 · Due from CDD1	-1,779.82
Total Other Current Assets	-1,779.82
Total Current Assets	-1,761.41
<b>TOTAL ASSETS</b>	<b>-1,761.41</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	1,295.39
99-9999 · Retained Earnings	61,324.25
Net Income	-64,381.05
Total Equity	-1,761.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-1,761.41</b>

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

	Oct '21 - Jul 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	215,498.11	231,854.00	-16,355.89	92.9%
01-9405 · Stormwater Fees	198,248.97	168,437.00	29,811.97	117.7%
01-9410 · Interest Income (GF)	2.64	0.00	2.64	100.0%
<b>Total Income</b>	<b>413,749.72</b>	<b>522,474.98</b>	<b>-108,725.26</b>	<b>79.2%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	225.00	-225.00	0.0%
01-1310 · Engineering	15,618.81	5,530.00	10,088.81	282.4%
01-1311 · Management Fees	8,604.99	10,326.00	-1,721.01	83.3%
01-1315 · Legal Fees	6,201.57	8,848.00	-2,646.43	70.1%
01-1317 · Travel and Per Diem	96.34	221.00	-124.66	43.6%
01-1318 · Assessment/Tax Roll	326.49	1,106.00	-779.51	29.5%
01-1320 · Audit Fees	3,594.63	5,500.00	-1,905.37	65.4%
01-1321 · Field Management	35,916.46	43,100.00	-7,183.54	83.3%
01-1325 · Supervisor Fees	2,371.43	9,257.00	-6,885.57	25.6%
01-1326 · Payroll Taxes - Supervisors	181.41	0.00	181.41	100.0%
01-1327 · Payroll Fees - Supervisors	43.24	0.00	43.24	100.0%
01-1332 · Development Coordinator	11,101.88	13,322.00	-2,220.12	83.3%
01-1440 · Rents & Leases	8,261.71	2,765.49	5,496.22	298.7%
01-1450 · Insurance	8,022.00	10,662.49	-2,640.49	75.2%
01-1480 · Legal Advertisements	250.79	719.00	-468.21	34.9%
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	219.66	277.00	-57.34	79.3%
01-1516 · Copies	321.84	498.00	-176.16	64.6%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	3,871.00	-3,871.00	0.0%
01-1520 · Security	7,063.53	9,432.00	-2,368.47	74.9%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,909.19	3,144.00	-234.81	92.5%
01-1743 · Continuing Disclosure Fee	336.87	337.00	-0.13	100.0%
01-1801 · Landscaping Maintenance	181,141.47	190,222.00	-9,080.53	95.2%
01-1802 · Tree/Plant Replacement & Trim	20,983.36	20,212.00	771.36	103.8%
01-1805 · Stormwater Management (GF)	0.00	1,347.00	-1,347.00	0.0%
01-1807 · Irrigation Parts & Repair	10,498.92	5,615.00	4,883.92	187.0%
01-1808 · Irrigation	31,025.12	33,687.00	-2,661.88	92.1%
01-1810 · Engineering / Inspections	0.00	22,458.00	-22,458.00	0.0%
01-1812 · Signage & Amenities Repair	6,467.26	2,246.00	4,221.26	287.9%
01-1813 · Wetland Upland Maintenance	1,323.44	898.00	425.44	147.4%
01-1814 · Electricity	13,850.01	13,475.00	375.01	102.8%
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	8,521.37	8,983.00	-461.63	94.9%
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	52,895.25	54,417.00	-1,521.75	97.2%
01-1826 · Streetlights	15,345.43	10,106.00	5,239.43	151.8%
01-1829 · Sidewalk Cleaning	20,260.45	4,492.00	15,768.45	451.0%
01-1830 · Sidewalk Repair	946.05	2,246.00	-1,299.95	42.1%
<b>Total Expense</b>	<b>478,794.11</b>	<b>522,474.98</b>	<b>-43,680.87</b>	<b>91.6%</b>
<b>Net Income</b>	<b>-65,044.39</b>	<b>0.00</b>	<b>-65,044.39</b>	<b>100.0%</b>

## Tradition CDD No. 4

**Balance Sheet**

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
01-1000 · Valley National 1211	1,512.55
<b>Total Checking/Savings</b>	1,512.55
<b>Other Current Assets</b>	
01-1210 · Due from CDD1	-5,450.26
<b>Total Other Current Assets</b>	-5,450.26
<b>Total Current Assets</b>	-3,937.71
<b>TOTAL ASSETS</b>	<b>-3,937.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
30000 · Opening Balance Equity	1,491.35
99-9999 · Retained Earnings	59,615.33
Net Income	-65,044.39
<b>Total Equity</b>	-3,937.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-3,937.71</b>

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

	Oct '21 - Jul 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	214,062.40	230,309.00	-16,246.60	92.9%
01-9405 · Stormwater Fees	196,831.87	167,233.00	29,598.87	117.7%
01-9410 · Interest Income (GF)	5.66			
<b>Total Income</b>	<b>410,899.93</b>	<b>518,855.00</b>	<b>-107,955.07</b>	<b>79.2%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	223.00	-223.00	0.0%
01-1310 · Engineering	15,507.16	5,491.00	10,016.16	282.4%
01-1311 · Management Fees	8,543.48	10,252.00	-1,708.52	83.3%
01-1315 · Legal Fees	6,157.24	8,785.00	-2,627.76	70.1%
01-1317 · Travel and Per Diem	95.65	220.00	-124.35	43.5%
01-1318 · Assessment/Tax Roll	324.15	1,098.00	-773.85	29.5%
01-1320 · Audit Fees	3,568.93	5,500.00	-1,931.07	64.9%
01-1321 · Field Management	35,659.71	42,792.00	-7,132.29	83.3%
01-1325 · Supervisor Fees	2,371.43	9,257.00	-6,885.57	25.6%
01-1326 · Payroll Taxes - Supervisors	181.41	0.00	181.41	100.0%
01-1327 · Payroll Fees - Supervisors	43.24	0.00	43.24	100.0%
01-1332 · Development Coordinator	11,022.52	13,227.00	-2,204.48	83.3%
01-1440 · Rents & Leases	8,202.66	2,745.00	5,457.66	298.8%
01-1450 · Insurance	7,442.00	10,586.00	-3,144.00	70.3%
01-1480 · Legal Advertisements	248.99	714.00	-465.01	34.9%
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	218.09	275.00	-56.91	79.3%
01-1516 · Copies	319.54	494.00	-174.46	64.7%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	3,843.00	-3,843.00	0.0%
01-1520 · Security	7,013.04	9,365.00	-2,351.96	74.9%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,888.39	3,122.00	-233.61	92.5%
01-1743 · Continuing Disclosure Fee	334.46	334.00	0.46	100.1%
01-1801 · Landscaping Maintenance	179,846.58	188,862.00	-9,015.42	95.2%
01-1802 · Tree/Plant Replacement & Trim	20,833.36	20,068.00	765.36	103.8%
01-1805 · Stormwater Management (GF)	0.00	1,338.00	-1,338.00	0.0%
01-1807 · Irrigation Parts & Repair	10,423.87	5,574.00	4,849.87	187.0%
01-1808 · Irrigation	30,803.34	33,447.00	-2,643.66	92.1%
01-1810 · Engineering / Inspections	0.00	22,298.00	-22,298.00	0.0%
01-1812 · Signage & Amenities Repair	6,421.03	2,230.00	4,191.03	287.9%
01-1813 · Wetland Upland Maintenance	1,313.98	892.00	421.98	147.3%
01-1814 · Electricity	13,751.01	13,379.00	372.01	102.8%
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	8,460.46	8,919.00	-458.54	94.9%
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	52,517.13	54,028.00	-1,510.87	97.2%
01-1826 · Streetlights	15,235.73	10,034.00	5,201.73	151.8%
01-1829 · Sidewalk Cleaning	20,115.62	4,460.00	15,655.62	451.0%
01-1830 · Sidewalk Repair	939.29	2,230.00	-1,290.71	42.1%
<b>Total Expense</b>	<b>474,873.08</b>	<b>518,855.00</b>	<b>-43,981.92</b>	<b>91.5%</b>
<b>Net Income</b>	<b>-63,973.15</b>	<b>0.00</b>	<b>-63,973.15</b>	<b>100.0%</b>

## Tradition CDD No. 5

## Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,220.43
Total Checking/Savings	3,220.43
Other Current Assets	
01-1210 · Due from CDD1	-7,488.29
Total Other Current Assets	-7,488.29
Total Current Assets	-4,267.86
<b>TOTAL ASSETS</b>	<b>-4,267.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	559.76
99-9999 · Retained Earnings	59,145.53
Net Income	-63,973.15
Total Equity	-4,267.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-4,267.86</b>

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

	Oct '21 - Jul 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	197,305.00	212,280.00	-14,975.00	92.9%
01-9405 · Stormwater Fees	180,298.67	153,186.00	27,112.67	117.7%
01-9410 · Interest Income (GF)	29.02	0.00	29.02	100.0%
<b>Total Income</b>	<b>377,632.69</b>	<b>476,583.00</b>	<b>-98,950.31</b>	<b>79.2%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	204.00	-204.00	0.0%
01-1310 · Engineering	14,204.56	5,029.00	9,175.56	282.5%
01-1311 · Management Fees	7,825.83	9,391.00	-1,565.17	83.3%
01-1315 · Legal Fees	5,640.03	8,047.00	-2,406.97	70.1%
01-1317 · Travel and Per Diem	87.62	201.00	-113.38	43.6%
01-1318 · Assessment/Tax Roll	296.92	1,006.00	-709.08	29.5%
01-1320 · Audit Fees	3,269.14	5,500.00	-2,230.86	59.4%
01-1325 · Supervisor Fees	2,371.43	9,257.00	-6,885.57	25.6%
01-1326 · Payroll Taxes - Supervisors	181.41	0.00	181.41	100.0%
01-1327 · Payroll Fees - Supervisors	43.24	0.00	43.24	100.0%
01-1329 · Development Coordinator	10,096.63	12,116.00	-2,019.37	83.3%
01-1332 · Management Fees - SpikeRush	0.00			
01-1337 · Lake Maintenance	0.00	49,489.00	-49,489.00	0.0%
01-1440 · Rents & Leases	7,513.63	2,515.00	4,998.63	298.8%
01-1450 · Insurance	8,386.00	9,697.00	-1,311.00	86.5%
01-1480 · Legal Advertisements	228.08	654.00	-425.92	34.9%
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	199.77	251.00	-51.23	79.6%
01-1516 · Copies	292.69	453.00	-160.31	64.6%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	3,521.00	-3,521.00	0.0%
01-1520 · Security	6,423.94	8,578.00	-2,154.06	74.9%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,645.77	2,859.00	-213.23	92.5%
01-1743 · Continuing Disclosure Fee	306.37	306.00	0.37	100.1%
01-1801 · Landscaping Maintenance	164,739.47	172,998.00	-8,258.53	95.2%
01-1802 · Tree/Plant Replacement & Trim	19,083.36	18,382.00	701.36	103.8%
01-1805 · Stormwater Management (GF)	0.00	1,225.00	-1,225.00	0.0%
01-1807 · Irrigation Parts & Repair	9,548.26	5,106.00	4,442.26	187.0%
01-1808 · Irrigation	28,215.86	30,637.00	-2,421.14	92.1%
01-1809 · Field Management	32,664.29	39,197.00	-6,532.71	83.3%
01-1810 · Engineering / Inspections	0.00	20,425.00	-20,425.00	0.0%
01-1812 · Signage & Amenities Repair	5,881.66	2,042.00	3,839.66	288.0%
01-1813 · Wetland Upland Maintenance	1,203.61	817.00	386.61	147.3%
01-1814 · Electricity	12,595.92	12,255.00	340.92	102.8%
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	7,749.78	8,170.00	-420.22	94.9%
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	62,061.62	9,191.00	52,870.62	675.2%
01-1829 · Sidewalk Cleaning	18,425.91	4,085.00	14,340.91	451.1%
01-1830 · Sidewalk Repair	860.39	2,042.00	-1,181.61	42.1%
<b>Total Expense</b>	<b>436,838.15</b>	<b>476,583.00</b>	<b>-39,744.85</b>	<b>91.7%</b>
<b>Net Income</b>	<b>-59,205.46</b>	<b>0.00</b>	<b>-59,205.46</b>	<b>100.0%</b>

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Accrual Basis

## Tradition CDD No. 6

## Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	16,502.33
Total Checking/Savings	16,502.33
Other Current Assets	
01-1210 · Due from CDD1	
01-1211 · Due From CDD1 - Spikerush	9,742.24
01-1210 · Due from CDD1 - Other	-12,749.91
Total 01-1210 · Due from CDD1	-3,007.67
Total Other Current Assets	-3,007.67
Total Current Assets	13,494.66
<b>TOTAL ASSETS</b>	<b>13,494.66</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	970.27
99-9999 · Retained Earnings	71,729.85
Net Income	-59,205.46
Total Equity	13,494.66
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>13,494.66</b>

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

	Oct '21 - Jul 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	94,530.19	101,705.00	-7,174.81	92.9%
01-9405 · Stormwater Fees	34,475.27	29,291.00	5,184.27	117.7%
01-9410 · Interest Income (GF)	8.48	0.00	8.48	100.0%
<b>Total Income</b>	<b>129,013.94</b>	<b>152,244.00</b>	<b>-23,230.06</b>	<b>84.7%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	39.00	-39.00	0.0%
01-1310 · Engineering	19,302.58	6,835.00	12,467.58	282.4%
01-1311 · Management Fees	10,634.52	12,761.00	-2,126.48	83.3%
01-1315 · Legal Fees	7,664.24	10,935.00	-3,270.76	70.1%
01-1317 · Travel and Per Diem	119.06	273.00	-153.94	43.6%
01-1318 · Assessment/Tax Roll	403.49	1,367.00	-963.51	29.5%
01-1320 · Audit Fees	4,442.44	5,500.00	-1,057.56	80.8%
01-1321 · Field Management	6,245.88	7,495.00	-1,249.12	83.3%
01-1325 · Supervisor Fees	2,371.43	9,257.00	-6,885.57	25.6%
01-1326 · Payroll Taxes - Supervisors	181.41	0.00	181.41	100.0%
01-1327 · Payroll Fees - Supervisors	43.24	0.00	43.24	100.0%
01-1332 · Development Coordinator	1,930.62	2,317.00	-386.38	83.3%
01-1440 · Rents & Leases	10,210.28	3,417.00	6,793.28	298.8%
01-1450 · Insurance	5,706.00	13,177.00	-7,471.00	43.3%
01-1480 · Legal Advertisements	309.94	888.00	-578.06	34.9%
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	271.47	342.00	-70.53	79.4%
01-1516 · Copies	397.74	615.00	-217.26	64.7%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	4,784.00	-4,784.00	0.0%
01-1520 · Security	1,228.35	1,640.00	-411.65	74.9%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	505.91	547.00	-41.09	92.5%
01-1743 · Continuing Disclosure Fee	58.58	59.00	-0.42	99.3%
01-1801 · Landscaping Maintenance	31,500.58	33,080.00	-1,579.42	95.2%
01-1802 · Tree/Plant Replacement & Trim	3,649.01	3,515.00	134.01	103.8%
01-1805 · Stormwater Management (GF)	0.00	234.00	-234.00	0.0%
01-1807 · Irrigation Parts & Repair	1,825.76	976.00	849.76	187.1%
01-1808 · Irrigation	5,395.28	5,858.00	-462.72	92.1%
01-1810 · Engineering / Inspections	0.00	3,906.00	-3,906.00	0.0%
01-1812 · Signage & Amenities Repair	1,124.66	391.00	733.66	287.6%
01-1813 · Wetland Upland Maintenance	230.14	156.00	74.14	147.5%
01-1814 · Electricity	2,408.52	2,343.00	65.52	102.8%
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	1,481.87	1,562.00	-80.13	94.9%
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	9,198.50	9,463.00	-264.50	97.2%
01-1826 · Streetlights	2,668.57	1,757.00	911.57	151.9%
01-1829 · Sidewalk Cleaning	3,523.30	781.00	2,742.30	451.1%
01-1830 · Sidewalk Repair	164.51	391.00	-226.49	42.1%
<b>Total Expense</b>	<b>138,763.72</b>	<b>152,244.00</b>	<b>-13,480.28</b>	<b>91.1%</b>
<b>Net Income</b>	<b>-9,749.78</b>	<b>0.00</b>	<b>-9,749.78</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 7

Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	4,820.54
Total Checking/Savings	4,820.54
Other Current Assets	
01-1210 · Due from CDD1	-11,101.04
Total Other Current Assets	-11,101.04
Total Current Assets	-6,280.50
<b>TOTAL ASSETS</b>	<b>-6,280.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	3,469.28
Net Income	-9,749.78
Total Equity	-6,280.50
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-6,280.50</b>

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

	Oct '21 - Jul 22	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	7,583.00	-7,583.00	0.0%
01-3100 · Assessments	33,809.81	36,376.00	-2,566.19	92.9%
01-9410 · Interest Income (GF)	7.27	0.00	7.27	100.0%
<b>Total Income</b>	<b>33,817.08</b>	<b>43,959.00</b>	<b>-10,141.92</b>	<b>76.9%</b>
<b>Expense</b>				
01-1310 · Engineering	13,026.01	4,612.00	8,414.01	282.4%
01-1311 · Management Fees	7,176.52	8,612.00	-1,435.48	83.3%
01-1315 · Legal Fees	5,172.08	7,379.00	-2,206.92	70.1%
01-1317 · Travel and Per Diem	80.35	184.00	-103.65	43.7%
01-1318 · Assessment/Tax Roll	272.29	922.00	-649.71	29.5%
01-1320 · Audit Fees	2,997.90	5,000.00	-2,002.10	60.0%
01-1325 · Supervisor Fees	0.00			
01-1440 · Rents & Leases	6,890.23	2,306.00	4,584.23	298.8%
01-1450 · Insurance	5,706.00	8,892.00	-3,186.00	64.2%
01-1480 · Legal Advertisements	209.15	600.00	-390.85	34.9%
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	183.19	231.00	-47.81	79.3%
01-1516 · Copies	268.41	415.00	-146.59	64.7%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	3,229.00	-3,229.00	0.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1820 · Contingency	0.00	461.00	-461.00	0.0%
<b>Total Expense</b>	<b>44,504.51</b>	<b>43,959.00</b>	<b>545.51</b>	<b>101.2%</b>
<b>Net Income</b>	<b>-10,687.43</b>	<b>0.00</b>	<b>-10,687.43</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 8

Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,122.24
Total Checking/Savings	4,122.24
Other Current Assets	
01-1210 · Due from CDD1	-42,002.83
Total Other Current Assets	-42,002.83
Total Current Assets	-37,880.59
<b>TOTAL ASSETS</b>	<b>-37,880.59</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-27,193.16
Net Income	-10,687.43
Total Equity	-37,880.59
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-37,880.59</b>

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

	Oct '21 - Jul 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	23,162.96	24,921.00	-1,758.04	92.9%
01-9410 · Interest Income (GF)	6.85			
<b>Total Income</b>	<b>23,169.81</b>	<b>29,652.00</b>	<b>-6,482.19</b>	<b>78.1%</b>
<b>Expense</b>				
01-1310 · Engineering	8,125.75	2,877.00	5,248.75	282.4%
01-1311 · Management Fees	4,476.78	5,372.00	-895.22	83.3%
01-1315 · Legal Fees	3,226.39	4,603.00	-1,376.61	70.1%
01-1317 · Travel and Per Diem	50.12	115.00	-64.88	43.6%
01-1318 · Assessment/Tax Roll	169.85	575.00	-405.15	29.5%
01-1320 · Audit Fees	1,870.12	5,000.00	-3,129.88	37.4%
01-1325 · Supervisor Fees	0.00			
01-1440 · Rents & Leases	4,298.19	1,439.00	2,859.19	298.7%
01-1450 · Insurance	5,706.00	5,547.00	159.00	102.9%
01-1480 · Legal Advertisements	130.47	374.00	-243.53	34.9%
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	114.28	144.00	-29.72	79.4%
01-1516 · Copies	167.43	259.00	-91.57	64.6%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	2,014.00	-2,014.00	0.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1820 · Contingency	0.00	288.00	-288.00	0.0%
<b>Total Expense</b>	<b>30,209.82</b>	<b>29,652.00</b>	<b>557.82</b>	<b>101.9%</b>
<b>Net Income</b>	<b>-7,040.01</b>	<b>0.00</b>	<b>-7,040.01</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 9

Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	3,890.67
Total Checking/Savings	3,890.67
Other Current Assets	
01-1210 · Due from CDD1	-24,217.42
Total Other Current Assets	-24,217.42
Total Current Assets	-20,326.75
<b>TOTAL ASSETS</b>	<b>-20,326.75</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-13,286.74
Net Income	-7,040.01
Total Equity	-20,326.75
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-20,326.75</b>

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

	Oct '21 - Jul 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	79,694.50	85,743.00	-6,048.50	92.9%
01-9410 · Interest Income (GF)	9.58	0.00	9.58	100.0%
<b>Total Income</b>	<b>79,704.08</b>	<b>105,498.00</b>	<b>-25,793.92</b>	<b>75.6%</b>
<b>Expense</b>				
01-1310 · Engineering	33,929.67	12,014.00	21,915.67	282.4%
01-1311 · Management Fees	18,693.14	22,432.00	-3,738.86	83.3%
01-1315 · Legal Fees	13,472.04	19,222.00	-5,749.96	70.1%
01-1317 · Travel and Per Diem	209.29	481.00	-271.71	43.5%
01-1318 · Assessment/Tax Roll	709.25	2,403.00	-1,693.75	29.5%
01-1320 · Audit Fees	7,808.83	5,500.00	2,308.83	142.0%
01-1325 · Supervisor Fees	0.00			
01-1440 · Rents & Leases	17,947.41	6,007.00	11,940.41	298.8%
01-1450 · Insurance	5,706.00	23,162.00	-17,456.00	24.6%
01-1480 · Legal Advertisements	544.80	1,562.00	-1,017.20	34.9%
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	477.18	601.00	-123.82	79.4%
01-1516 · Copies	699.15	1,081.00	-381.85	64.7%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1519 · Holiday Decorations	0.00	8,410.00	-8,410.00	0.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1820 · Contingency	0.00	1,201.00	-1,201.00	0.0%
<b>Total Expense</b>	<b>105,483.18</b>	<b>105,498.00</b>	<b>-14.82</b>	<b>100.0%</b>
<b>Net Income</b>	<b>-25,779.10</b>	<b>0.00</b>	<b>-25,779.10</b>	<b>100.0%</b>

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Accrual Basis

Tradition CDD No. 10

Balance Sheet

As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,458.85
Total Checking/Savings	5,458.85
Other Current Assets	
01-1210 · Due from CDD1	-97,700.77
Total Other Current Assets	-97,700.77
Total Current Assets	-92,241.92
<b>TOTAL ASSETS</b>	<b>-92,241.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-66,462.82
Net Income	-25,779.10
Total Equity	-92,241.92
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-92,241.92</b>

# Tradition Irrigation

## Profit & Loss Budget vs. Actual

### October 2021 through July 2022

	Oct '21 - Jul 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
01-3300 · Irrigation Revenue	1,563,703.51	1,650,000.00	-86,296.49	94.8%
01-3820 · Debt Assess-Paid To Trustee	-307,437.50	-368,025.00	60,587.50	83.5%
01-9400 · Other Income	16,308.52	0.00	16,308.52	100.0%
01-9407 · Engineering Revenue Fees	0.00	17,338.00	-17,338.00	0.0%
01-9410 · Interest Income (GF)	2,379.17	0.00	2,379.17	100.0%
<b>Total Income</b>	<b>1,274,953.70</b>	<b>1,299,313.00</b>	<b>-24,359.30</b>	<b>98.1%</b>
<b>Gross Profit</b>	<b>1,274,953.70</b>	<b>1,299,313.00</b>	<b>-24,359.30</b>	<b>98.1%</b>
<b>Expense</b>				
01-1310 · Engineering	86,867.63	40,000.00	46,867.63	217.2%
01-1311 · Management Fees	308,516.60	356,060.00	-47,543.40	86.6%
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	154.58	170.00	-15.42	90.9%
01-1320 · General Repair & Maintenance	132,597.52	153,000.00	-20,402.48	86.7%
01-1321 · HVAC	0.00	4,500.00	-4,500.00	0.0%
01-1322 · Other Utilities	0.00	1,550.00	-1,550.00	0.0%
01-1324 · Development Coordinator	49,433.30	58,500.00	-9,066.70	84.5%
01-1332 · Bad Debt	0.00	65,000.00	-65,000.00	0.0%
01-1335 · City Franchise Fee	145,631.41	109,421.00	36,210.41	133.1%
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	3,865.71	0.00	3,865.71	100.0%
01-1513 · Postage and Delivery	124.96	253.00	-128.04	49.4%
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	76.05	0.00	76.05	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	3,090.00	0.00	3,090.00	100.0%
01-1801 · Landscaping Maintenance	0.00	11,000.00	-11,000.00	0.0%
01-1807 · Irrigation Parts & Repair	0.00			
01-1808 · Irrigation Maintenance	4,326.29	0.00	4,326.29	100.0%
01-1814 · Electricity	113,319.04	105,000.00	8,319.04	107.9%
01-1820 · Contingency	0.00	39,627.00	-39,627.00	0.0%
01-1825 · Renewal and Replacement	473,427.87	200,000.00	273,427.87	236.7%
01-1826 · Other System Improvements	74,396.16	75,000.00	-603.84	99.2%
01-1827 · Operating Reserves/Misc	0.00	40,000.00	-40,000.00	0.0%
<b>Total Expense</b>	<b>1,396,069.58</b>	<b>1,299,313.00</b>	<b>96,756.58</b>	<b>107.4%</b>
<b>Net Ordinary Income</b>	<b>-121,115.88</b>	<b>0.00</b>	<b>-121,115.88</b>	<b>100.0%</b>
<b>Net Income</b>	<b>-121,115.88</b>	<b>0.00</b>	<b>-121,115.88</b>	<b>100.0%</b>

# Tradition Irrigation Balance Sheet As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	1,233,812.46
Total 01-1001 · Valley National #4703	1,269,685.03
1072 · Bill.com Money Out Clearing	51.31
Total Checking/Savings	1,269,736.34
Accounts Receivable	
01-1200 · Accounts Receivable	132,142.31
Total Accounts Receivable	132,142.31
Other Current Assets	
01-1201 · Accounts Receivable Prior Mgr B	-1,519.02
01-2023 · Due From Other Funds	17,900.21
01-2031 · Construction WIP - Del Webb Exp	11,616.25
Total Other Current Assets	27,997.44
Total Current Assets	1,429,876.09
Fixed Assets	
01-2030 · Equipment and Furniture	23,957.00
Total Fixed Assets	23,957.00
Other Assets	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-19,492.18
01-2045 · Pulte Del Webb Expansion	-29,920.90
Total Other Assets	-49,318.08
<b>TOTAL ASSETS</b>	<b>1,404,515.01</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	250,979.12
Total Accounts Payable	250,979.12
Other Current Liabilities	
01-2021 · Accounts Payable (Prior Mgr)	26.02
01-2024 · Due to Other Funds	20,032.00
01-2026 · Deposits - Security Deposit	1,390.22
01-2027 · Deferred Revenue	10,000.00
Total Other Current Liabilities	31,448.24
Total Current Liabilities	282,427.36
Long Term Liabilities	
01-2022 · Revenue Bonds Payable - Long T	170,096.00
11-2180 · Note Payable	135,470.00
Total Long Term Liabilities	305,566.00
Total Liabilities	587,993.36
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,024,989.05
Net Income	-121,115.88

Tradition Irrigation  
Balance Sheet  
As of July 31, 2022

	Jul 31, 22
Total Equity	816,521.65
TOTAL LIABILITIES & EQUITY	1,404,515.01

# Tradition Irrigation A/R Aging Summary As of July 31, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	32.70	0.00	0.00	0.00	32.70
Ardie R. Copas, State Veterans Nursing	0.00	1,024.59	0.00	0.00	0.00	1,024.59
Aycock at Tradition	0.00	204.13	0.00	0.00	0.00	204.13
Baron Shoppes Tradition, LLC	0.00	190.25	0.00	0.00	0.00	190.25
Brennity at Tradition	0.00	3,051.97	0.00	0.00	0.00	3,051.97
Chesterbrook Academy	0.00	134.37	0.00	0.00	0.00	134.37
Cleveland Clinic Florida	0.00	443.92	443.92	0.00	1,775.68	2,663.52
Cleveland Clinic Martin Health -Tradition	0.00	64.80	64.80	64.80	64.80	259.20
Del Webb at Tradition Homeowners Assoc	0.00	2,852.83	2,852.83	0.00	0.00	5,705.66
Estates at Tradition	0.00	5,763.07	0.00	0.00	0.00	5,763.07
Farrell Advantage Tradition Holding LLC	0.00	182.33	0.00	0.00	0.00	182.33
Fast Developments, LLC	0.00	0.00	0.00	0.00	342.21	342.21
Florida International University	0.00	1,091.97	1,091.97	1,091.97	0.00	3,275.91
Grande Palms at Tradition I & II	0.00	879.92	879.92	0.00	1,759.84	3,519.68
Grande Palms at Tradition III	0.00	1,708.31	1,708.31	0.00	0.00	3,416.62
Heartland Dental	0.00	31.71	31.71	31.71	31.32	126.45
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	11,857.11	11,857.11	0.00	0.00	23,714.22
Heron Preserves	0.00	1,023.36	1,023.36	0.00	953.23	2,999.95
Hilton - Homewood Suites, PSL	0.00	346.82	346.82	346.82	0.00	1,040.46
Innovation Plaza	0.00	-119.30	0.00	0.00	0.00	-119.30
Innovo Development Group, LLC	0.00	188.27	0.00	0.00	0.00	188.27
Kite Realty Group	0.00	2,815.73	0.00	0.00	0.00	2,815.73
Manderlie at Tradition	0.00	3,768.59	3,768.59	2,720.61	0.00	10,257.79
Martin Health System	0.00	921.54	921.54	0.00	0.00	1,843.08
O & A Florida Investments, LLC	0.00	52.91	0.00	0.00	0.00	52.91
Panaderias, LLC	0.00	97.11	0.00	0.00	0.00	97.11
Panda Restaurant Group Inc	0.00	57.27	57.27	0.00	0.00	114.54
Pegasus PSL, Ltd	0.00	283.40	0.00	0.00	0.00	283.40
PRIME STORAGE TRADITIONS, LLC	182.33	0.00	0.00	0.00	0.00	182.33
Promenade at Tradition Community Assoc	0.00	467.70	0.00	0.00	0.00	467.70
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	0.01	225.94
Renaissance CS at Tradition	0.00	768.94	0.00	0.00	0.00	768.94
Seven Restaurants, LLC	0.00	89.18	89.18	0.00	89.18	267.54
SG Mini Golf	0.00	158.54	0.00	0.00	0.00	158.54
South Florida Orthopedic	0.00	178.36	0.00	0.00	0.00	178.36
St Lucie County Fire Dept.	0.00	223.94	0.00	0.00	0.00	223.94
Suntrust Bank	0.00	91.16	0.00	-107.00	0.00	-15.84
TH PSL Village Parkway LLC	0.00	89.18	89.18	89.18	267.54	535.08
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	2,459.41	0.00	0.00	0.00	2,459.41
Town Park Master Assoc., Inc.	0.00	26,506.58	0.00	0.00	0.00	26,506.58
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	-39.24	-39.24
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	6,312.03	6,312.03	6,312.03	0.00	18,936.09
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>182.33</b>	<b>83,811.56</b>	<b>31,613.85</b>	<b>10,625.43</b>	<b>5,909.14</b>	<b>132,142.31</b>