



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

**PORT ST. LUCIE
REGULAR BOARD MEETING
FEBRUARY 1, 2023
11:00 A.M.**

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

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
www.traditioncdd10.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

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

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

OR

Join Zoom Meeting:

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

Meeting ID: 334 102 5012

Dial In at: 1 929 436 2866

REGULAR BOARD MEETING

February 1st, 2023

11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions
- E.** Comments from the Public Not on the Agenda
- F.** Consent Items
 - 1. Approval of December 7, 2022, Regular Board Meeting Minutes.....Page 3
- G.** Old Business
- H.** New Business
 - 1. Appointment to Vacant Board Seats - District No. 6 / Seat Nos. 3 and 5
 - 2. Consider Resolution No. 2022-32; Election of Officers.....Page 10
- I.** Administrative Matters
 - 1. Manager's Report
 - 2. Attorney's Report
 - 3. Engineer's Report
 - 4. Financial Report.....Page 11
 - 5. Founder's Report
- J.** Board Member Discussion Requests and Comments
 - 1 – Supervisor Cathy Powers: Request for PSL Police Presentation.
 - 2 – Supervisor Cathy Powers: Discussion on Creating Additional Meeting Dates for a Sub-group of Districts Interested in Addressing the Water Banks and Maintenance.
- K.** Adjourn

**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 - 9:00 a.m.
Southern Grove CDD Meeting - 10:30 a.m.
Tradition CDD Meeting - 11:00 a.m.**

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.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

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

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

contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

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

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

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/23/22

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
REGULAR BOARD MEETING MINUTES
December 7, 2022
11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-10 of December 7, 2022, was called to order at 11:26 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 September 23rd, 2022, as legally required.

C. SEAT NEW BOARD MEMBERS

Mr. Sakuma announced the following Board Supervisors had been elected pursuant to the 2022 General Election:

- Tradition CDD No. 3
 - Seat 2 – Isie Steinberg
 - Seat 3 – Ryan Bartlett
 - Seat 4 – Roy Perconte
- Tradition CDD No. 4
 - Seat 1 – Rob Siedlecki
 - Seat 3 – Drew Wesley
 - Seat 4 – Robert Burn (unable to serve – incumbent is Joe Sargent)
- Tradition CDD No. 5
 - Seat 1 – Dave Lasher
 - Seat 3 – Rick Dixon
 - Seat 5 – Joe Pinto
- Tradition CDD No. 6
 - Seat 1 – George Russell
 - Seat 3 – Frank Smith (unable to serve – incumbent is Ralph Ritter)

D. ADMINISTER OATHS

Mr. Sakuma administered the oath of office to each of the following Supervisors:

Tradition CDD No. 3

- Seat 2 – Isie Steinberg
- Seat 4 – Roy Perconte

– Tradition CDD No. 4

- Seat 1 – Rob Siedlecki
- Seat 3 – Drew Wesley

– Tradition CDD No. 5

- Seat 1 – Dave Lasher
- Seat 3 – Rick Dixon
- Seat 5 – Joe Pinto

E. REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Mr. Sakuma advised Board Supervisors they would receive “new supervisor” packages with information about ethics, Florida Sunshine, Public Records, and other helpful information about their new positions.

F. ESTABLISH QUORUM: DISTRICT NOS. 1-10

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

1. Establish Quorums / Announce Vacancies / Fill Vacancies:

(P: present, Ph: by phone/zoom, Abs: Absent)

CDD #'s 1,2	QUORUM	
Chairman (seat 2)	Frank Covelli	P
Vice Chairman (seat 5)	VACANT	Announced Vacancies
Supervisor (seat 3)	Tyler Gaffney	P
Supervisor (seat 1)	Steven Dassa	P
Supervisor (seat 4)	Tara Toto	Abs

CDD #'s 7,8,9,10	QUORUM	
Chairman (seat 4)	Frank Covelli	P
Vice Chairman (seat 5)	VACANT	Announced Vacancies
Supervisor (seat 1)	Steven Dassa	P
Supervisor (seat 2)	Tara Toto	Abs
Supervisor (seat 3)	Tyler Gaffney	P

CDD # 3	QUORUM	
Chairman (seat 2)	Isiah Steinberg	P
Vice Chairman (seat 5)	Rick Dufour	P
Supervisor (seat 1)	Kimberly Gorman	P
Supervisor (seat 3)	Ryan Bartlett	Abs
Supervisor (seat 4)	Rosario “Roy” Perconte	P

CDD # 4	QUORUM	
Chairperson (seat 5)	Gail Cost	P
Vice Chairperson (seat 2)	Rich Giglia	P
Supervisor (seat 1)	Rob Siedlecki	Ph
Supervisor (seat 3)	Drew Wesley	P
Supervisor (seat 4)	VACANT*	Vacancy Announced

*Incumbent Joe Sargent may remain until new appointment.

CDD # 5	QUORUM	
Chairman (seat 2)	Cathy Powers	P
Vice Chairman (seat 4)	Chris King	P
Supervisor (seat 1)	Roland “Dave” Lasher	P
Supervisor (seat 3)	Rick Dixon	P
Supervisor (seat 5)	Joe Pinto	P

CDD # 6	QUORUM	
Chairman (seat 4)	Jerry Krbec	P
Vice Chairman (seat 2)	Luis Pagan	P
Supervisor (seat 1)	George Russell	Abs
Supervisor (seat 3)	VACANT	Vacancy Announced
Supervisor (seat 5)	VACANT	Vacancy Announced

2 – Appointment to Vacant Board Seat on CDD Nos. 1,2,7,8,9,10

A **Motion** was made by from CDD Nos. 1,2,7,8,9,10 Mr. Covelli, seconded by Mr. Dassa appointing Ms. Tiffany Lewis to the vacancy on each of Tradition CDD Nos. 1,2,7,8,9,10 – Seat 5 on each.

3 – Appointment of Qualified Elector to the Incumbent-held Vacant Board Seat on CDD

No. 4

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Wesley appointing Mr. Joe Sargent to the vacancy on Tradition CDD No. 4 – Seat 4.

4 - Administer Oaths

Mr. Sakuma administered the oath of office to each of the following Supervisors:

Tradition CDD Nos. 1,2,7,8,9,10

- Seat 5 – Tiffany Lewis
- Tradition CDD No. 4

- Seat 4 – Joe Sargent

Staff members in attendance were:

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

Present: (See attached sign-in sheet)

G. Consider Resolution No. 2022-32; District Nos. 1-10 – Election of Officers

Mr. Sakuma presented Resolution No. 2022-32, entitled:

RESOLUTION 2022-32

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TRADITION
COMMUNITY DEVELOPMENT DISTRICT 1 (2,3,4,5,6,7,8,9,10),
AND PROVIDING FOR AN EFFECTIVE DATE.**

He advised it would be appropriate for each District to organize by designating officers of the District.

A **Motion** to Adopt Resolution 2022-32 was made by CDD No.'s 1, 2, 7, 8, 9, and 10 Mr. Dassa, seconded by Mr. Covelli and passed unanimously by CDD No.'s 1, 2, 7, 8, 9, and 10 to Adopt Resolution No. 2022-32, as presented.

A **Motion** to Adopt Resolution 2022-32 was made by CDD No. 3 Mr. Steinberg, seconded by Mr. Dufour and passed unanimously by CDD No. 3 to Adopt Resolution No. 2022-32, as presented.

A **Motion** to Adopt Resolution 2022-32 was made by CDD No. 4 Ms. Cost, seconded by Mr. Wesley and passed unanimously by CDD No. 4 to Adopt Resolution No. 2022-32, as presented.

The Board of CDD No. 5 determined the Chairperson would be Chris King and the Vice Chairperson would be Joe Pinto. A **Motion** to Adopt Resolution 2022-32 as amended during the meeting was made by CDD No. 5 Ms. King, seconded by Dr. Powers and passed unanimously by CDD No. 5 to Adopt Resolution No. 2022-32, as amended.

(No action was necessary or taken by CDD No. 6 on this resolution)

G-1. ADDITIONS OR DELETIONS TO THE AGENDA

Staff requested (3) items be added under New Business:

4. – (K-4) WA #19-143-141; Heartland Dental – The Landings @ Tradition (Irrigation)
5. – (K-5) WA #19-143-142; The Landings @ Tradition Phase 2 (Irrigation)
6. – (K-6) WA #19-143-143; 12566 SW Sunrise Lake Terrace - Pool

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

H. COMMENTS FROM THE PUBLIC

There were no comments from the public.

I. CONSENT ITEMS

1. Approval of November 2, 2022, Regular Board Meeting Minutes

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

J. OLD BUSINESS

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

K. NEW BUSINESS

1. Consider Memo from Gonano and Harrell; Recommending New District Counsel for Tradition CDD Nos. 1 – 10

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously to authorize and approve the assignment of legal services for the Districts to the Law Firm of Torcivia, Donlon, Goddeau & Rubin, P.A.

2. For each of the District Nos. 1, 2, 3, 4, 5, 6, 7, and 8 Consider Approval of the Joinder in the Irrigation System Interlocal Agreement by SGCDD7, SGCDD8, SGCDD9, and SGCDD10

Several Board Supervisors had questions about the impact of the Joinder and potential additional new Tier-1 customers. After discussion with District Counsel, the Boards were prepared to act on the item.

A **Motion** was made by CDD Nos. 1, 7 and 8 Mr. Covelli, seconded by Mr. Dassa and passed unanimously to approve and consent to the Joiner in the Irrigation System Interlocal Agreement by SGCDD7, SGCDD8, SGCDD9, and SGCDD10.

A **Motion** was made by CDD No. 3 Mr. Steinberg, seconded by Mr. Perconte and passed unanimously to approve and consent to the Joiner in the Irrigation System Interlocal Agreement by SGCDD7, SGCDD8, SGCDD9, and SGCDD10.

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Sargent and passed unanimously to approve and consent to the Joiner in the Irrigation System Interlocal Agreement by SGCDD7, SGCDD8, SGCDD9, and SGCDD10.

A **Motion** was made by CDD No. 5 Dr. Powers, seconded by Ms. King and passed unanimously to approve and consent to the Joiner in the Irrigation System Interlocal Agreement by SGCDD7, SGCDD8, SGCDD9, and SGCDD10.

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously to approve and consent to the Joiner in the Irrigation System Interlocal Agreement by SGCDD7, SGCDD8, SGCDD9, and SGCDD10.

3. For District No. 1, Consider Approving Joiner in Interlocal Agreement for the Provision of Autonomous Electric Vehicle Trolley Services for District No. 1

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving and Consenting to the Joinder of Southern Grove CDD Nos. 7, 8, 9 & 10 in the Agreement.

4. Consider WA #19-143-141; Heartland Dental – The Landings @ Tradition (Irrigation)

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving WA #19-143-141, as presented.

5. Consider WA #19-143-142; The Landings @ Tradition Phase 2 (Irrigation)

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving WA #19-143-142, as presented.

6. Consider WA #19-143-143; 12566 SW Sunrise Lake Terrace - Pool

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Ms. Lewis and passed unanimously approving WA #19-143-143, as presented.

J. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma had no further comments.

2. Attorney's Report

Mr. Harrell had no further comments.

3. Engineer's Report

Ms. Cranford had no further comments.

4. Financial Report

Mr. Sakuma informed the Boards the next financial report will be provided at the January meeting.

5. Founder's Report

Mr. Palumbo introduced Antonio Balestrieri (Mattamy) to the Boards and advised he would be taking over some of the Mattamy items formerly held by Frank Covelli

K. BOARD MEMBERS DISCUSSION REQUESTS AND COMMENTS

- Dr. Powers informed the Boards of a meeting with John Gallagher (Development Coordinator) and the Vitalia HOA, related to lake banks within Vitalia. She advised draft work authorization procedures were being developed for treatment of vegetation along the banks to be considered at a future Board meeting.
- Ms. King asked about the format of consideration for the pending work authorization, and was informed it would be during Town Halls (publicly noticed Board meetings).
- Mr. Palumbo answered questions about the “Heart” sculpture.
- Mr. Palumbo answered questions about Tradition Trail and the possible overpass in the Del Webb community.

L. ADJOURNMENT

There being no further business to come before the Board, CDD No. 1 Mr. Gaffney adjourned the meeting at 12:07 p.m. with the strike of the gavel.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

RESOLUTION 2022-32

**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
Ralph Ritter	Assistant Secretary

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

PASSED AND ADOPTED THIS 1st DAY OF FEBRUARY, 2023.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT 6**

Secretary / Assistant Secretary

Chairman

TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10

Financial Report December 2022

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
MONTHLY FINANCIAL REPORT
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TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2022/2023
OCTOBER 1,2022 - DECEMBER 2022

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 12/31/22 ACTUAL	% Of Budget	COMMENTS
REVENUES				
O & M ASSESSMENTS	2,621,290	2,246,112	85.69%	
DEBT ASSESSMENTS	5,379,577	4,081,944	75.88%	
BOND PREPAYMENTS	0	0	0.00%	
INTEREST INCOME	0	20,145	0.00%	
STORMWATER	825,000	0	0.00%	
OTHER INCOME	0	49,819	0.00%	
DEVELOPER CONTRIBUTION - BEEP	0	1,381,680	0.00%	
FUND CARRY FORWARD	0	0	0.00%	
Total Revenues	\$ 8,825,868	\$ 7,779,700	88.15%	
EXPENDITURES - ADMIN				
AUDIT	55,000	0	0.00%	
BANK FEES	670	0	0.00%	
DISSEMINATION AGENT	2,000	0	0.00%	
DISTRICT COUNSEL	80,000	5,975	7.47%	
MANAGEMENT	96,161	24,040	25.00%	
ASSESSMENT ROLL	10,000	0	0.00%	
DUES, LICENSES, FEES	1,750	1,750	100.00%	
ENGINEERING	50,000	19,526	39.05%	
IMPACT FEE ADMINISTRATION	0	0	0.00%	
GENERAL INSURANCE	110,860	137,608	124.13%	
WEBSITE	7,500	1,875	25.00%	
LEGAL ADVERTISING	6,500	291	4.47%	
MISCELLANEOUS	0	16,535		CDD #11 Establishment
TRAVEL AND PER DIEM	1,000	446	44.61%	
FINANCIAL ADVISORY FEES	0	85	0.00%	
OFFICE SUPPLIES	2,500	1,025	40.98%	
POSTAGE AND SHIPPING	200	73	36.63%	
COPIES	1,000	1,582	158.19%	
SUPERVISOR FEES	64,800	11,400	17.59%	
SUPERVISOR PAYROLL TAXES	0	872	0.00%	
SUPERVISOR PAYROLL FEES	0	185	100.00%	
TELEPHONE	0	0	100.00%	
TRUSTEE SERVICES	18,000	0	0.00%	
OFFICE RENT	25,000	19,351	77.40%	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2022/2023
OCTOBER 1,2022 - DECEMBER 2022

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 12/31/22 ACTUAL	% Of Budget	COMMENTS
CONTINUING DISCLOSURE FEE	3,000	0	0.00%	
GENERAL RESERVES	25,000	0	0.00%	
TOTAL ADMIN EXPENSES	560,941	242,620	43.25%	
EXPENDITURES - MAINT				
LAKE MAINTENANCE	255,000	27,722	10.87%	
BEEP OPERATIONS	300,956	69,692	23.16%	
BUILDING, BRIDGE, MONUMENT MAINT.	300,000	0	0.00%	
MISC MAINTENANCE	0	1,730	0.00%	
GENERAL RESERVES	72,000	0	0.00%	
COMMUNITY AREA MAINTENANCE	40,000	16,463	41.16%	
DEVELOPMENT COORDINATOR	61,100	15,275	25.00%	
PAINTING	0	0	0.00%	
FENCE MAINTENANCE	0	0	0.00%	
ELECTRIC	70,000	24,249	34.64%	
ENGINEERING - MAINT.	100,000	0	0.00%	
FIELD MANAGEMENT	197,667	49,417	25.00%	
FOUNTAIN MAINTENANCE	30,000	0	0.00%	
LANDSCAPING MAINTENANCE & MATERIALS	870,000	287,106	33.00%	
IRRIGATION	152,000	37,676	24.79%	
IRRIGATION PARTS & REPAIR	25,000	13,821	55.28%	
PEST CONTROL	0	0	0.00%	
SECURITY	0	3,400	0.00%	
SIDEWALK CLEANING	30,000	7,500	25.00%	
SIDEWALK REPAIR	45,000	0	0.00%	
SIGNAGE	10,000	27,476	274.76%	
STREETLIGHTS	45,000	67,268	149.49%	
STORMWATER MANAGEMENT	6,000	0	0.00%	
TREE/PLANT REPLACEMENT & TRIM	90,000	37,320	41.47%	
WETLAND UPLAND MAINTENANCE	0	375	0.00%	
TOTAL MAINTENANCE EXPENSES	2,699,723	686,490	25.43%	
Total Expenditures	\$ 3,260,664	\$ 929,110	28.49%	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2022/2023
OCTOBER 1,2022 - DECEMBER 2022

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 12/31/22 ACTUAL	% Of Budget	COMMENTS
EXCESS / (SHORTFALL)	\$ 5,565,204	\$ 6,850,591	123.10%	
PAYMENT TO TRUSTEE BOND PREPAYMENTS	(4,949,211)	(3,840,122)	77.59%	
BALANCE	\$ 615,993	\$ 3,010,469		
COUNTY APPRAISER & TAX COLLECTOR FEE	(307,996)	(267,111)	86.73%	
DISCOUNTS FOR EARLY PAYMENTS	(307,996)	(253,392)	82.27%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,489,966		

Tradition CDD No. 1
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-1610 · BEEP Developer Contribution	1,381,680.00	0.00	1,381,680.00	100.0%
01-3100 · O & M Assessments	39,291.89	45,855.00	-6,563.11	85.7%
01-3810 · Debt Assessments (2014)	3,591,294.41	62,341.00	3,528,953.41	5,760.7%
01-3811 · Debt Assessments (2021)	490,649.68			
01-3820 · Debt Assess-Pd To Trustee-2014	-3,378,538.94	-57,353.00	-3,321,185.94	5,890.8%
01-3821 · Debt Assess-Pd To Trustee-2021	-461,582.60			
01-3830 · Assessment Fees	-4,672.65	-4,178.00	-494.65	111.8%
01-3831 · Assessment Discounts	-4,432.66	-4,178.00	-254.66	106.1%
01-9000 · Bond Prepayments - Series 2014	0.00	0.00	0.00	0.0%
01-9010 · Prepaid Bonds To Trustee (2014)	0.00	0.00	0.00	0.0%
01-9400 · Other Income	46,442.36	0.00	46,442.36	100.0%
01-9405 · Stormwater Fees	0.00	11,339.00	-11,339.00	0.0%
01-9407 · Engineering Revenue Fees	2,877.00	0.00	2,877.00	100.0%
01-9408 · Application Fee	500.00	0.00	500.00	100.0%
01-9410 · Interest Income (GF)	20,144.71	0.00	20,144.71	100.0%
Total Income	1,723,653.20	53,826.00	1,669,827.20	3,202.3%
Expense				
01-1308 · Dissemination Agent	0.00	27.00	-27.00	0.0%
01-1310 · Engineering	137.98	353.00	-215.02	39.1%
01-1311 · Management Fees	169.87	679.00	-509.13	25.0%
01-1313 · Field Management	679.24	2,717.00	-2,037.76	25.0%
01-1315 · Legal Fees	42.26	565.00	-522.74	7.5%
01-1317 · Travel and Per Diem	3.19	7.00	-3.81	45.6%
01-1318 · Assessment/Tax Roll	0.00	71.00	-71.00	0.0%
01-1320 · Audit Fees	0.00	6,500.00	-6,500.00	0.0%
01-1325 · Supervisor Fees	1,628.57	6,480.00	-4,851.43	25.1%
01-1326 · Payroll tax expense	124.59	0.00	124.59	100.0%
01-1327 · Payroll Processing fees	26.44	0.00	26.44	100.0%
01-1330 · Arbitrage Rebate Fee	0.00			
01-1331 · Financial Advisory Fees	0.65			
01-1332 · Development Coordinator	209.98	840.00	-630.02	25.0%
01-1335 · Administrative Contingency	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	136.74	177.00	-40.26	77.3%
01-1450 · Insurance	73,702.25	783.00	72,919.25	9,412.8%
01-1480 · Legal Advertisements	2.09	46.00	-43.91	4.5%
01-1511 · Bank Fees	0.00	5.00	-5.00	0.0%
01-1512 · Miscellaneous	116.84	0.00	116.84	100.0%
01-1513 · Postage and Delivery	0.56	1.00	-0.44	56.0%
01-1514 · Office Supplies	7.29	18.00	-10.71	40.5%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	11.22	7.00	4.22	160.3%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	0.00	0.00	0.0%
01-1520 · Security	46.76	0.00	46.76	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	247.00	-247.00	0.0%
01-1600 · BEEP Capital	0.00	0.00	0.00	0.0%
01-1606 · BEEP O&M				
01-1607 · Insurance	0.00	0.00	0.00	0.0%
01-1608 · Legal	552.50	0.00	552.50	100.0%
01-1606 · BEEP O&M - Other	315.00	3,746.00	-3,431.00	8.4%
Total 01-1606 · BEEP O&M	867.50	3,746.00	-2,878.50	23.2%
01-1743 · Continuing Disclosure Fee	0.00	41.00	-41.00	0.0%
01-1801 · Landscaping Maintenance	3,946.18	11,958.00	-8,011.82	33.0%
01-1802 · Tree/Plant Replacement & Trim	512.97	1,237.00	-724.03	41.5%
01-1805 · Stormwater Management (GF)	0.00	82.00	-82.00	0.0%
01-1807 · Irrigation Parts & Repair	189.99	344.00	-154.01	55.2%
01-1808 · Irrigation	517.87	2,089.00	-1,571.13	24.8%
01-1810 · Engineering / Inspections	0.00	1,374.00	-1,374.00	0.0%
01-1812 · Signage & Amenities Repair	377.68	138.00	239.68	273.7%

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Accrual Basis

Tradition CDD No. 1
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
01-1813 · Wetland Upland Maintenance	5.19	0.00	5.19	100.0%
01-1814 · Electricity	333.33	962.00	-628.67	34.6%
01-1815 · Miscellaneous Maintenance	23.81	0.00	23.81	100.0%
01-1816 · Building Maintenance	0.00	0.00	0.00	0.0%
01-1817 · Common Area Maintenance	226.30	550.00	-323.70	41.1%
01-1818 · Fountain Maintenance & Chemical	0.00	412.00	-412.00	0.0%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	0.00	0.00	0.00	0.0%
01-1825 · Lake Maintenance	381.06	3,505.00	-3,123.94	10.9%
01-1827 · Streetlights	924.61	619.00	305.61	149.4%
01-1829 · Sidewalk Cleaning	103.12	412.00	-308.88	25.0%
01-1830 · Sidewalk Repair	0.00	619.00	-619.00	0.0%
01-1831 · Building, Bridge, Monument Main	0.00	4,123.00	-4,123.00	0.0%
01-1835 · General Reserves	0.00	1,167.00	-1,167.00	0.0%
Total Expense	85,818.63	53,826.00	31,992.63	159.4%
Net Income	1,637,834.57	0.00	1,637,834.57	100.0%

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

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	6,765,631.35
Total Checking/Savings	6,765,631.35
Accounts Receivable	
11000 · Accounts Receivable	1,451,662.73
Total Accounts Receivable	1,451,662.73
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	8,218,493.86
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-37,701.99
Total Other Assets	-37,701.99
TOTAL ASSETS	8,180,791.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	3,949,886.84
Total Accounts Payable	3,949,886.84
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	73,647.44
01-2031 · Due to CDD3	168,162.53
01-2032 · Due to CDD4	166,462.41
01-2033 · Due to CDD5	163,610.34
01-2034 · Due to CDD6	153,659.77
01-2035 · Due to CDD7	69,738.06
01-2036 · Due to CDD8	11,136.41
01-2037 · Due to CDD9	9,780.49
01-2038 · Due to CDD10	62,161.66
01-3010 · General Reserve - Signage	500,000.00
Total Other Current Liabilities	2,338,787.55
Total Current Liabilities	6,288,674.39
Total Liabilities	6,288,674.39
Equity	
30000 · Opening Balance Equity	70,654.15
99-9999 · Retained Earnings	183,628.76
Net Income	1,637,834.57
Total Equity	1,892,117.48
TOTAL LIABILITIES & EQUITY	8,180,791.87

Tradition CDD No. 2

Profit & Loss Budget vs. Actual

October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	149,980.96	175,032.00	-25,051.04	85.7%
01-3810 · Debt Assessment	0.00	326,508.00	-326,508.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	-300,388.00	300,388.00	0.0%
01-3830 · Assessment Fees	-17,835.95	-19,277.00	1,441.05	92.5%
01-3831 · Assessment Discounts	-16,919.89	-19,277.00	2,357.11	87.8%
01-9405 · Stormwater Fees	0.00	59,389.00	-59,389.00	0.0%
01-9410 · Interest Income (GF)	20.39	0.00	20.39	100.0%
Total Income	115,245.51	221,987.00	-106,741.49	51.9%
Expense				
01-1308 · Dissemination Agent	0.00	144.00	-144.00	0.0%
01-1310 · Engineering	722.41	1,850.00	-1,127.59	39.0%
01-1311 · Management Fees	889.43	3,558.00	-2,668.57	25.0%
01-1315 · Legal Fees	221.07	2,960.00	-2,738.93	7.5%
01-1317 · Travel and Per Diem	16.50	37.00	-20.50	44.6%
01-1318 · Assessment/Tax Roll	0.00	370.00	-370.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	1,628.57	6,480.00	-4,851.43	25.1%
01-1326 · Payroll Taxes	124.59	0.00	124.59	100.0%
01-1327 · Payroll Processing Fees	26.44	0.00	26.44	100.0%
01-1330 · Arbitrage Rebate Fee	0.00	0.00	0.00	0.0%
01-1331 · Financial Advisory Fees	3.14	0.00	3.14	100.0%
01-1332 · Development Coordinator	1,099.59	4,398.00	-3,298.41	25.0%
01-1440 · Rents & Leases	715.93	925.00	-209.07	77.4%
01-1450 · Insurance	11,340.00	4,102.00	7,238.00	276.5%
01-1480 · Legal Advertisements	10.75	240.00	-229.25	4.5%
01-1511 · Bank Fees	0.00	25.00	-25.00	0.0%
01-1512 · Miscellaneous	611.77			
01-1513 · Postage and Delivery	2.71	6.00	-3.29	45.2%
01-1514 · Office Supplies	37.90	92.00	-54.10	41.2%
01-1516 · Copies	58.52	36.00	22.52	162.6%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1520 · Security	244.75	0.00	244.75	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	1,296.00	-1,296.00	0.0%
01-1606 · BEEP Operations	4,543.46	19,620.00	-15,076.54	23.2%
01-1743 · Continuing Disclosure Fee	0.00	216.00	-216.00	0.0%
01-1801 · Landscaping Maintenance	20,667.91	62,629.00	-41,961.09	33.0%
01-1802 · Tree/Plant Replacement & Trim	2,686.55	6,479.00	-3,792.45	41.5%
01-1805 · Stormwater Management (GF)	0.00	432.00	-432.00	0.0%
01-1807 · Irrigation Parts & Repair	994.89	1,800.00	-805.11	55.3%
01-1808 · Irrigation	2,712.18	10,942.00	-8,229.82	24.8%
01-1809 · Field Management	3,557.36	14,229.00	-10,671.64	25.0%
01-1810 · Engineering / Inspections	0.00	7,199.00	-7,199.00	0.0%
01-1812 · Signage & Amenities Repair	1,977.89	720.00	1,257.89	274.7%
01-1813 · Wetland Upland Maintenance	26.99	0.00	26.99	100.0%
01-1814 · Electricity	1,745.62	5,039.00	-3,293.38	34.6%
01-1815 · Miscellaneous Maintenance	124.53	0.00	124.53	100.0%
01-1816 · Building Maintenance	0.00	21,596.00	-21,596.00	0.0%
01-1817 · Common Area Maintenance	1,185.10	2,879.00	-1,693.90	41.2%
01-1818 · Fountain Maintenance & Chemical	0.00	2,160.00	-2,160.00	0.0%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1825 · Lake Maintenance	1,995.65	18,357.00	-16,361.35	10.9%
01-1826 · Streetlights	4,842.43	3,239.00	1,603.43	149.5%
01-1829 · Sidewalk Cleaning	539.90	2,160.00	-1,620.10	25.0%
01-1830 · Sidewalk Repair	0.00	3,239.00	-3,239.00	0.0%
01-1835 · General Reserves	0.00	6,108.00	-6,108.00	0.0%
Total Expense	65,717.03	221,987.00	-156,269.97	29.6%
Net Income	49,528.48	0.00	49,528.48	100.0%

Tradition CDD No. 2
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1173	8,632.61
Total Checking/Savings	8,632.61
Other Current Assets	
01-1210 · Due from CDD1	73,647.44
Total Other Current Assets	73,647.44
Total Current Assets	82,280.05
TOTAL ASSETS	82,280.05
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	4,869.12
99-9999 · Retained Earnings	27,882.45
Net Income	49,528.48
Total Equity	82,280.05
TOTAL LIABILITIES & EQUITY	82,280.05

Tradition CDD No. 3
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	371,707.86	433,796.00	-62,088.14	85.7%
01-3810 · Debt Assessment	0.00	969,395.00	-969,395.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	-891,843.00	891,843.00	0.0%
01-3830 · Assessment Fees	-44,204.03	-56,128.00	11,923.97	78.8%
01-3831 · Assessment Discounts	-41,933.70	-56,128.00	14,194.30	74.7%
01-9405 · Stormwater Fees	0.00	176,325.00	-176,325.00	0.0%
01-9410 · Interest Income (GF)	0.04	0.00	0.04	100.0%
Total Income	285,570.17	575,417.00	-289,846.83	49.6%
Expense				
01-1308 · Dissemination Agent	0.00	427.00	-427.00	0.0%
01-1310 · Engineering	2,144.81	5,492.00	-3,347.19	39.1%
01-1311 · Management Fees	2,640.71	10,563.00	-7,922.29	25.0%
01-1315 · Legal Fees	656.35	8,788.00	-8,131.65	7.5%
01-1317 · Travel and Per Diem	49.00	110.00	-61.00	44.5%
01-1318 · Assessment/Tax Roll	0.00	1,098.00	-1,098.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	1,628.57	6,480.00	-4,851.43	25.1%
01-1326 · Payroll Taxes - Supervisors	124.59	0.00	124.59	100.0%
01-1327 · Payroll Fees - Supervisors	26.44	0.00	26.44	100.0%
01-1330 · Arbitrage Rebate Fee	0.00	0.00	0.00	0.0%
01-1331 · Financial Advisory Fees	9.33	0.00	9.33	100.0%
01-1332 · Development Coordinator	3,264.68	13,059.00	-9,794.32	25.0%
01-1440 · Rents & Leases	2,125.60	2,746.00	-620.40	77.4%
01-1450 · Insurance	7,150.00	12,177.00	-5,027.00	58.7%
01-1480 · Legal Advertisements	31.93	714.00	-682.07	4.5%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,816.33	0.00	1,816.33	100.0%
01-1513 · Postage and Delivery	8.04	22.00	-13.96	36.5%
01-1514 · Office Supplies	112.54	275.00	-162.46	40.9%
01-1516 · Copies	173.76	110.00	63.76	158.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1520 · Security	726.67	0.00	726.67	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	3,847.00	-3,847.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	641.00	-641.00	0.0%
01-1801 · Landscaping Maintenance	61,362.50	185,943.00	-124,580.50	33.0%
01-1802 · Tree/Plant Replacement & Trim	7,976.30	19,235.00	-11,258.70	41.5%
01-1805 · Stormwater Management (GF)	0.00	1,282.00	-1,282.00	0.0%
01-1807 · Irrigation Parts & Repair	2,953.82	5,343.00	-2,389.18	55.3%
01-1808 · Irrigation	8,052.39	32,487.00	-24,434.61	24.8%
01-1809 · Field Management	10,561.71	42,247.00	-31,685.29	25.0%
01-1810 · Engineering / Inspections	0.00	21,373.00	-21,373.00	0.0%
01-1812 · Signage & Amenities Repair	5,872.31	2,137.00	3,735.31	274.8%
01-1813 · Wetland Upland Maintenance	80.14	0.00	80.14	100.0%
01-1814 · Electricity	5,182.70	14,961.00	-9,778.30	34.6%
01-1815 · Miscellaneous Maintenance	369.74	0.00	369.74	100.0%
01-1816 · Building Maintenance	0.00	64,118.00	-64,118.00	0.0%
01-1817 · Common Area Maintenance	3,518.55	8,549.00	-5,030.45	41.2%
01-1818 · Fountain Maintenance & Chemical	0.00	6,412.00	-6,412.00	0.0%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1825 · Lake Maintenance	5,925.04	54,500.00	-48,574.96	10.9%
01-1826 · Streetlights	14,377.07	9,618.00	4,759.07	149.5%
01-1829 · Sidewalk Cleaning	1,602.95	6,412.00	-4,809.05	25.0%
01-1830 · Sidewalk Repair	0.00	9,618.00	-9,618.00	0.0%
01-1835 · General Reserves	0.00	18,134.00	-18,134.00	0.0%
Total Expense	150,887.07	575,417.00	-424,529.93	26.2%
Net Income	134,683.10	0.00	134,683.10	100.0%

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Accrual Basis

Tradition CDD No. 3

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1181	18.51
Total Checking/Savings	18.51
Other Current Assets	
01-1210 · Due from CDD1	168,162.53
Total Other Current Assets	168,162.53
Total Current Assets	168,181.04
TOTAL ASSETS	168,181.04
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,295.39
99-9999 · Retained Earnings	32,202.55
Net Income	134,683.10
Total Equity	168,181.04
TOTAL LIABILITIES & EQUITY	168,181.04

Tradition CDD No. 4
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	376,045.35	438,858.00	-62,812.65	85.7%
01-3810 · Debt Assessment	0.00	981,084.00	-981,084.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	-902,597.00	902,597.00	0.0%
01-3830 · Assessment Fees	-44,719.85	-56,798.00	12,078.15	78.7%
01-3831 · Assessment Discounts	-42,423.03	-56,798.00	14,374.97	74.7%
01-9405 · Stormwater Fees	0.00	178,451.00	-178,451.00	0.0%
01-9410 · Interest Income (GF)	3.59	0.00	3.59	100.0%
Total Income	288,906.06	582,200.00	-293,293.94	49.6%
Expense				
01-1308 · Dissemination Agent	0.00	433.00	-433.00	0.0%
01-1310 · Engineering	2,170.67	5,558.00	-3,387.33	39.1%
01-1311 · Management Fees	2,672.55	10,690.00	-8,017.45	25.0%
01-1315 · Legal Fees	664.26	8,894.00	-8,229.74	7.5%
01-1317 · Travel and Per Diem	49.59	111.00	-61.41	44.7%
01-1318 · Assessment/Tax Roll	0.00	1,112.00	-1,112.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1321 · Field Management	10,689.06	42,756.00	-32,066.94	25.0%
01-1325 · Supervisor Fees	1,628.57	6,480.00	-4,851.43	25.1%
01-1326 · Payroll Taxes - Supervisors	124.59	0.00	124.59	100.0%
01-1327 · Payroll Fees - Supervisors	26.44	0.00	26.44	100.0%
01-1330 · Arbitrage Rebate Fee	0.00	0.00	0.00	0.0%
01-1331 · Financial Advisory Fees	9.44	0.00	9.44	100.0%
01-1332 · Development Coordinator	3,304.04	13,216.00	-9,911.96	25.0%
01-1440 · Rents & Leases	2,151.23	2,779.00	-627.77	77.4%
01-1450 · Insurance	7,240.00	12,326.00	-5,086.00	58.7%
01-1480 · Legal Advertisements	32.31	723.00	-690.69	4.5%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,838.23	0.00	1,838.23	100.0%
01-1513 · Postage and Delivery	8.14	22.00	-13.86	37.0%
01-1514 · Office Supplies	113.90	278.00	-164.10	41.0%
01-1516 · Copies	175.85	111.00	64.85	158.4%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1520 · Security	735.43	0.00	735.43	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	3,893.00	-3,893.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	649.00	-649.00	0.0%
01-1801 · Landscaping Maintenance	62,102.40	188,185.00	-126,082.60	33.0%
01-1802 · Tree/Plant Replacement & Trim	8,072.48	19,467.00	-11,394.52	41.5%
01-1805 · Stormwater Management (GF)	0.00	1,298.00	-1,298.00	0.0%
01-1807 · Irrigation Parts & Repair	2,989.44	5,408.00	-2,418.56	55.3%
01-1808 · Irrigation	8,149.48	32,878.00	-24,728.52	24.8%
01-1810 · Engineering / Inspections	0.00	21,630.00	-21,630.00	0.0%
01-1812 · Signage & Amenities Repair	5,943.12	2,163.00	3,780.12	274.8%
01-1813 · Wetland Upland Maintenance	81.11	0.00	81.11	100.0%
01-1814 · Electricity	5,245.19	15,141.00	-9,895.81	34.6%
01-1815 · Miscellaneous Maintenance	374.20	0.00	374.20	100.0%
01-1816 · Building Maintenance	0.00	64,891.00	-64,891.00	0.0%
01-1817 · Common Area Maintenance	3,560.97	8,652.00	-5,091.03	41.2%
01-1818 · Fountain Maintenance & Chemical	0.00	6,489.00	-6,489.00	0.0%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1825 · Lake Maintenance	5,996.48	55,158.00	-49,161.52	10.9%
01-1826 · Streetlights	14,550.43	9,734.00	4,816.43	149.5%
01-1829 · Sidewalk Cleaning	1,622.28	6,489.00	-4,866.72	25.0%
01-1830 · Sidewalk Repair	0.00	9,734.00	-9,734.00	0.0%
01-1835 · General Reserves	0.00	18,353.00	-18,353.00	0.0%
Total Expense	152,684.38	582,200.00	-429,515.62	26.2%
Net Income	136,221.68	0.00	136,221.68	100.0%

Tradition CDD No. 4
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1211	1,521.38
Total Checking/Savings	1,521.38
Other Current Assets	
01-1210 · Due from CDD1	166,462.41
Total Other Current Assets	166,462.41
Total Current Assets	167,983.79
TOTAL ASSETS	167,983.79
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,491.35
99-9999 · Retained Earnings	30,270.76
Net Income	136,221.68
Total Equity	167,983.79
TOTAL LIABILITIES & EQUITY	167,983.79

Tradition CDD No. 5
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	373,443.03	435,821.00	-62,377.97	85.7%
01-3810 · Debt Assessment	0.00	974,071.00	-974,071.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	-896,145.00	896,145.00	0.0%
01-3830 · Assessment Fees	-44,410.37	-56,396.00	11,985.63	78.7%
01-3831 · Assessment Discounts	-42,129.46	-56,396.00	14,266.54	74.7%
01-9405 · Stormwater Fees	0.00	177,176.00	-177,176.00	0.0%
01-9410 · Interest Income (GF)	7.65	0.00	7.65	100.0%
Total Income	286,910.85	578,131.00	-291,220.15	49.6%
Expense				
01-1308 · Dissemination Agent	0.00	430.00	-430.00	0.0%
01-1310 · Engineering	2,155.16	5,519.00	-3,363.84	39.0%
01-1311 · Management Fees	2,653.45	10,614.00	-7,960.55	25.0%
01-1315 · Legal Fees	659.51	8,830.00	-8,170.49	7.5%
01-1317 · Travel and Per Diem	49.24	110.00	-60.76	44.8%
01-1318 · Assessment/Tax Roll	0.00	1,104.00	-1,104.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1321 · Field Management	10,612.65	42,451.00	-31,838.35	25.0%
01-1325 · Supervisor Fees	1,628.57	6,480.00	-4,851.43	25.1%
01-1326 · Payroll Taxes - Supervisors	124.59	0.00	124.59	100.0%
01-1327 · Payroll Fees - Supervisors	26.44	0.00	26.44	100.0%
01-1330 · Arbitrage Rebate Fee	0.00	0.00	0.00	0.0%
01-1331 · Financial Advisory Fees	9.38	0.00	9.38	100.0%
01-1332 · Development Coordinator	3,280.42	13,122.00	-9,841.58	25.0%
01-1440 · Rents & Leases	2,135.85	2,759.00	-623.15	77.4%
01-1450 · Insurance	6,820.00	12,236.00	-5,416.00	55.7%
01-1480 · Legal Advertisements	32.08	717.00	-684.92	4.5%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,825.09	0.00	1,825.09	100.0%
01-1513 · Postage and Delivery	8.08	22.00	-13.92	36.7%
01-1514 · Office Supplies	113.09	276.00	-162.91	41.0%
01-1516 · Copies	174.60	110.00	64.60	158.7%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1520 · Security	730.17	9,020.00	-8,289.83	8.1%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	3,866.00	-3,866.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	644.00	-644.00	0.0%
01-1801 · Landscaping Maintenance	61,658.46	186,840.00	-125,181.54	33.0%
01-1802 · Tree/Plant Replacement & Trim	8,014.77	19,328.00	-11,313.23	41.5%
01-1805 · Stormwater Management (GF)	0.00	1,289.00	-1,289.00	0.0%
01-1807 · Irrigation Parts & Repair	2,968.07	5,369.00	-2,400.93	55.3%
01-1808 · Irrigation	8,091.23	32,643.00	-24,551.77	24.8%
01-1810 · Engineering / Inspections	0.00	21,476.00	-21,476.00	0.0%
01-1812 · Signage & Amenities Repair	5,900.64	2,148.00	3,752.64	274.7%
01-1813 · Wetland Upland Maintenance	80.53	0.00	80.53	100.0%
01-1814 · Electricity	5,207.70	15,033.00	-9,825.30	34.6%
01-1815 · Miscellaneous Maintenance	371.53	0.00	371.53	100.0%
01-1816 · Building Maintenance	0.00	64,427.00	-64,427.00	0.0%
01-1817 · Common Area Maintenance	3,535.52	8,590.00	-5,054.48	41.2%
01-1818 · Fountain Maintenance & Chemical	0.00	6,443.00	-6,443.00	0.0%
01-1825 · Lake Maintenance	5,953.62	54,763.00	-48,809.38	10.9%
01-1826 · Streetlights	14,446.41	9,664.00	4,782.41	149.5%
01-1829 · Sidewalk Cleaning	1,610.68	6,443.00	-4,832.32	25.0%
01-1830 · Sidewalk Repair	0.00	9,664.00	-9,664.00	0.0%
01-1835 · General Reserves	0.00	9,202.00	-9,202.00	0.0%
Total Expense	151,240.03	578,131.00	-426,890.97	26.2%
Net Income	135,670.82	0.00	135,670.82	100.0%

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Accrual Basis

Tradition CDD No. 5

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,239.23
Total Checking/Savings	3,239.23
Other Current Assets	
01-1210 · Due from CDD1	163,610.33
Total Other Current Assets	163,610.33
Total Current Assets	166,849.56
TOTAL ASSETS	166,849.56
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	559.76
99-9999 · Retained Earnings	30,618.98
Net Income	135,670.82
Total Equity	166,849.56
TOTAL LIABILITIES & EQUITY	166,849.56

Tradition CDD No. 6
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	343,083.18	400,390.00	-57,306.82	85.7%
01-3810 · Debt Assessment	0.00	892,249.00	-892,249.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	-820,869.00	820,869.00	0.0%
01-3830 · Assessment Fees	-40,799.94	-51,706.00	10,906.06	78.9%
01-3831 · Assessment Discounts	-38,704.45	-51,706.00	13,001.55	74.9%
01-9405 · Stormwater Fees	0.00	162,293.00	-162,293.00	0.0%
01-9410 · Interest Income (GF)	39.21	0.00	39.21	100.0%
Total Income	263,618.00	530,651.00	-267,033.00	49.7%
Expense				
01-1308 · Dissemination Agent	0.00	393.00	-393.00	0.0%
01-1310 · Engineering	1,974.12	5,055.00	-3,080.88	39.1%
01-1311 · Management Fees	2,430.56	9,722.00	-7,291.44	25.0%
01-1315 · Legal Fees	604.12	8,088.00	-7,483.88	7.5%
01-1317 · Travel and Per Diem	45.10	101.00	-55.90	44.7%
01-1318 · Assessment/Tax Roll	0.00	1,011.00	-1,011.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	1,628.57	6,480.00	-4,851.43	25.1%
01-1326 · Payroll Taxes - Supervisors	124.59	0.00	124.59	100.0%
01-1327 · Payroll Fees - Supervisors	26.44	0.00	26.44	100.0%
01-1329 · Development Coordinator	3,004.87	12,019.00	-9,014.13	25.0%
01-1330 · Arbitrage Rebate Fee	0.00	0.00	0.00	0.0%
01-1331 · Financial Advisory Fees	8.59	0.00	8.59	100.0%
01-1337 · Lake Maintenance	5,453.51	50,163.00	-44,709.49	10.9%
01-1440 · Rents & Leases	1,956.44	2,528.00	-571.56	77.4%
01-1450 · Insurance	6,820.00	11,208.00	-4,388.00	60.8%
01-1480 · Legal Advertisements	29.39	657.00	-627.61	4.5%
01-1511 · Bank Fees	0.00	68.00	-68.00	0.0%
01-1512 · Miscellaneous	1,671.78	0.00	1,671.78	100.0%
01-1513 · Postage and Delivery	7.40	20.00	-12.60	37.0%
01-1514 · Office Supplies	103.59	253.00	-149.41	40.9%
01-1516 · Copies	159.93	101.00	58.93	158.3%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1520 · Security	668.84	8,262.00	-7,593.16	8.1%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	3,541.00	-3,541.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	590.00	-590.00	0.0%
01-1801 · Landscaping Maintenance	56,479.15	171,145.00	-114,665.85	33.0%
01-1802 · Tree/Plant Replacement & Trim	7,341.53	17,705.00	-10,363.47	41.5%
01-1805 · Stormwater Management (GF)	0.00	1,180.00	-1,180.00	0.0%
01-1807 · Irrigation Parts & Repair	2,718.75	4,918.00	-2,199.25	55.3%
01-1808 · Irrigation	7,411.56	29,901.00	-22,489.44	24.8%
01-1809 · Field Management	9,721.18	38,885.00	-29,163.82	25.0%
01-1810 · Engineering / Inspections	0.00	19,672.00	-19,672.00	0.0%
01-1812 · Signage & Amenities Repair	5,404.98	1,967.00	3,437.98	274.8%
01-1813 · Wetland Upland Maintenance	73.76	0.00	73.76	100.0%
01-1814 · Electricity	4,770.25	13,770.00	-8,999.75	34.6%
01-1815 · Miscellaneous Maintenance	340.32	0.00	340.32	100.0%
01-1816 · Building Maintenance	0.00	59,016.00	-59,016.00	0.0%
01-1817 · Common Area Maintenance	3,238.53	7,869.00	-4,630.47	41.2%
01-1818 · Fountain Maintenance & Chemical	0.00	5,902.00	-5,902.00	0.0%
01-1825 · Streetlights	13,232.91	8,852.00	4,380.91	149.5%
01-1829 · Sidewalk Cleaning	1,475.38	5,902.00	-4,426.62	25.0%
01-1830 · Sidewalk Repair	0.00	8,852.00	-8,852.00	0.0%
01-1835 · General Reserves	0.00	8,430.00	-8,430.00	0.0%
Total Expense	139,288.64	530,651.00	-391,362.36	26.2%
Net Income	124,329.36	0.00	124,329.36	100.0%

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01/24/23

Accrual Basis

Tradition CDD No. 6

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	16,598.66
Total Checking/Savings	16,598.66
Other Current Assets	
01-1210 · Due from CDD1	
01-1211 · Due From CDD1 - Spikerush	9,742.24
01-1210 · Due from CDD1 - Other	143,917.54
Total 01-1210 · Due from CDD1	153,659.78
Total Other Current Assets	153,659.78
Total Current Assets	170,258.44
TOTAL ASSETS	170,258.44
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	970.27
99-9999 · Retained Earnings	44,958.81
Net Income	124,329.36
Total Equity	170,258.44
TOTAL LIABILITIES & EQUITY	170,258.44

Tradition CDD No. 7
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	160,089.49	186,830.00	-26,740.51	85.7%
01-3810 · Debt Assessment	0.00	116,888.00	-116,888.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	-107,537.00	107,537.00	0.0%
01-3830 · Assessment Fees	-19,038.07	-9,362.00	-9,676.07	203.4%
01-3831 · Assessment Discounts	-18,060.27	-9,362.00	-8,698.27	192.9%
01-9405 · Stormwater Fees	0.00	21,261.00	-21,261.00	0.0%
01-9410 · Interest Income (GF)	11.45	0.00	11.45	100.0%
Total Income	123,002.60	198,718.00	-75,715.40	61.9%
Expense				
01-1308 · Dissemination Agent	0.00	51.00	-51.00	0.0%
01-1310 · Engineering	2,565.50	6,570.00	-4,004.50	39.0%
01-1311 · Management Fees	3,158.66	12,635.00	-9,476.34	25.0%
01-1315 · Legal Fees	785.09	10,511.00	-9,725.91	7.5%
01-1317 · Travel and Per Diem	58.61	131.00	-72.39	44.7%
01-1318 · Assessment/Tax Roll	0.00	1,314.00	-1,314.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1321 · Field Management	1,273.51	5,094.00	-3,820.49	25.0%
01-1325 · Supervisor Fees	1,628.57	6,480.00	-4,851.43	25.1%
01-1326 · Payroll Taxes - Supervisors	124.59	0.00	124.59	100.0%
01-1327 · Payroll Fees - Supervisors	26.44	0.00	26.44	100.0%
01-1330 · Arbitrage Rebate Fee	0.00	0.00	0.00	0.0%
01-1331 · Financial Advisory Fees	11.16	0.00	11.16	100.0%
01-1332 · Development Coordinator	393.65	1,575.00	-1,181.35	25.0%
01-1440 · Rents & Leases	2,542.52	3,285.00	-742.48	77.4%
01-1450 · Insurance	6,134.00	14,566.00	-8,432.00	42.1%
01-1480 · Legal Advertisements	38.19	854.00	-815.81	4.5%
01-1511 · Bank Fees	0.00	88.00	-88.00	0.0%
01-1512 · Miscellaneous	2,172.59	0.00	2,172.59	100.0%
01-1513 · Postage and Delivery	9.62	26.00	-16.38	37.0%
01-1514 · Office Supplies	134.62	328.00	-193.38	41.0%
01-1516 · Copies	207.84	131.00	76.84	158.7%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1520 · Security	87.62	1,082.00	-994.38	8.1%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	464.00	-464.00	0.0%
01-1606 · BEEP Operations	16,135.26	69,678.00	-53,542.74	23.2%
01-1743 · Continuing Disclosure Fee	0.00	77.00	-77.00	0.0%
01-1801 · Landscaping Maintenance	7,399.01	22,421.00	-15,021.99	33.0%
01-1802 · Tree/Plant Replacement & Trim	961.77	2,319.00	-1,357.23	41.5%
01-1805 · Stormwater Management (GF)	0.00	155.00	-155.00	0.0%
01-1807 · Irrigation Parts & Repair	356.16	644.00	-287.84	55.3%
01-1808 · Irrigation	970.94	3,917.00	-2,946.06	24.8%
01-1810 · Engineering / Inspections	0.00	2,577.00	-2,577.00	0.0%
01-1812 · Signage & Amenities Repair	708.07	258.00	450.07	274.4%
01-1813 · Wetland Upland Maintenance	9.66	0.00	9.66	100.0%
01-1814 · Electricity	624.92	1,804.00	-1,179.08	34.6%
01-1815 · Miscellaneous Maintenance	44.58	0.00	44.58	100.0%
01-1816 · Building Maintenance	0.00	7,731.00	-7,731.00	0.0%
01-1817 · Common Area Maintenance	424.26	1,031.00	-606.74	41.2%
01-1818 · Fountain Maintenance & Chemical	0.00	773.00	-773.00	0.0%
01-1825 · Lake Maintenance	714.43	6,572.00	-5,857.57	10.9%
01-1826 · Streetlights	1,733.57	1,160.00	573.57	149.4%
01-1829 · Sidewalk Cleaning	193.28	773.00	-579.72	25.0%
01-1830 · Sidewalk Repair	0.00	1,160.00	-1,160.00	0.0%
01-1835 · General Reserves	0.00	4,058.00	-4,058.00	0.0%
Total Expense	51,991.19	198,718.00	-146,726.81	26.2%
Net Income	71,011.41	0.00	71,011.41	100.0%

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01/24/23

Accrual Basis

Tradition CDD No. 7
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	4,848.68
Total Checking/Savings	4,848.68
Other Current Assets	
01-1210 · Due from CDD1	69,737.76
Total Other Current Assets	69,737.76
Total Current Assets	74,586.44
TOTAL ASSETS	<u>74,586.44</u>
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	3,575.03
Net Income	71,011.41
Total Equity	74,586.44
TOTAL LIABILITIES & EQUITY	<u>74,586.44</u>

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01/24/23

Accrual Basis

Tradition CDD No. 8
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	88,993.92	103,859.00	-14,865.08	85.7%
01-3830 · Assessment Fees	-10,583.28	-2,188.00	-8,395.28	483.7%
01-3831 · Assessment Discounts	-10,039.73	-2,188.00	-7,851.73	458.9%
01-9410 · Interest Income (GF)	9.80	0.00	9.80	100.0%
Total Income	68,380.71	99,483.00	-31,102.29	68.7%
Expense				
01-1310 · Engineering	1,810.33	4,636.00	-2,825.67	39.0%
01-1311 · Management Fees	2,228.89	8,916.00	-6,687.11	25.0%
01-1315 · Legal Fees	553.99	7,417.00	-6,863.01	7.5%
01-1317 · Travel and Per Diem	41.36	93.00	-51.64	44.5%
01-1318 · Assessment/Tax Roll	0.00	927.00	-927.00	0.0%
01-1320 · Audit Fees	0.00	5,000.00	-5,000.00	0.0%
01-1325 · Supervisor Fees	0.00	6,480.00	-6,480.00	0.0%
01-1331 · Financial Advisory Fees	7.88	0.00	7.88	100.0%
01-1440 · Rents & Leases	1,794.11	2,318.00	-523.89	77.4%
01-1450 · Insurance	6,134.00	10,278.00	-4,144.00	59.7%
01-1480 · Legal Advertisements	26.95	603.00	-576.05	4.5%
01-1511 · Bank Fees	0.00	62.00	-62.00	0.0%
01-1512 · Miscellaneous	1,533.08	0.00	1,533.08	100.0%
01-1513 · Postage and Delivery	6.79	19.00	-12.21	35.7%
01-1514 · Office Supplies	94.99	232.00	-137.01	40.9%
01-1516 · Copies	146.66	93.00	53.66	157.7%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1820 · TIM Operations	11,385.77	49,168.00	-37,782.23	23.2%
01-1835 · General Reserves	0.00	2,316.00	-2,316.00	0.0%
Total Expense	26,127.30	99,483.00	-73,355.70	26.3%
Net Income	42,253.41	0.00	42,253.41	100.0%

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Accrual Basis

Tradition CDD No. 8

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,146.31
Total Checking/Savings	4,146.31
Other Current Assets	
01-1210 · Due from CDD1	11,136.41
Total Other Current Assets	11,136.41
Total Current Assets	15,282.72
TOTAL ASSETS	15,282.72
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-26,970.69
Net Income	42,253.41
Total Equity	15,282.72
TOTAL LIABILITIES & EQUITY	15,282.72

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01/24/23

Accrual Basis

Tradition CDD No. 9
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	59,861.97	69,861.00	-9,999.03	85.7%
01-3830 · Assessment Fees	-7,118.88	-1,568.00	-5,550.88	454.0%
01-3831 · Assessment Discounts	-6,753.24	-1,568.00	-5,185.24	430.7%
01-9410 · Interest Income (GF)	9.25	0.00	9.25	100.0%
Total Income	45,999.10	66,725.00	-20,725.90	68.9%
Expense				
01-1310 · Engineering	1,129.30	2,889.00	-1,759.70	39.1%
01-1311 · Management Fees	1,390.40	5,562.00	-4,171.60	25.0%
01-1315 · Legal Fees	345.58	4,627.00	-4,281.42	7.5%
01-1317 · Travel and Per Diem	25.80	58.00	-32.20	44.5%
01-1318 · Assessment/Tax Roll	0.00	578.00	-578.00	0.0%
01-1320 · Audit Fees	0.00	5,000.00	-5,000.00	0.0%
01-1325 · Supervisor Fees	0.00	6,480.00	-6,480.00	0.0%
01-1331 · Financial Advisory Fees	4.91	0.00	4.91	100.0%
01-1440 · Rents & Leases	1,119.18	1,446.00	-326.82	77.4%
01-1450 · Insurance	6,134.00	6,412.00	-278.00	95.7%
01-1480 · Legal Advertisements	16.81	376.00	-359.19	4.5%
01-1511 · Bank Fees	0.00	39.00	-39.00	0.0%
01-1512 · Miscellaneous	956.35	0.00	956.35	100.0%
01-1513 · Postage and Delivery	4.23	12.00	-7.77	35.3%
01-1514 · Office Supplies	59.26	145.00	-85.74	40.9%
01-1516 · Copies	91.49	58.00	33.49	157.7%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	0.00	0.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	0.00	0.00	0.0%
01-1820 · TIM Operations	7,102.55	30,672.00	-23,569.45	23.2%
01-1835 · General Reserves	0.00	1,446.00	-1,446.00	0.0%
Total Expense	18,742.36	66,725.00	-47,982.64	28.1%
Net Income	27,256.74	0.00	27,256.74	100.0%

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01/24/23

Accrual Basis

Tradition CDD No. 9

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	3,913.39
Total Checking/Savings	3,913.39
Other Current Assets	
01-1210 · Due from CDD1	9,780.49
Total Other Current Assets	9,780.49
Total Current Assets	13,693.88
TOTAL ASSETS	13,693.88
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-13,562.86
Net Income	27,256.74
Total Equity	13,693.88
TOTAL LIABILITIES & EQUITY	13,693.88

Tradition CDD No. 10
Profit & Loss Budget vs. Actual
October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	283,614.52	330,987.00	-47,372.48	85.7%
01-3810 · Debt Assessment	0.00	1,057,041.00	-1,057,041.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	-972,478.00	972,478.00	0.0%
01-3830 · Assessment Fees	-33,727.84	-50,398.00	16,670.16	66.9%
01-3831 · Assessment Discounts	-31,995.58	-50,398.00	18,402.42	63.5%
01-9405 · Stormwater Fees	0.00	38,766.00	-38,766.00	0.0%
01-9410 · Interest Income (GF)	12.97	0.00	12.97	100.0%
Total Income	217,904.07	353,520.00	-135,615.93	61.6%
Expense				
01-1308 · Dissemination Agent	0.00	94.00	-94.00	0.0%
01-1310 · Engineering	4,715.49	12,075.00	-7,359.51	39.1%
01-1311 · Management Fees	5,805.74	23,223.00	-17,417.26	25.0%
01-1315 · Legal Fees	1,443.02	19,320.00	-17,876.98	7.5%
01-1317 · Travel and Per Diem	107.74	242.00	-134.26	44.5%
01-1318 · Assessment/Tax Roll	0.00	2,415.00	-2,415.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	0.00	6,480.00	-6,480.00	0.0%
01-1331 · Financial Advisory Fees	20.52			
01-1332 · Development Coordinator	717.75	2,871.00	-2,153.25	25.0%
01-1440 · Rents & Leases	4,673.24	6,037.00	-1,363.76	77.4%
01-1450 · Insurance	6,134.00	26,773.00	-20,639.00	22.9%
01-1480 · Legal Advertisements	70.20	1,570.00	-1,499.80	4.5%
01-1511 · Bank Fees	0.00	162.00	-162.00	0.0%
01-1512 · Miscellaneous	3,993.31			
01-1513 · Postage and Delivery	17.69	48.00	-30.31	36.9%
01-1514 · Office Supplies	247.44	604.00	-356.56	41.0%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	382.03	242.00	140.03	157.9%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1520 · Security	159.76	1,974.00	-1,814.24	8.1%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	846.00	-846.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	141.00	-141.00	0.0%
01-1801 · Landscaping Maintenance	13,490.87	40,881.00	-27,390.13	33.0%
01-1802 · Tree/Plant Replacement & Trim	1,753.63	4,229.00	-2,475.37	41.5%
01-1805 · Stormwater Management (GF)	0.00	282.00	-282.00	0.0%
01-1806 · Lake Maintenance	1,302.65	11,982.00	-10,679.35	10.9%
01-1807 · Irrigation Parts & Repair	649.41	1,175.00	-525.59	55.3%
01-1808 · Irrigation	1,770.36	7,142.00	-5,371.64	24.8%
01-1809 · Field Management	2,322.04	9,288.00	-6,965.96	25.0%
01-1810 · Engineering / Inspections	0.00	4,699.00	-4,699.00	0.0%
01-1812 · Signage & Amenities Repair	1,291.06	470.00	821.06	274.7%
01-1813 · Wetland Upland Maintenance	17.62			
01-1814 · Electricity	1,139.44	3,289.00	-2,149.56	34.6%
01-1815 · Miscellaneous Maintenance	81.29			
01-1816 · Building Maintenance	0.00	14,097.00	-14,097.00	0.0%
01-1817 · Common Area Maintenance	773.57	1,880.00	-1,106.43	41.1%
01-1818 · Fountain Maintenance & Chemical	0.00	1,410.00	-1,410.00	0.0%
01-1825 · TIM Operations	29,657.22	128,071.00	-98,413.78	23.2%
01-1826 · Sidewalk Cleaning	352.41	1,410.00	-1,057.59	25.0%
01-1827 · Sidewalk Repair	0.00	2,110.00	-2,110.00	0.0%
01-1828 · Streetlights	3,160.87	2,115.00	1,045.87	149.5%
01-1835 · General Reserves	0.00	7,448.00	-7,448.00	0.0%
Total Expense	86,612.87	353,520.00	-266,907.13	24.5%
Net Income	131,291.20	0.00	131,291.20	100.0%

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01/24/23

Accrual Basis

Tradition CDD No. 10

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,490.71
Total Checking/Savings	5,490.71
Other Current Assets	
01-1210 · Due from CDD1	62,161.69
Total Other Current Assets	62,161.69
Total Current Assets	67,652.40
TOTAL ASSETS	67,652.40
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-63,638.80
Net Income	131,291.20
Total Equity	67,652.40
TOTAL LIABILITIES & EQUITY	67,652.40

Tradition Irrigation

Profit & Loss Budget vs. Actual

October through December 2022

	Oct - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
01-3300 · Irrigation Revenue	484,633.36	1,650,000.00	-1,165,366.64	29.4%
01-3820 · Debt Assess-Paid To Trustee	-92,231.25	-368,325.00	276,093.75	25.0%
01-9407 · Engineering Revenue Fees	0.00	17,338.00	-17,338.00	0.0%
01-9410 · Interest Income (GF)	9,040.16	0.00	9,040.16	100.0%
Total Income	401,442.27	1,299,013.00	-897,570.73	30.9%
Gross Profit	401,442.27	1,299,013.00	-897,570.73	30.9%
Expense				
01-1310 · Engineering	8,300.00	40,000.00	-31,700.00	20.8%
01-1311 · Management Fees	91,685.58	366,742.00	-275,056.42	25.0%
01-1314 · Professional Fees - Other	1,030.00	5,000.00	-3,970.00	20.6%
01-1316 · Field Supplies (Other)	0.00	2,000.00	-2,000.00	0.0%
01-1317 · Travel and Per Diem	0.00	400.00	-400.00	0.0%
01-1318 · Vehicle, Gas & Repair	0.00	1,000.00	-1,000.00	0.0%
01-1319 · Water	54.38	170.00	-115.62	32.0%
01-1320 · General Repair & Maintenance	117,199.01	153,000.00	-35,800.99	76.6%
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	15,274.98	61,100.00	-45,825.02	25.0%
01-1332 · Bad Debt	0.00	65,000.00	-65,000.00	0.0%
01-1335 · City Franchise Fee	39,200.79	109,421.00	-70,220.21	35.8%
01-1450 · Insurance	0.00	21,102.00	-21,102.00	0.0%
01-1511 · Bank Fees	0.00	1,250.00	-1,250.00	0.0%
01-1512 · Miscellaneous	874.53	0.00	874.53	100.0%
01-1513 · Postage and Delivery	9.92	253.00	-243.08	3.9%
01-1514 · Office Supplies	0.00	249.00	-249.00	0.0%
01-1515 · Telephone	0.00	1,930.00	-1,930.00	0.0%
01-1516 · Copies	481.20	0.00	481.20	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	735.00	0.00	735.00	100.0%
01-1801 · Landscaping Maintenance	0.00	11,000.00	-11,000.00	0.0%
01-1808 · Irrigation Maintenance	308.64	0.00	308.64	100.0%
01-1814 · Electricity	30,396.83	105,000.00	-74,603.17	28.9%
01-1820 · Contingency	0.00	26,046.00	-26,046.00	0.0%
01-1825 · Renewal and Replacement	0.00	200,000.00	-200,000.00	0.0%
01-1826 · Other System Improvements	0.00	75,000.00	-75,000.00	0.0%
01-1827 · Operating Reserves/Misc	0.00	40,000.00	-40,000.00	0.0%
Total Expense	305,550.86	1,299,013.00	-993,462.14	23.5%
Net Ordinary Income	95,891.41	0.00	95,891.41	100.0%
Net Income	95,891.41	0.00	95,891.41	100.0%

Tradition Irrigation
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	1,205,113.95
Total 01-1001 · Valley National #4703	1,240,986.52
Total Checking/Savings	1,240,986.52
Accounts Receivable	
01-1200 · Accounts Receivable	251,775.95
Total Accounts Receivable	251,775.95
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	1,520,759.91
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
TOTAL ASSETS	1,495,398.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	122,220.64
Total Accounts Payable	122,220.64
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	153,668.88
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	459,234.88
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,027,624.06
Net Income	95,891.41
Total Equity	1,036,163.95

Tradition Irrigation
Balance Sheet
As of December 31, 2022

	Dec 31, 22
TOTAL LIABILITIES & EQUITY	1,495,398.83

Tradition Irrigation A/R Aging Summary As of December 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
A-N-D Family Real Estate, LLC	0.00	136.74	0.00	0.00	0.00	136.74
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	204.13	204.13	204.13	816.52
Baron Shoppes Tradition, LLC	0.00	190.25	0.00	0.00	0.00	190.25
Bedford Park	0.00	8,866.57	8,866.57	0.00	0.00	17,733.14
Brennity at Tradition	0.00	3,051.97	0.00	0.00	3,051.97	6,103.94
Cellular Sales of Northern Florida LLC	0.00	86.41	0.00	0.00	0.00	86.41
Chesterbrook Academy	0.00	134.37	134.37	0.00	0.00	268.74
Cleveland Clinic Florida	0.00	443.92	443.92	443.92	3,551.36	4,883.12
Cleveland Clinic Martin Health -Tradition	0.00	64.80	0.00	64.80	259.20	388.80
Culver's - G&S Family Hospitality Svcs	0.00	73.33	0.00	0.00	73.33	146.66
Del Webb at Tradition Homeowners Assoc	0.00	3,519.15	3,519.15	3,519.15	0.00	10,557.45
Estates at Tradition	0.00	5,763.07	0.00	0.00	0.00	5,763.07
Fast Developments, LLC	0.00	0.00	0.00	0.00	342.21	342.21
Florida International University	0.00	1,091.97	1,091.97	1,091.97	5,459.85	8,735.76
Grande Palms at Tradition I & II	0.00	879.92	0.00	0.00	1,759.84	2,639.76
Grande Palms at Tradition III	0.00	1,708.31	0.00	0.00	0.00	1,708.31
Heartland Dental	0.00	-31.00	-0.71	0.00	0.00	-31.71
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	11,857.11	0.00	0.00	0.00	11,857.11
Heron Preserves	0.00	1,184.18	1,184.18	0.00	961.53	3,329.89
Hilton - Homewood Suites, PSL	0.00	346.82	0.00	0.00	0.00	346.82
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	5,938.66	0.00	0.00	0.00	5,938.66
Martin Health System	0.00	921.54	921.54	921.54	3,686.16	6,450.78
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
PDQ	0.00	53.31	0.00	0.00	0.00	53.31
Pegasus PSL, Ltd	0.00	283.40	0.00	0.00	0.00	283.40
PRIME STORAGE TRADITIONS, LLC	0.00	182.33	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	0.00	0.00	0.01	75.32
Renaissance CS at Tradition	0.00	768.94	768.94	768.94	1,537.88	3,844.70
Seven Restaurants, LLC	0.00	89.18	0.00	0.00	0.00	89.18
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
Springs at Tradition	0.00	1,789.57	0.00	0.00	0.00	1,789.57
St Lucie County Fire Dept.	0.00	223.94	0.00	0.00	0.00	223.94
St Lucie County Tax Collector	0.00	406.27	0.00	0.00	0.00	406.27
Suntrust Bank	0.00	91.16	0.00	0.00	0.00	91.16
Target Corp.	0.00	409.84	0.00	0.00	0.00	409.84
TH PSL Village Parkway LLC	0.00	89.18	89.18	89.18	0.00	267.54
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	933.43	0.00	0.00	0.00	933.43
Town Park Master Assoc., Inc.	0.00	26,506.58	26,506.58	0.00	0.00	53,013.16
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	-6.54	-6.54
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	0.00	0.00	31,560.15	37,872.18
Vitalia at Tradition	0.00	37,243.77	0.00	0.00	0.00	37,243.77
Wawa, Inc.	0.00	95.92	95.92	0.00	94.74	286.58
Westcliffe Estates HOA	0.00	120.10	120.10	120.10	120.20	480.50
TOTAL	0.00	147,323.26	44,003.11	7,223.73	53,225.85	251,775.95