



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

**PORT ST. LUCIE
REGULAR BOARD MEETING
MARCH 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
March 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 February 1st, 2023, Regular Board Meeting Minutes.....Page 3
- G.** Old Business
- H.** New Business
 - 1. Consider Proposal for Cost Sharing Agreement; Professional Consultant Services For Stormwater Fee Remittance Methodology Review.....Page 8
 - 2. Consideration of Proposed Work Authorization Modification.....Page 21
 - 3. Consider Establishing and Charging a Tradition Lake Banks Committee
- I.** Auditor Selection Committee
 - 1. Ranking of Proposals/Consider Selection of an Auditor.....Page 26
- J.** Administrative Matters
 - 1. Manager's Report
 - 2. Attorney's Report
 - 3. Engineer's Report
 - 4. Financial Report.....Page 70
 - 5. Founder's Report
- K.** Board Member Discussion Requests and Comments
- L.** 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**

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
February 1st, 2023
11:00 a.m.**

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-10 of February 1st, 2023, was called to order at 11:02 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.

Ralph Ritter took the Oath of Office before the meeting continued.

C. ESTABLISH A QUORUM

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

CDD #'s 1,2,7,8,9,10		
Chairman	Frank Covelli	Present
Vice Chairman /Supervisor	Tyler Gaffney 1,2,7,8,9,10	Present
Supervisor/ Vice Chairman	Tiffany Lewis 1,2,7,8,9,10	Present
Supervisor	Steven Dassa	Absent
Supervisor	Tara Toto	Present

CDD # 3		
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Present
Supervisor	Kimberly Gorman	Absent
Supervisor	Ryan Bartlett	Present
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present

Supervisor	Rob Siedlecki	Via Zoom
Supervisor	Joseph Sargent	Present
Supervisor	Drew Wesley	Present

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

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Ralph Ritter	Present
Supervisor	John Slicher	Present
Supervisor	George Russell	Present

Staff members in attendance were:

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

Also present via Zoom were: District Manager - Andrew Karmeris with Special District Services, Inc.
Present: Glen Torcivia and Susan Garrett with Torcivia, Donlon, Goddeau & Rubin, P.A.; Tony Palumbo with Mattamy Homes. (See attached sign-in sheet)

D. ADDITIONS OR DELETIONS TO THE AGENDA

Staff added (5) items under “New Business.”

- 1. (H-3/New Business) Berm Maintenance Agreement: Tradition Parkway/Trad CDD No. 1 & The Lakes HOA**
- 2. (H-4/New Business) WA #19-143-144; 9960 Buttonwood Ct. – Pool**
- 3. (H-5/New Business) WA #19-143-145; 11741 SW Crestwood Cir. – Pool**
- 4. (H-6/New Business) WA #19-143-146; SW Salvatierra Fiber Bore**
- 5. (H-7/New Business) WA #19-143-147; Crosstown Retail**

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

E. COMMENTS FROM THE PUBLIC

Denis Celentano of Bedford Park stated the irrigation system is not meeting the needs of his community. He requested an engineering study of the system. Both Mr. Palumbo and Ms. Cranford reviewed all future treatments and steps being taken to improve the system.

Ron of Vitalia asked the Board to re-evaluate the irrigation billing formula. He feels like they are being overcharged.

F. CONSENT ITEMS

1. December 7, 2022, Regular Board Meeting Minutes

Minutes of the December 7, 2022, Regular Board Meeting.

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

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Appointment to Vacant Board Seats - District No. 6 / Seat Nos. 3 and 5

No action was taken at this time. Resolved at last meeting.

2. Resolution No. 2022-32; Election of Officers

No action was taken at this time. Resolved at last meeting.

3. Berm Maintenance Agreement - Tradition Parkway/Tradition CDD No. 1 and The Lakes HOA

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve the Berm Maintenance Agreement, subject to the finalization of the Exhibit "A" Designated Neighborhood Association Property.

4. WA #19-143-144; 9960 Buttonwood Ct. – Pool

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA #19-143-144.

5. WA #19-143-145; 11741 SW Crestwood Cir. – Pool

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA #19-143-145.

6. WA #19-143-146; SW Salvatierra Fiber Bore

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA #19-143-146, with request for a Bond to repair the damage of the fiber optics at the Culver's restaurant.

7. WA #19-143-147; Crosstown Retail

Dr. Powers would like the tree saved that sits on this parcel of land. Mr. Sakuma will send a letter to the property manager and to the City asking for permission to keep the tree.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA #19-143-147.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma noted that the Town Hall will be closed for renovations from May 1st until Oct 1st.

2. Attorney's Report

Mr. Harrell introduced the new CDD Attorney, Mr. Glen Torcivia and Ms. Susan Garrett with Torcivia, Donlon, Goddeau & Rubin, P.A

3. Engineer's Report

Ms. Cranford had nothing further to note.

4. Financial Report

Mr. Karmeris gave an overview of the financials.

5. Founder's Report

Mr. Palumbo reviewed the parking situation for the Tradition events and how the green space at Bedford Park will be used. There was a lengthy conversation between the founder, Board members and a resident from Bedford Park. He also gave an update on the Heart Structure, Tradition Trail and other upcoming projects in the area.

J. BOARD MEMBERS DISCUSSION REQUESTS AND COMMENTS

1 – Supervisor Cathy Powers: Request for PSL Police Presentation.

- Mr. Sakuma will send Dr. Powers a point of contact for the PSL Police Department.

2 – Supervisor Cathy Powers: Discussion on Creating Additional Meeting Dates for a Sub-group of Districts Interested in Addressing the Water Banks and Maintenance.

- Mr. Sakuma will send an email to all Supervisors asking for any interest in serving on such a committee.

3 – Dr. Powers also requested the last Irrigation Rate Study to be resent to the Board members.

K. ADJOURNMENT

There being no further business to come before the Board, CDD No. 1 Mr. Covelli adjourned the meeting at 12:22p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

COST SHARING AGREEMENT—PROFESSIONAL CONSULTING SERVICES FOR STORMWATER FEE REMITTANCE METHODOLOGY REVIEW

THIS COST SHARING AGREEMENT (“Agreement”) is entered into as of March __, 2023, by and among SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, a community development district established in accordance with Chapter 190, Florida Statutes, acting for itself and on behalf of each of the “Other Districts” as defined in that certain Second Amended and Restated District Development Interlocal Agreement amended and restated as of July 9, 2013, and recorded in Official Records Book 3539, Pages 672-713, of the Public Records of St. Lucie County, Florida, as amended (“SGCDD1”), ST. LUCIE WEST SERVICES DISTRICT, a community development district established in accordance with Chapter 190, Florida Statutes (“SLWSD”), TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, a community development district established in accordance with Chapter 190, Florida Statutes, acting for itself and on behalf of each of the other “Districts,” as defined in that certain Amended and Restated District Development Interlocal Agreement dated as of April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the Public Records of St. Lucie County, Florida, as amended (“TCDD1”), and VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, a community development district established in accordance with Chapter 190, Florida Statutes, acting for itself and on behalf of each of the “Other Districts” as defined in that certain Amended and Restated District Interlocal Agreement dated April 9, 2015, and recorded at Official Records Book 3733, Pages 2535-2556, of the Public Records of St. Lucie County, Florida, as amended and supplemented (“VCDD5” and, together with Southern Grove, SLWSD, and Tradition, the “Districts”).

RECITALS

The parties have made the following determinations:

A. The lands within the boundaries of: (1) SGCDD1 and its affiliated Other Districts comprise the mixed-use development of regional impact (“DRI”) known as “Southern Grove”; (2) SLWSD comprises the mixed use DRI known as “St. Lucie West”; (3) TCDD1 and its affiliated Districts comprise the mixed-use DRIs known as “Tradition” and “Western Grove”; and (4) VCDD5 and its affiliated Other Districts comprise the mixed-use DRI known as “Verano” (each a “Development” and collectively the “Developments”).

B. The lands within the boundaries of each of the Districts lie wholly within the jurisdictional limits of the City of Port St. Lucie, a municipal corporation of the State of Florida (“City”).

C. To fund the cost of operating and maintaining a stormwater management system throughout its municipal limits (“City Stormwater System”), the City has established by ordinance a stormwater utility fee that is levied upon real property benefitted by the City Stormwater System (“Stormwater Fee”).

D. The City collects Stormwater Fees using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes.

E. In accordance with the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, each of the Districts has entered into an interlocal agreement with the City (each a “Stormwater Agreement”) whereby the respective District has agreed to maintain and operate that portion of the City Stormwater System lying within the boundaries of such District (each a “District Stormwater System,” including, with respect to Southern Grove, Tradition, and Verano, lands within the boundaries of its affiliated Other Districts) in exchange for a portion of the Stormwater Fees collected from assessable properties lying within the boundaries of such District’s Development, and the City has agreed to share the funds so generated so long as all such shared funds (“Shared Stormwater Revenue”) are used solely and exclusively for the maintenance, construction, and administration of the respective District Stormwater System and not for any other purpose.

F. The City has commenced an evaluation of the Stormwater Agreements (“Stormwater Fee Evaluation”) with the expressed indication that such evaluation may result in modification of the Stormwater Agreements and a substantial reduction in the Shared Stormwater Revenue received by each of the Districts.

G. For each of the Districts, the costs to maintain, operate, and administer that portion of the City Stormwater System that comprises its respective District Stormwater System exceeds the Shared Stormwater Revenue received from the City; each District therefore levies an operating and maintenance assessment a large portion of which funds the shortfall in revenue required to maintain, operate, and administer its respective District Stormwater System.

H. Each of the Districts has a substantial interest in assuring that any modification of its respective Stormwater Agreement with the City does not result in a reduction, and in fact should result in an increase, in the Shared Stormwater Revenue that it receives.

I. SGCDD1 has received from Ryper Water Analytics (“Analyst”) a proposal (“Proposal”) for professional consulting services to review all of the Districts’ Shared Stormwater Revenue receipts and expenditures, the Districts’ related supplemental funding of District Stormwater System maintenance, operating, and administrative costs, and the results of the City’s Stormwater Fee Evaluation; a copy of the Proposal is attached to this Agreement as Exhibit A.

NOW, THEREFORE, in consideration of the mutual advantages accruing to the parties, SGCDD1, SLWSD, TCDD1, and VCDD5 agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated by reference into this Agreement.

2. Authority and Responsibility of SGCDD1. SGCDD1 (a) is authorized on behalf of each of the Districts (i) to issue a purchase order to the Analyst to provide the services described, for the compensation specified, in the Proposal, (ii) to receive, review, and pay all verified invoices received from the Analyst in accordance with the Proposal, and (iii) to administer any and all other matters required of the Districts under the Proposal, and (b) shall be responsible for assuring that all analyses, reports, and other tasks identified in the Proposal are delivered as specified and that copies of all written analyses and reports are provided to each of the Districts.

3. Cost Sharing; Invoices; Remittances. Each of the Districts agrees to be responsible for twenty-five percent (25%) of the fees and expenses incurred in accordance with the Proposal. SGCDD1 shall provide to each of the Districts an invoice for such District's share of the fees and expenses incurred in accordance with the Proposal, including copies of all billings rendered by the Analyst. Each of the Districts agrees to remit to SGCDD1 payment under all such invoices within thirty (30) days of receipt.

4. Miscellaneous Provisions.

(a) Term. This Agreement shall commence upon the date set forth above and shall terminate upon the Analyst providing all services required under the Proposal and each of the Districts remitting to SGCDD1 final payment of all invoices as provided in Section 3.

(b) Resolution of Disputes. Prior to initiating litigation regarding any dispute arising under this Agreement, the Districts shall submit the dispute to the conflict resolution procedures provided by the Florida Governmental Conflict Resolution Act, Chapter 164, Florida Statutes.

(c) Entire Agreement; Amendment. This Agreement contains the entire agreement of the parties on the subjects addressed; supersedes all prior and contemporaneous communications, agreements, representations, and understandings; and no representation, inducement, promise, or agreement, oral or otherwise, between or among the parties not embodied in this Agreement shall be of any force or effect.

(d) Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement.

(e) Beneficiaries. This Agreement has been entered into for the sole benefit and protection of the Districts as parties to this Agreement and no other person or entity shall have any right of action under or by reason of this Agreement.

(f) Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any

reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

IN WITNESS WHEREOF, each of the Districts has caused the execution of this Agreement by its duly authorized officials on the dates stated below.

Approved _____, 2023

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**, by
its Board of Supervisors

Print Name: _____
Secretary/Assistant Secretary

By: _____
Print Name: _____
Chairman/Vice-Chairman

* * *

Approved _____, 2023

ATTEST:

**ST. LUCIE WEST SERVICES
DISTRICT**, by its Board of Supervisors

Print Name: _____
Secretary/Assistant Secretary

By: _____
Print Name: _____
Chairman/Vice-Chairman

* * *

Approved _____, 2023

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1**, by
its Board of Supervisors

Print Name: _____
Secretary/Assistant Secretary

By: _____
Print Name: _____
Chairman/Vice-Chairman

* * *

Approved _____, 2023

ATTEST:

**VERANO #5 COMMUNITY
DEVELOPMENT DISTRICT**, by its
Board of Supervisors

Print Name: _____
Secretary/Assistant Secretary

By: _____
Print Name: _____
Chairman/Vice-Chairman

EXHIBIT A

RYPER WATER ANALYTICS PROPOSAL—PROFESSIONAL CONSULTING SERVICES FOR STORMWATER FEE REMITTANCE METHODOLOGY REVIEW

February 8, 2023

Mr. B. Frank Sakuma, Jr., CDM
District Manager
Special District Services, Inc.
2501A Burns Rd.
Palm Beach Gardens, FL 33410

Subject: **Professional Consulting Services for Stormwater Fee Remittance
Methodology Review**

Dear Frank:

Attached for your consideration is the proposed scope of services, contract budget, and schedule for Ryper Water Analytics LLC ("Ryper") to review the remittance of stormwater fees by the City of Port Saint Lucie, Florida (the "City") to the Southern Grove Community Development District Nos. 1 – 10 ("Southern Grove"), Tradition Community Development District Nos. 1 – 10 ("Tradition"), Verano Center and ## 1 – 5 Community Development District ("Verano"), and St. Lucie West Services District ("SLWSD")(Southern Grove, Tradition, Verano, and SLWSD are referred to on a combined basis as the "Districts").

This Engagement Letter provides for the services detailed in the attached scope of services for total compensation of not-to-exceed twenty-four thousand and one hundred and seventy dollars (\$24,170) billed on the basis of actual time incurred by Ryper staff and actual material costs. The terms reflected in the Engagement Letter will be accepted by the issuance of a Purchase Order by Southern Grove, which shall be effective for ninety (90) days from the date of submission of the proposal.

We appreciate the opportunity to assist the Districts relative to their stormwater utility systems. The receipt of the Purchase Order from Southern Grove which accepts the scope and terms of the Engagement Letter will serve as our notice to proceed. If you should have any questions regarding the Engagement Letter, please do not hesitate to contact us.

Respectfully,

Ryper Water Analytics,



Ryan Smith



Ryper Water Analytics

Utility Analytics, Data, & Rate Consultants

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT PROFESSIONAL CONSULTING SERVICES FOR STORMWATER FEE REMITTANCE METHODOLOGY REVIEW

OBJECTIVE

Southern Grove has engaged Ryper Water Analytics, LLC. ("Ryper") through this Engagement Letter to provide financial and rate consulting services for the Districts' stormwater utility systems (the "Systems"). The primary objectives of the scope of services to be performed for the Districts are to: 1) review the interlocal agreements between the City and each of the Districts regarding the remittance of stormwater fees and revenues; 2) develop projections of estimated stormwater system revenue requirements for each District; 3) compare the estimated Districts' revenue requirements to stormwater fees remitted from the City; and 4) estimate the amount of stormwater system revenue requirements of the City that should be allocated to and recovered from each of the Districts (the "Project").

SCOPE OF SERVICES

The scope of services to be performed by Ryper has been presented in a series of primary tasks based on the objectives of Southern Grove. The following is the scope of services to be performed by Ryper associated with this Engagement Letter and Project.

Task 1 – Kickoff and Data Acquisition/Compilation Review: Ryper will prepare a data request to initiate the Project and to compile statistical and financial information from the Districts and the City. Ryper will prepare a written data request and will work with staff members from each District to collect financial, capital, and other relevant documentation as well as other information needed to perform the financial analyses. Data that will be requested for the Districts and the City will include, but not be limited to, the following: i) financial data such as adopted Fiscal Year 2023 operating budgets and financial statements detailing recent historical operating results; ii) available cash balances by the specific fund; iii) the most recent capital improvement programs; iv) stormwater utility rate, operational, and engineering data; and vi) other information as deemed necessary by Ryper to prepare the Project. It is assumed that Ryper will attend one (1) on-site meeting with staff from the Districts to kick-off the Project.

Task 2 – Review of Stormwater Fee Remittance Process: After the review of available information, Ryper will perform the necessary fieldwork, analytical, and compliance analyses to review and test the reasonableness of the stormwater fee remittance process and to determine if such process is in accordance with the terms and conditions of the interlocal agreements between the City and each of the Districts. The evaluation will be based on our understanding of the Interlocal Agreements between the City and the Districts, information prepared by the City associated with the remittance process (prior fee remittance calculations), and the results of any discussions with the Districts' staff.

Task 3 – Development of Estimated Districts' Revenue Requirements: This task involves the development of the estimated projected revenue requirements for each of Southern Grove, Tradition, Verano, and SLWSD stormwater utility systems for the fiscal year ending September 30, 2023 (the "Test Year" or "Fiscal Year 2023"). The estimated revenue requirements will include the allocable costs of operating and maintenance expenses and an allowance for capital reinvestment (generally referred to as renewals and replacements) that should be attributed to each district' stormwater utility system. The development of the Districts' revenue requirements has been partitioned into a series of sub-tasks which are described below:

- a) Ryper will develop a projection of the estimated amount of annual operating and maintenance expenses (the "Operating Expenses") identified to be funded from stormwater rates for the Test Year which will be prepared based on each Districts' adopted operating budget, which serves as the most recently approved financial plan for each District. This task will be performed in sufficient detail to: i) recognize the primary expenses incurred by each Districts' stormwater system; ii) assist in the identification of any adjustments to expenditures for the applicable Test Year; iii) recognize changes in operating costs due to changes in regulatory requirements, service area expansions, or utility operations; and iv) recognize the implementation of the capital improvement program.

(Remainder of Page Intentionally Left Blank)

- b) This task will also involve working with the staff of each District to identify their stormwater systems' applicable capital reinvestment (renewal and replacement) program for the Fiscal Years 2023 through Fiscal Year 2027 and to develop a funding analysis to identify available sources of funds for financing of the respective capital reinvestment program and the estimated impact on stormwater utility fee revenues associated with the program. This Task will assume a "fully funded" capital plan for all capital projects identified by the Districts.
- c) Finally, other operating expenses such as inter-fund transfers, administrative allocations, contingency reserves, insurance needs, and other expenses will be evaluated and allocated to each Districts' stormwater utility system to promote "full cost recovery".

Task 4 – Development of Estimated City Revenue Requirements Allocable to the Districts: This task involves the development of the estimated projected revenue requirements for the City's stormwater utility system for the Test Year (Fiscal Year 2023). The estimated revenue requirements will include the allocable costs of operating and maintenance expenses , and an allowance for capital reinvestment (generally referred to as renewals and replacements) that should be recovered from City stormwater fees.

Next, this task will seek to identify the appropriate amount of each revenue requirement category that should be recovered by stormwater fees billed to and recovered from properties (customers) located within each of the Districts' jurisdictional boundaries. Ryper will work with District staff to identify and calculate allocation factors that are reasonable and based on the actual costs, if any, that are incurred by the City to provide stormwater utility services within each District or for the benefit of each Districts' customers receiving stormwater mitigation services. Additionally, this task will consider any credits for stormwater mitigation that may or may not to apply to any of the individual Districts for use of non-City stormwater mitigation assets (e.g., drainage to Water Management District Canals).

(Remainder of Page Intentionally Left Blank)

Task 5 – Comparison of Districts’ Stormwater Fee Receipts to Estimated Revenue Requirements: Based on the aforementioned tasks, Ryper will prepare a summary of the total revenue requirements for each of the Districts’ stormwater systems and compare them to the total revenue collected by stormwater fees and remitted from the City. Additionally, Ryper will prepare a summary of the total City revenue requirements that have been identified as allocable to each of the Districts’ stormwater systems and compare those amounts to the stormwater fees collected and retained by the City for stormwater services. An on-site meeting will be held with District staff to present the results of the initial Project findings and results. Based on the results of the District staff meeting, Ryper will make modifications to the analyses prior to the finalization of the Project.

Task 6 – Report and Presentation of Project Results and Findings: Ryper will prepare a report and summary presentation documenting all of the analyses, assumptions, and considerations for final review by District staff. This task assumes the attendance of a virtual meeting with the Districts’ staff to present the results of the draft report and its findings and results. Based on feedback received from District staff during this meeting, Ryper will make any modifications to the analysis prior to the submission of the recommendations for District consideration.

Task 7 – Public Hearing: To present the results to the governing boards of the Districts and the public with respect to the recommendations as delineated in the report, Ryper will attend one public hearing with the Districts’ Boards and management. Ryper will submit materials related to the presentation one week in advance of the District Board workshop meeting.

MEETINGS

During the course of this engagement, it is anticipated that Ryper will attend three (3) on-site meetings consisting of:

- One on-site kickoff and data collection meeting with District staff.
- One on-site meeting to present the initial results and findings of the Project to the District management.
- One on-site meeting to present the final results and report to the governing boards of the respective Districts.

The attendance of any additional on-site meetings will be considered as an additional service. For the purposes of the Project cost estimate, an allowance of 6 hours per meeting per Ryper representative has been assumed.

STAFF ASSISTANCE

As with any project performed for a public utility, the Districts' staff will be called upon to provide assistance to Ryper to complete the engagement on a timely basis. The following is a list of the activities anticipated to be performed by the staff of the Districts:

1. The gathering of specific capital project, operational, and financial data and information relative to the Project;
2. The performance of certain analyses relative to the compiling of data if not in a usable format in general records and reports of the Districts;
3. Providing assistance in the formulation of policy decisions relative to cost or need determination, or cost allocation aspects of the Project; and
4. Performing a general review and providing comments relative to the results of our analyses and report to the Districts.

ADDITIONAL SERVICES

During the course of the Project, the Districts may request additional services relative to the performance of the Project from Ryper. Such services will not be conducted until authorized by the Districts. All invoices for additional services performed by Ryper will be based on the hourly rate schedule of Ryper members as identified in this Engagement Letter or on some other basis as mutually agreed upon between the Districts and Ryper. Although no additional services are anticipated for this engagement, examples of additional services may include the following:

1. Attendance of meetings with District staff, City committees or interested parties, or public hearings with the City Council in addition to what is contemplated in the scope of services.
2. Performance of a financial forecast above what is contemplated in this Project.
3. Preparation of any computer model documentation or providing training to District staff relative to the use of the financial model that may be provided to the Districts after Project completion.
4. Delays in the Project schedule at no fault to Ryper, which may have impacts on analyses performed, and which would affect the budget for the scope of services reflected herein.

SCHEDULE

Ryper will begin work on the Project upon receipt of a purchase order from Southern Grove. Ryper will endeavor to complete the Scope of Services within the timeframe of the Districts' schedule to complete the Project, subject to any excused delay occasioned by factors beyond Ryper's reasonable control. Based on data availability Ryper intends to complete the analyses within 90 days of notification to proceed.

PROPOSED FEES

Ryper shall bill for the services described above based on actual time incurred by Ryper personnel. The total price of the Project will not exceed \$24,170. A further breakdown of the proposed fee is outlined below in Exhibit A.

Exhibit A – Cost Estimate				
Description	Project Manager	Analyst	Clerical	Total
Direct Labor Rates	\$155	\$115	\$65	
Task 1 – Kickoff and Data Acquisition/Compilation Review	2	4	2	8
Task 2 – Review of Stormwater Fee Remittance Process	8	8	0	16
Task 3 – Development of Estimated Districts' Revenue Requirements	18	24	0	42
Task 4 - Development of Estimated City Revenue Requirements Allocable to Districts	16	20	0	36
Task 5 - Comparison of Districts' Stormwater Fee Receipts to Estimated Revenue Requirements	6	8	0	14
Task 6 – Report and Presentation of Project Results and Findings	12	8	4	24
Task 7 - Public Hearing	4	4	2	10
Meetings (allowance of 6 hours per meeting) (3 total)	18	12	0	30
Total Hours	84	88	8	180
Total Labor Cost	\$13,020	\$10,120	\$520	\$23,660
Travel Allowance				\$510
Total Project Budget				\$24,170

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
WORK AUTHORIZATION**

Date Received _____

Plat # _____

WA # _____

CDD # _____

Work Authorization Type

☐

Irrigation

☐

Surface Water

☐

Plat

☐

CDD Right-of-Way Use

☐

Vegetation Trimming

Name of Project: _____

Parcel ID: _____

Project Description: _____

Applicant Information

Name: _____

Address: _____

Phone: _____

Email: _____

Agent Information

Name: _____

Address: _____

Phone: _____

Email: _____

☒ I hereby authorize the above listed agent to represent me.

☒ I grant the planning District permission to access the property for inspection. I fully understand that prior to the issuance of a work authorization and the commencement of any development, all plans and detail plans must be reviewed and approved by the District.

When a corporation submits an application, it must be signed by an officer of the corporation. Corporate signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

Signature

Date

Printed Name

Title

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 WORK AUTHORIZATION

GENERAL CONDITIONS ARE AS FOLLOWS:

1. In the event the TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 (District) wishes to obtain ingress or egress to its easement and/or right-of-way for the purpose of maintenance of District works, the removal and re-installation of any construction permitted hereunder shall be at owner's expense.
2. In undertaking any of the activities contemplated by this work authorization, the applicant hereby agrees to comply with all federal, state, and local statutes, laws, rules, and regulations governing such activities, including but not limited to water quality standards for off-site discharges; and to abide by all terms and conditions of any permit or other approval issued by any agency exercising regulatory jurisdiction over such activities.
3. The applicant, by accepting of the work authorization, covenants and agrees that the District, its officers, its employees, and its agents, shall be promptly indemnified, defended, protected, exonerated, and saved harmless by the applicant from and against all expenses, liabilities, claims, demands and proceedings, including reasonable attorney's fees in defense of such matters, incurred by or imposed on said District in connection with any claim proceeding, demand, administrative hearing, suit, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any activities, operations, use or occupancy by the applicant, or by any and all of the applicant's agents, contractors, employees, or anyone for whom applicant may be responsible, under this work authorization, including but not limited to use of canal water for irrigation purposes; damage to landscaping; paint damage to automobiles, buildings, or other structures; liability for charges, fees, assessments, fines, and penalties levied by any agency exercising regulatory jurisdiction over any of the activities contemplated by this work authorization; and any property damage or personal injuries, fatal or non-fatal, of any kind or character. The applicant further agrees that any such expense so incurred by the District may be recovered by the District through offset against any claim for reimbursement or other charge that the applicant may assert as due from the District. If any such expense so incurred by the District is not paid upon demand and is placed in the hands of an attorney for collection by suit or otherwise, the applicant hereby agrees to pay all costs of collection and litigation, including, but not limited to reasonable attorney's fees.
4. By undertaking the construction allowed under this work authorization, the applicant agrees and understands that it is solely responsible for, and shall indemnify and hold the District, its officers, its employees, and its agents harmless from, (1) any and all restoration of District owned or controlled properties and facilities required as a result of such construction, and (2) any and all claims of third parties who currently have facilities located in District owned or controlled property and which facilities are damaged as a result of such construction.
5. The applicant agrees and understands that it enters upon the District's property at its own risk and that the District does not make any representations or warranties as to the condition of the property. The applicant shall not store any personal property on the District's property. The applicant shall only enter upon the District's property for the purposes set forth in this work authorization.
6. Applicant shall also comply with Standard Conditions listed in the Policies and Procedures Manual and project specific Special Conditions.
7. This work authorization may be terminated at any time for any cause immediately upon written notice to the applicant by the District by U.S. Mail, facsimile transmission, or hand delivery.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
WORK AUTHORIZATION

SPECIAL CONDITIONS ARE AS FOLLOWS:

For Right-of-Way Use Authorizations

1. The Applicant declares that prior to filing this application, the location of all existing utilities that it owns or has an interest in, both aerial and underground, are accurately shown on the plans and a letter of notification was mailed on _____ to the following utilities known to be involved or potentially impacted in the area of the proposed installation.
2. All Directional bores shall be in accordance with the FDOT Standard Specifications for Road and Bridge Construction Section 555 (latest version), Directional Bores and the FDOT Utilities Accommodation Manual.
3. Applicant agrees to maintain the permitted public right-of-way, at their sole expense during the performance of their work and, if required by the District, to promptly modify, relocate, and/or remove any facility required, at the Applicant's sole expense, unless otherwise provided by law. The Applicant, at their sole expense, shall restore all portions of the public right-of-way disturbed or impaired during the maintenance, modification, relocation, or removal of the permitted facility and the District shall accept no responsibility.
4. The Applicant, at their sole expense, shall restore all portions of the public utility systems disturbed or impaired during the maintenance, modification, relocation, or removal of the permitted facility and the District shall accept no responsibility.
5. A minimum of 2 business days prior to commencement of activity within the District right-of-way, the Applicant shall notify the District Engineer.
6. A preconstruction meeting is required, Applicant must contact the District Engineer to schedule the meeting. Meetings are scheduled on a first come first served basis and may not be available on the dates/times requested by Applicant. Applicant shall not perform any work in the right-of-way prior to the pre-construction meeting with the District.
7. A minimum of twenty-four (24) hours' notice to the District Engineer shall be given for scheduling of all tests and inspections. Scheduling is prioritized on a first come – first served basis and may not be available for the time requested. The Applicant's Engineer of Record is required to be present for all inspections and tests unless otherwise agreed upon by the Applicant and the District.
8. All materials, installations, and methods of work in the public right-of-way shall be in accordance with the applicable District and applicable utility service provider's minimum standards for materials, specifications, and construction.
9. All work or activity within the District right-of-way shall require a valid right-of-way permit. Applications shall include a maintenance of traffic plan, where applicable.
10. All work in the public right-of-way for the District compliance with the requirements of the District Engineer, FDOT Standard Details, MUTCD, and Occupational Safety and Health Administration. Failure to comply shall result in the immediate cessation of operations and the removal of project-related obstructions from the right-of-way until compliance is achieved.
11. Work in the District right-of-way is only permitted during the hours of 7 a.m. to 7 p.m. without prior written approval from the District Manager or District Chairman.
12. Original copies of all District issued permits required for the project shall be maintained on site and subject to inspection without advance notice. Failure to maintain permits may result in the suspension of work, testing, inspections and assessment of re-inspection fees.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 WORK AUTHORIZATION

For Surface Water Management Authorizations

1. Lake banks intended to be turned over to the District for maintenance as part of the master surface water management system included in the authorized work shall be immediately sodded upon completion of excavation and grading of the banks to avoid erosion. Silt fencing shall be properly installed along the top of bank of all lakes following construction and shall be maintained by the applicant until such time as homes adjacent to the lake(s) are completed.
2. A Surface Water Management Work Authorization does not exempt the applicant from meeting all other applicable regulations and ordinances governing stormwater management systems including District specific permits including USACE and SFWMD ERP.
3. The applicant is responsible for obtaining and complying with a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites when required.

For Irrigation Authorizations

1. Irrigation water service purchased from the District shall be used by the Customer only for the purposes specified in the application for irrigation water service and the Customer shall not sell or otherwise dispose of such irrigation water service supplied by the District. The irrigation water is not suitable for domestic uses.
2. In no case shall a Customer, except with the written consent of the District, extend his lines across a street, alley, lane, court, property lines, avenue, or other way, in order to furnish irrigation water service for adjacent property through one meter, even though such adjacent property may be owned by him. In case of such unauthorized extension, re-metering, sale or disposition of service, Customer's irrigation water service is subject to discontinuance until such unauthorized extension, re-metering, sale or disposition is discontinued and full payment is made of bills for irrigation water service, calculated on proper classification and rate schedules and reimbursement in full made to the District for all extra expenses incurred for clerical work, testing, and inspections.
3. The District will, subject to force majeure, at all times use reasonable diligence to provide continuous irrigation water service, and provided it has used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous irrigation water service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigation's, breakdowns, shutdowns for emergency repairs, or adjustments, acts of sabotage, enemies of the United States, State, Municipal or other governmental interference, acts of God or other causes beyond its control.
4. All Customer's irrigation water service installations or changes shall be inspected, at Customer's expense, upon completion by competent authority to ensure that Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and such local governmental or other rules as may be in effect.
5. The Customer shall exercise reasonable diligence to protect the District's property on the Customer's premises, and shall knowingly permit no one but the District's agents, or persons authorized by law, to have access to the District's pipes and apparatus. In the event of any loss, or damage to property of the District caused by or arising out of the carelessness, neglect or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer. The District may fine the Customer for tampering of District's property.
6. The duly authorized agents of the District shall have access at all reasonable hours to the premises of the Customer for the purpose of its installing, maintaining and inspecting or removing the District's property, reading meters and other purposes incident to performance under or termination of the District's agreement with the Customer and in such performance shall not be liable for trespass.

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 WORK
AUTHORIZATION**

For Lake Vegetation Trimming Authorizations

1. Work authorization to allow limited trimming of native vegetation between one foot above and two feet below lake control elevation as a result of vegetation growth issues during an extended period of drought throughout the Tradition community.

Special conditions of native vegetation trimming work authorization due to extended drought are as follows:

- A) Submission of work authorization application shall be completed by the neighborhood HOA, the responsible party for this trimming, along with a work location map and details related to the requested trimming operation. This work authorization will not consider individual applicants
- B) All portions of the work authorization should be complete. Lake tract reference can be obtained from property appraisers' website (www.paslc.org) by clicking on water body in the map view.
- C) Each applicant or their representative must show a work authorization application and provide a \$250 fee for review, processing and inspection of the work. This approved work authorization and fee can encompass multiple trimming locations proposed by the neighborhood HOA to be completed in a 6-month period, beginning from issuance date of the work authorization
- D) Note that extended drought is a period of time exceeding 8 weeks, continuous, of no or very little rainfall and typical water management tract (WMT) basins are 2-3 ft below normal control elevations. Also note that, typically, tradition CDD maintains WMT basins, within neighborhoods, from the water in, not the slopes, as neighborhood associations have maintained those slope areas, as part of a greater aesthetic for their individual community, since their individual community's inception. As droughts become prolonged, neighborhood associations need to continue maintaining to waters edge as water levels recede and slopes are now extended.
- E) Trimming of native vegetation can be performed to a height of 6 inches only. No lower. Chemical treatment, herbicide application, pulling, digging or alteration of lake bank slope to remove aquatic vegetation is strictly prohibited under this work authorization.
- F) Approved trimming methods include the use of a bladed cutting tool or weed eater.
- G) It is the applicant's responsibility to remove all cut/trimmed vegetation and dispose of same properly in a normal, legal manner.

Additional Special Conditions

District Engineer Approval

Signature

Printed Name

Date

Board of Supervisors Approval

Board Meeting Date

Audit Firms			
Criteria	Point Range	Grau & Associates	DiBartolomeo, McBee, Hartley & Barnes
Ability of Personnel: (E.g., geographic locations of the firms headquarters of permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load).	1-10	9	9
Proposer's Experience: (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).	1-10	9	9
Understanding of Scope of Work: Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	1-10	9	9
Ability to Furnish the Required Services: 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.	1-10	9	9
Price: Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.	1-10	7	9
TOTAL POINTS	50	43	45
BID PRICE - 2021/2022 AUDIT		\$60,000.00	\$31,750.00
BID PRICE - 2022/2023 AUDIT		\$61,500.00	\$33,300.00
BID PRICE - 2023/2024 AUDIT		\$63,000.00	\$34,850.00
BID PRICE - 2024/2025 AUDIT		\$64,500.00	\$36,850.00
BID PRICE - 2025/2026 AUDIT		\$66,000.00	\$38,500.00
COMMENTS:		The auditing firm for more than 200 CDD's	The auditing firm for more than 100 Governmental Entities.
RECOMMENDATION:		Both firms have the capacity to perform the audit. Management recommends that DiBartolomeo, the current auditor for the District and the firm with the lowest bid, be selected to perform the September 30, 2022, 2023 and 2024 annual audits, with an option subject to fee adjustments for inflation, to perform the fiscal year end audits for the two following years (FYE 9/30/25, FYE 9/30/26).	

Note: 2022/2023 Budget For Audit Services is \$55,000.

Tradition Community Development District #1-10

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

TABLE OF CONTENTS

Letter of Transmittal

Professional Qualifications

➤ Professional Staff Resources	1-2
➤ Current and Near Future Workload.....	2
➤ Identification of Audit Team	2
➤ Resumes	3-5
➤ Governmental Audit Experience	6

Additional Data

➤ Procedures for Ensuring Quality Control & Confidentiality	7
➤ Independence	7-8
➤ Computer Auditing Capabilities	8
➤ Contracts of Similar Nature	9

Technical Approach

➤ Agreement to Meet or Exceed the Performance Specifications.....	10
➤ Tentative Audit Schedule	11
➤ Description of Audit Approach	12-15
➤ Proposed Audit Fee.....	16

Tradition
Community Development District # 1-10
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Tradition Community Development District's #1-10 independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide. Having served the Tradition CDD's #1-10 in the past we have unmatched experience in the unique items that are associated with these districts.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. This will ensure the submission of audit reports will be completed in advance of the June 30th deadlines.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 591 SE Port St. Lucie Blvd., Port St. Lucie, FL 34984. Our phone number is (772) 878-1952. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 24 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	3
Staff	15
	24

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the Single Audit audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Theresa Goldstein - Senior (resume attached)

Staff – TBA

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- In excess of 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Fort Pierce, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 35 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 35 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district, and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to various governmental entities, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Theresa Goldstein

Supervisor – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Theresa has over 25 years of public accounting experience and would serve as the supervisor for the Constitutional Officers. Her experience and training include:

- 25 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Theresa has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Theresa currently provides internal audit and consulting services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Engagements include St. Lucie County Fire District, Multiple CDD audits, Tradition CDD #1-10, Southern Groves CDD #1-6 and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Finance – University of Central Florida
- Masters of Business Administration with concentration in Accounting – Bryant College

Professional Affiliations

- Associate Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under Single audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Patricia Marston-Duva, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Barbara Mika, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Mary Foulter, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Andrew Karmaris, District Finance Manager (561) 630-4922	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District John Daugirda (813)514-2865	2013-current	√	Jim Hartley				50
Union Park Community Development District John Daugirda (813)514-2865	2013-current	√	Jim Hartley				50
Deer Island Community Development District Indhira Araujo (407)841-5524	2013-current	√	Jim Hartley				50
Park Creek Community Development District Sharyn Henning (954)721-8681	2013-current	√	Jim Hartley				50
Aviary at Rutland Ranch Community Development District Skye Lee (904)355-1831	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 15th of the following year. In order to ensure this we will perform interim internal control testing as required by March 15th from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 15th.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Jan.	Feb.	Mar.	Apr.	May.	Jun.
<i>I. Planning Phase:</i>						
Meetings and discussions with Tradition Community Development District personnel regarding operating, accounting and reporting matters						
Discuss management expectations, strategies and objectives						
Review operations						
Develop engagement plan						
Study and evaluate internal controls						
Conduct preliminary analytical review						
<i>II. Detailed Audit Phase:</i>						
Conduct final risk assessment						
Finalize audit approach plan						
Perform substantive tests of account balances						
Perform single audit procedures (if applicable)						
Perform statutory compliance testing						
<i>III. Closing Phase:</i>						
Review subsequent events, contingencies and commitments						
Complete audit work and obtain management representations						
Review proposed audit adjustments with client						
<i>IV. Reporting Phase:</i>						
Review or assist in preparation of financial statement for Tradition Community Development District						
Prepare management letter and other special reports						
Exit conference with Tradition Community Development District officials and management						
Delivery of final reports						

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Tradition Community Development District # 1-10. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Tradition Community Development District # 1-10 designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the draft required reports by the May meeting of each year.

PROPOSED AUDIT FEE FOR EACH YEAR OF THE THREE YEARS

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Tradition Community Development District # 1-10 for the three years as follows:

TRADITION CDD # 1-10	2022	2023	2024
#1	\$5,200	\$5,400	\$5,600
#2	\$2,950	\$3,100	\$3,250
#3	\$2,950	\$3,100	\$3,250
#4	\$2,950	\$3,100	\$3,250
#5	\$2,950	\$3,100	\$3,250
#6	\$2,950	\$3,100	\$3,250
#7	\$2,950	\$3,100	\$3,250
#8	\$2,950	\$3,100	\$3,250
#9	\$2,950	\$3,100	\$3,250
#10	<u>\$2,950</u>	<u>\$3,100</u>	<u>\$3,250</u>
	\$31,750	\$33,300	\$34,850

2 Option Years 2025-2026 estimated \$36,850-\$38,500.

In years of new debt issuance fees may be adjusted as mutually agreed upon.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

TRADITION

Community Development District Nos. 1-10

Proposal Due: February 03, 2023
4:00PM

Submitted to:

Tradition
Community Development District Nos. 1-10
c/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

	PAGE
EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19

February 03, 2023

Tradition Community Development District Nos. 1-10
C/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022-2024, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Tradition Community Development District's (the "District") Nos. 1-10 Request for Proposal (RFP), and we look forward to continuing working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

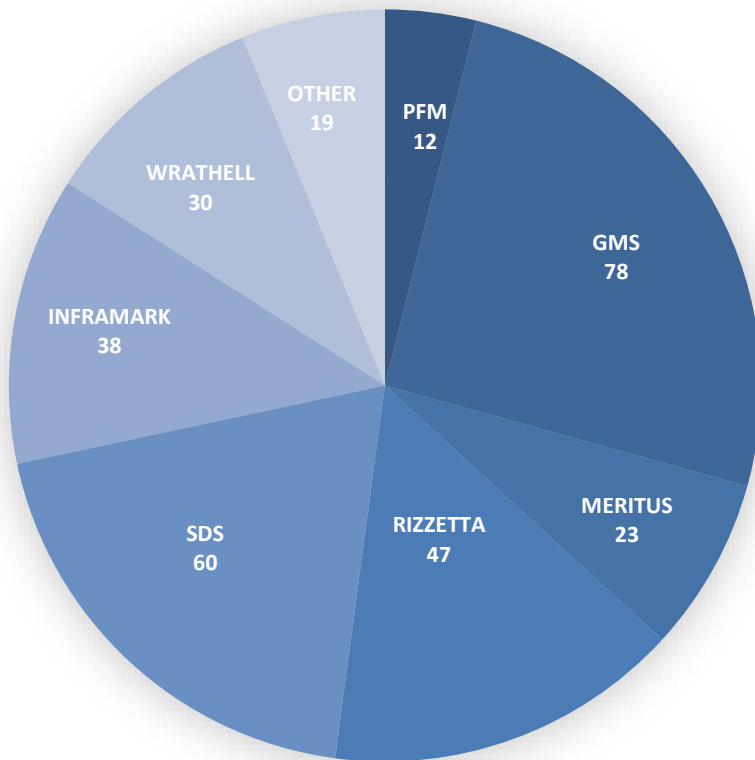
Review Number: 571202

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

58 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 18+

CPE (last 2 years):

Government

Accounting, Auditing:

38 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
58
82 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact: rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)

Master of Accounting

Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

38
56
94 (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

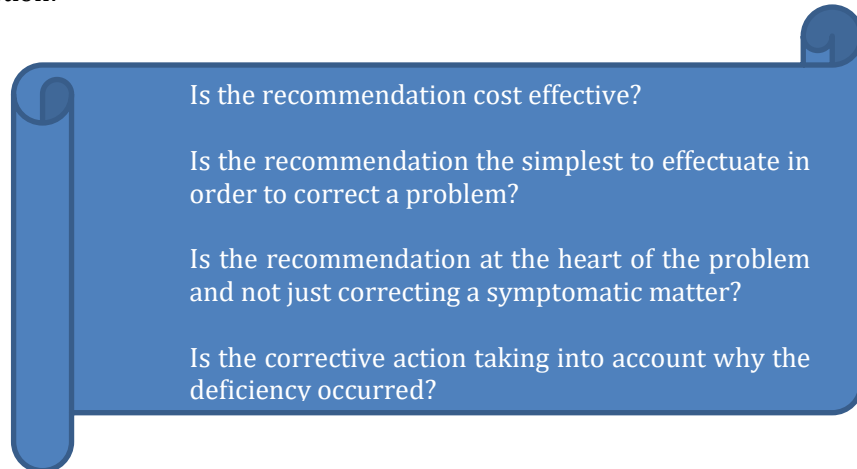
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2022	\$60,000
2023	\$61,500
2024	\$63,000
2025	\$64,500
2026	<u>\$66,000</u>
TOTAL (2022-2026)	<u>\$315,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional debt is issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Fund	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	332	5	3	327	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Tradition Community Development District Nos. 1-10 with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

TRADITION COMMUNITY
DEVELOPMENT DISTRICTS 1-10

**Financial Report For
January 2023**

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

Tradition CDD #1-10 RECAP.....	Page 3-5
Tradition CDD #1.....	Page 6-8
Tradition CDD #2.....	Page 9-10
Tradition CDD #3.....	Page 11-12
Tradition CDD #4.....	Page 13-14
Tradition CDD #5.....	Page 15-16
Tradition CDD #6.....	Page 17-18
Tradition CDD #7.....	Page 19-20
Tradition CDD #8.....	Page 21-22
Tradition CDD #9.....	Page 23-24
Tradition CDD #10.....	Page 25-26
Tradition IRRIGATION.....	Page 27-30

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 01/31/23 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	826,236	100.15%	
OTHER INCOME	0	61,070	0.00%	
DEVELOPER CONTRIBUTION - BEEP	0	1,381,680	0.00%	
FUND CARRY FORWARD	0	0	0.00%	
Total Revenues	\$ 8,825,868	\$ 8,617,186	97.64%	
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	9,431	11.79%	
MANAGEMENT	96,161	32,054	33.33%	
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	163,585	147.56%	
WEBSITE	7,500	2,500	33.33%	
LEGAL ADVERTISING	6,500	291	4.47%	
MISCELLANEOUS	0	16,535		CDD #11 Establishment
TRAVEL AND PER DIEM	1,000	492	49.18%	
FINANCIAL ADVISORY FEES	0	85	0.00%	
OFFICE SUPPLIES	2,500	1,228	49.12%	
POSTAGE AND SHIPPING	200	202	100.81%	
COPIES	1,000	1,644	164.37%	
SUPERVISOR FEES	64,800	11,400	17.59%	
SUPERVISOR PAYROLL TAXES	0	872	0.00%	
SUPERVISOR PAYROLL FEES	0	185	0.00%	
TELEPHONE	0	0	100.00%	
TRUSTEE SERVICES	18,000	0	0.00%	
OFFICE RENT	25,000	26,897	107.59%	
CONTINUING DISCLOSURE FEE	3,000	250	8.33%	
GENERAL RESERVES	25,000	0	0.00%	
TOTAL ADMIN EXPENSES	560,941	288,927	51.51%	

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 01/31/23 ACTUAL	% Of Budget	COMMENTS
EXPENDITURES - MAINT				
LAKE MAINTENANCE	255,000	27,722	10.87%	
BEEP OPERATIONS	300,956	70,168	23.32%	
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	19,591	48.98%	
DEVELOPMENT COORDINATOR	61,100	20,367	33.33%	
PAINTING	0	0	0.00%	
FENCE MAINTENANCE	0	0	0.00%	
ELECTRIC	70,000	34,614	49.45%	
ENGINEERING - MAINT.	100,000	0	0.00%	
FIELD MANAGEMENT	197,667	65,889	33.33%	
FOUNTAIN MAINTENANCE	30,000	0	0.00%	
LANDSCAPING MAINTENANCE & MATERIALS	870,000	347,912	39.99%	
IRRIGATION	152,000	50,235	33.05%	
IRRIGATION PARTS & REPAIR	25,000	15,372	61.49%	
PEST CONTROL	0	0	0.00%	
SECURITY	0	3,400	0.00%	
SIDEWALK CLEANING	30,000	15,000	50.00%	
SIDEWALK REPAIR	45,000	0	0.00%	
SIGNAGE	10,000	28,291	282.91%	
STREETLIGHTS	45,000	74,316	165.15%	
STORMWATER MANAGEMENT	6,000	0	0.00%	
TREE/PLANT REPLACEMENT & TRIM	90,000	60,004	66.67%	
WETLAND UPLAND MAINTENANCE	0	375	0.00%	
TOTAL MAINTENANCE EXPENSES	2,699,723	834,986	30.93%	
Total Expenditures	\$ 3,260,664	\$ 1,123,913	34.47%	

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 01/31/23 ACTUAL	% Of Budget	COMMENTS
EXCESS / (SHORTFALL)	\$ 5,565,204	\$ 7,493,274	134.65%	
PAYMENT TO TRUSTEE BOND PREPAYMENTS	(4,949,211)	(3,840,122)	77.59%	
BALANCE	\$ 615,993	\$ 3,653,152		
COUNTY APPRAISER & TAX COLLECTOR FEE	(307,996)	(267,111)	86.73%	
DISCOUNTS FOR EARLY PAYMENTS	(307,996)	(253,392)	82.27%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 3,132,649		

Tradition CDD No. 1
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Ja...	Budget	\$ Over Bud...	% 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	107,521.92	45,855.00	61,666.92	234.5%
01-3810 · Debt Assessments (2014)	3,713,849.53	62,341.00	3,651,508.53	5,957.3%
01-3811 · Debt Assessments (2021)	507,393.39			
01-3820 · Debt Assess-Pd To Trustee-2014	-3,495,441.57	-57,353.00	-3,438,088.57	6,094.6%
01-3821 · Debt Assess-Pd To Trustee-2021	-477,554.07			
01-3830 · Assessment Fees	-8,700.99	-4,178.00	-4,522.99	208.3%
01-3831 · Assessment Discounts	-9,986.23	-4,178.00	-5,808.23	239.0%
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	57,692.63	0.00	57,692.63	100.0%
01-9405 · Stormwater Fees	11,355.98	11,339.00	16.98	100.1%
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	1,811,332.30	53,826.00	1,757,506.30	3,365.2%
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	226.48	679.00	-452.52	33.4%
01-1313 · Field Management	905.64	2,717.00	-1,811.36	33.3%
01-1315 · Legal Fees	66.66	565.00	-498.34	11.8%
01-1317 · Travel and Per Diem	3.52	7.00	-3.48	50.3%
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	1,140.00	6,480.00	-5,340.00	17.6%
01-1326 · Payroll tax expense	87.21	0.00	87.21	100.0%
01-1327 · Payroll Processing fees	18.51	0.00	18.51	100.0%
01-1330 · Arbitrage Rebate Fee	0.00			
01-1331 · Financial Advisory Fees	0.65			
01-1332 · Development Coordinator	279.97	840.00	-560.03	33.3%
01-1335 · Administrative Contingency	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	190.04	177.00	13.04	107.4%
01-1450 · Insurance	99,679.35	783.00	98,896.35	12,730.4%
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	1.46	1.00	0.46	146.0%
01-1514 · Office Supplies	8.72	18.00	-9.28	48.4%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	11.65	7.00	4.65	166.4%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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	320.95	3,746.00	-3,425.05	8.6%
Total 01-1606 · BEEP O&M	873.45	3,746.00	-2,872.55	23.3%
01-1743 · Continuing Disclosure Fee	3.48	41.00	-37.52	8.5%
01-1801 · Landscaping Maintenance	4,781.91	11,958.00	-7,176.09	40.0%
01-1802 · Tree/Plant Replacement & Trim	824.76	1,237.00	-412.24	66.7%
01-1805 · Stormwater Management (GF)	0.00	82.00	-82.00	0.0%
01-1807 · Irrigation Parts & Repair	211.31	344.00	-132.69	61.4%
01-1808 · Irrigation	690.48	2,089.00	-1,398.52	33.1%
01-1810 · Engineering / Inspections	0.00	1,374.00	-1,374.00	0.0%
01-1812 · Signage & Amenities Repair	388.87	138.00	250.87	281.8%

12:01 PM

02/21/23

Accrual Basis

Tradition CDD No. 1
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Ja...	Budget	\$ Over Bud...	% of Budget
01-1813 · Wetland Upland Maintenance	5.19	0.00	5.19	100.0%
01-1814 · Electricity	475.79	962.00	-486.21	49.5%
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	269.29	550.00	-280.71	49.0%
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	1,021.47	619.00	402.47	165.0%
01-1829 · Sidewalk Cleaning	206.20	412.00	-205.80	50.0%
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	113,505.60	53,826.00	59,679.60	210.9%
Net Income	1,697,826.70	0.00	1,697,826.70	100.0%

Tradition CDD No. 1
Balance Sheet
As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	3,668,284.42
Total Checking/Savings	3,668,284.42
Accounts Receivable	
11000 · Accounts Receivable	1,421,140.45
Total Accounts Receivable	1,421,140.45
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	5,090,624.65
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	5,071,913.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	133,253.04
Total Accounts Payable	133,253.04
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	122,172.45
01-2031 · Due to CDD3	311,396.66
01-2032 · Due to CDD4	311,417.83
01-2033 · Due to CDD5	307,533.60
01-2034 · Due to CDD6	285,532.85
01-2035 · Due to CDD7	85,014.74
01-2036 · Due to CDD8	7,946.58
01-2037 · Due to CDD9	7,298.51
01-2038 · Due to CDD10	87,809.34
01-3010 · General Reserve - Signage	500,000.00
Total Other Current Liabilities	2,986,551.00
Total Current Liabilities	3,119,804.04
Total Liabilities	3,119,804.04
Equity	
30000 · Opening Balance Equity	70,654.15
99-9999 · Retained Earnings	183,628.76
Net Income	1,697,826.70
Total Equity	1,952,109.61
TOTAL LIABILITIES & EQUITY	5,071,913.65

Tradition CDD No. 2
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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	59,477.95	59,389.00	88.95	100.1%
01-9410 · Interest Income (GF)	65.41	0.00	65.41	100.0%
Total Income	174,768.48	221,987.00	-47,218.52	78.7%
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	1,185.91	3,558.00	-2,372.09	33.3%
01-1315 · Legal Fees	348.93	2,960.00	-2,611.07	11.8%
01-1317 · Travel and Per Diem	18.19	37.00	-18.81	49.2%
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	1,140.00	6,480.00	-5,340.00	17.6%
01-1326 · Payroll Taxes	87.21	0.00	87.21	100.0%
01-1327 · Payroll Processing Fees	18.51	0.00	18.51	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	1,466.13	4,398.00	-2,931.87	33.3%
01-1440 · Rents & Leases	995.14	925.00	70.14	107.6%
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	7.45	6.00	1.45	124.2%
01-1514 · Office Supplies	45.43	92.00	-46.57	49.4%
01-1516 · Copies	60.81	36.00	24.81	168.9%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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	4,574.51	19,620.00	-15,045.49	23.3%
01-1743 · Continuing Disclosure Fee	17.99	216.00	-198.01	8.3%
01-1801 · Landscaping Maintenance	25,045.13	62,629.00	-37,583.87	40.0%
01-1802 · Tree/Plant Replacement & Trim	4,319.50	6,479.00	-2,159.50	66.7%
01-1805 · Stormwater Management (GF)	0.00	432.00	-432.00	0.0%
01-1807 · Irrigation Parts & Repair	1,106.54	1,800.00	-693.46	61.5%
01-1808 · Irrigation	3,616.24	10,942.00	-7,325.76	33.0%
01-1809 · Field Management	4,743.14	14,229.00	-9,485.86	33.3%
01-1810 · Engineering / Inspections	0.00	7,199.00	-7,199.00	0.0%
01-1812 · Signage & Amenities Repair	2,036.56	720.00	1,316.56	282.9%
01-1813 · Wetland Upland Maintenance	26.99	0.00	26.99	100.0%
01-1814 · Electricity	2,491.74	5,039.00	-2,547.26	49.4%
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	1,410.31	2,879.00	-1,468.69	49.0%
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	5,349.81	3,239.00	2,110.81	165.2%
01-1829 · Sidewalk Cleaning	1,079.80	2,160.00	-1,080.20	50.0%
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	76,669.97	221,987.00	-145,317.03	34.5%
Net Income	98,098.51	0.00	98,098.51	100.0%

12:15 PM

02/21/23

Accrual Basis

Tradition CDD No. 2

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1173	8,677.63
Total Checking/Savings	8,677.63
Other Current Assets	
01-1210 · Due from CDD1	122,172.45
Total Other Current Assets	122,172.45
Total Current Assets	130,850.08
TOTAL ASSETS	130,850.08
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	4,869.12
99-9999 · Retained Earnings	27,882.45
Net Income	98,098.51
Total Equity	130,850.08
TOTAL LIABILITIES & EQUITY	130,850.08

Tradition CDD No. 3
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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	176,589.09	176,325.00	264.09	100.1%
01-9410 · Interest Income (GF)	0.13	0.00	0.13	100.0%
Total Income	462,159.35	575,417.00	-113,257.65	80.3%
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	3,520.95	10,563.00	-7,042.05	33.3%
01-1315 · Legal Fees	1,035.98	8,788.00	-7,752.02	11.8%
01-1317 · Travel and Per Diem	54.01	110.00	-55.99	49.1%
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	1,140.00	6,480.00	-5,340.00	17.6%
01-1326 · Payroll Taxes - Supervisors	87.21	0.00	87.21	100.0%
01-1327 · Payroll Fees - Supervisors	18.51	0.00	18.51	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	4,352.90	13,059.00	-8,706.10	33.3%
01-1440 · Rents & Leases	2,954.56	2,746.00	208.56	107.6%
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	22.14	22.00	0.14	100.6%
01-1514 · Office Supplies	134.88	275.00	-140.12	49.0%
01-1516 · Copies	180.55	110.00	70.55	164.1%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	53.43	641.00	-587.57	8.3%
01-1801 · Landscaping Maintenance	74,358.36	185,943.00	-111,584.64	40.0%
01-1802 · Tree/Plant Replacement & Trim	12,824.49	19,235.00	-6,410.51	66.7%
01-1805 · Stormwater Management (GF)	0.00	1,282.00	-1,282.00	0.0%
01-1807 · Irrigation Parts & Repair	3,285.31	5,343.00	-2,057.69	61.5%
01-1808 · Irrigation	10,736.52	32,487.00	-21,750.48	33.0%
01-1809 · Field Management	14,082.28	42,247.00	-28,164.72	33.3%
01-1810 · Engineering / Inspections	0.00	21,373.00	-21,373.00	0.0%
01-1812 · Signage & Amenities Repair	6,046.50	2,137.00	3,909.50	282.9%
01-1813 · Wetland Upland Maintenance	80.14	0.00	80.14	100.0%
01-1814 · Electricity	7,397.93	14,961.00	-7,563.07	49.4%
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	4,187.17	8,549.00	-4,361.83	49.0%
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	15,883.45	9,618.00	6,265.45	165.1%
01-1829 · Sidewalk Cleaning	3,205.91	6,412.00	-3,206.09	50.0%
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	184,242.03	575,417.00	-391,174.97	32.0%
Net Income	277,917.32	0.00	277,917.32	100.0%

12:26 PM

02/21/23

Accrual Basis

Tradition CDD No. 3

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1181	18.60
Total Checking/Savings	18.60
Other Current Assets	
01-1210 · Due from CDD1	311,396.66
Total Other Current Assets	311,396.66
Total Current Assets	311,415.26
TOTAL ASSETS	311,415.26
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,295.39
99-9999 · Retained Earnings	32,202.55
Net Income	277,917.32
Total Equity	311,415.26
TOTAL LIABILITIES & EQUITY	311,415.26

Tradition CDD No. 4
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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	178,718.27	178,451.00	267.27	100.1%
01-9410 · Interest Income (GF)	11.53	0.00	11.53	100.0%
Total Income	467,632.27	582,200.00	-114,567.73	80.3%
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	3,563.40	10,690.00	-7,126.60	33.3%
01-1315 · Legal Fees	1,048.47	8,894.00	-7,845.53	11.8%
01-1317 · Travel and Per Diem	54.66	111.00	-56.34	49.2%
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	14,252.08	42,756.00	-28,503.92	33.3%
01-1325 · Supervisor Fees	1,140.00	6,480.00	-5,340.00	17.6%
01-1326 · Payroll Taxes - Supervisors	87.21	0.00	87.21	100.0%
01-1327 · Payroll Fees - Supervisors	18.51	0.00	18.51	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	4,405.39	13,216.00	-8,810.61	33.3%
01-1440 · Rents & Leases	2,990.18	2,779.00	211.18	107.6%
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	22.41	22.00	0.41	101.9%
01-1514 · Office Supplies	136.51	278.00	-141.49	49.1%
01-1516 · Copies	182.73	111.00	71.73	164.6%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	54.07	649.00	-594.93	8.3%
01-1801 · Landscaping Maintenance	75,254.96	188,185.00	-112,930.04	40.0%
01-1802 · Tree/Plant Replacement & Trim	12,979.13	19,467.00	-6,487.87	66.7%
01-1805 · Stormwater Management (GF)	0.00	1,298.00	-1,298.00	0.0%
01-1807 · Irrigation Parts & Repair	3,324.93	5,408.00	-2,083.07	61.5%
01-1808 · Irrigation	10,865.98	32,878.00	-22,012.02	33.0%
01-1810 · Engineering / Inspections	0.00	21,630.00	-21,630.00	0.0%
01-1812 · Signage & Amenities Repair	6,119.41	2,163.00	3,956.41	282.9%
01-1813 · Wetland Upland Maintenance	81.11	0.00	81.11	100.0%
01-1814 · Electricity	7,487.14	15,141.00	-7,653.86	49.4%
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	4,237.66	8,652.00	-4,414.34	49.0%
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	16,074.97	9,734.00	6,340.97	165.1%
01-1829 · Sidewalk Cleaning	3,244.56	6,489.00	-3,244.44	50.0%
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	186,447.23	582,200.00	-395,752.77	32.0%
Net Income	281,185.04	0.00	281,185.04	100.0%

12:35 PM

02/21/23

Accrual Basis

Tradition CDD No. 4

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1211	1,529.32
Total Checking/Savings	1,529.32
Other Current Assets	
01-1210 · Due from CDD1	311,417.83
Total Other Current Assets	311,417.83
Total Current Assets	312,947.15
TOTAL ASSETS	312,947.15
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,491.35
99-9999 · Retained Earnings	30,270.76
Net Income	281,185.04
Total Equity	312,947.15
TOTAL LIABILITIES & EQUITY	312,947.15

Tradition CDD No. 5
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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	177,441.36	177,176.00	265.36	100.1%
01-9410 · Interest Income (GF)	24.54	0.00	24.54	100.0%
Total Income	464,369.10	578,131.00	-113,761.90	80.3%
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	3,537.93	10,614.00	-7,076.07	33.3%
01-1315 · Legal Fees	1,040.97	8,830.00	-7,789.03	11.8%
01-1317 · Travel and Per Diem	54.27	110.00	-55.73	49.3%
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	14,150.20	42,451.00	-28,300.80	33.3%
01-1325 · Supervisor Fees	1,140.00	6,480.00	-5,340.00	17.6%
01-1326 · Payroll Taxes - Supervisors	87.21	0.00	87.21	100.0%
01-1327 · Payroll Fees - Supervisors	18.51	0.00	18.51	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	4,373.90	13,122.00	-8,748.10	33.3%
01-1440 · Rents & Leases	2,968.81	2,759.00	209.81	107.6%
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	22.25	22.00	0.25	101.1%
01-1514 · Office Supplies	135.53	276.00	-140.47	49.1%
01-1516 · Copies	181.42	110.00	71.42	164.9%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	53.68	644.00	-590.32	8.3%
01-1801 · Landscaping Maintenance	74,717.00	186,840.00	-112,123.00	40.0%
01-1802 · Tree/Plant Replacement & Trim	12,886.34	19,328.00	-6,441.66	66.7%
01-1805 · Stormwater Management (GF)	0.00	1,289.00	-1,289.00	0.0%
01-1807 · Irrigation Parts & Repair	3,301.16	5,369.00	-2,067.84	61.5%
01-1808 · Irrigation	10,788.30	32,643.00	-21,854.70	33.0%
01-1810 · Engineering / Inspections	0.00	21,476.00	-21,476.00	0.0%
01-1812 · Signage & Amenities Repair	6,075.67	2,148.00	3,927.67	282.9%
01-1813 · Wetland Upland Maintenance	80.53	0.00	80.53	100.0%
01-1814 · Electricity	7,433.62	15,033.00	-7,599.38	49.4%
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	4,207.37	8,590.00	-4,382.63	49.0%
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	15,960.06	9,664.00	6,296.06	165.1%
01-1829 · Sidewalk Cleaning	3,221.37	6,443.00	-3,221.63	50.0%
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	184,758.13	578,131.00	-393,372.87	32.0%
Net Income	279,610.97	0.00	279,610.97	100.0%

1:04 PM

02/21/23

Accrual Basis

Tradition CDD No. 5

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,256.12
Total Checking/Savings	3,256.12
Other Current Assets	
01-1210 · Due from CDD1	307,533.59
Total Other Current Assets	307,533.59
Total Current Assets	310,789.71
TOTAL ASSETS	310,789.71
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	559.76
99-9999 · Retained Earnings	30,618.98
Net Income	279,610.97
Total Equity	310,789.71
TOTAL LIABILITIES & EQUITY	310,789.71

1:25 PM

02/21/23

Accrual Basis

Tradition CDD No. 6
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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	162,536.07	162,293.00	243.07	100.1%
01-9410 · Interest Income (GF)	125.77	0.00	125.77	100.0%
Total Income	426,240.63	530,651.00	-104,410.37	80.3%
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	3,240.74	9,722.00	-6,481.26	33.3%
01-1315 · Legal Fees	953.53	8,088.00	-7,134.47	11.8%
01-1317 · Travel and Per Diem	49.71	101.00	-51.29	49.2%
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	1,140.00	6,480.00	-5,340.00	17.6%
01-1326 · Payroll Taxes - Supervisors	87.21	0.00	87.21	100.0%
01-1327 · Payroll Fees - Supervisors	18.51	0.00	18.51	100.0%
01-1329 · Development Coordinator	4,006.49	12,019.00	-8,012.51	33.3%
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	2,719.43	2,528.00	191.43	107.6%
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	20.38	20.00	0.38	101.9%
01-1514 · Office Supplies	124.15	253.00	-128.85	49.1%
01-1516 · Copies	166.18	101.00	65.18	164.5%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	49.17	590.00	-540.83	8.3%
01-1801 · Landscaping Maintenance	68,440.77	171,145.00	-102,704.23	40.0%
01-1802 · Tree/Plant Replacement & Trim	11,803.89	17,705.00	-5,901.11	66.7%
01-1805 · Stormwater Management (GF)	0.00	1,180.00	-1,180.00	0.0%
01-1807 · Irrigation Parts & Repair	3,023.86	4,918.00	-1,894.14	61.5%
01-1808 · Irrigation	9,882.09	29,901.00	-20,018.91	33.0%
01-1809 · Field Management	12,961.58	38,885.00	-25,923.42	33.3%
01-1810 · Engineering / Inspections	0.00	19,672.00	-19,672.00	0.0%
01-1812 · Signage & Amenities Repair	5,565.31	1,967.00	3,598.31	282.9%
01-1813 · Wetland Upland Maintenance	73.76	0.00	73.76	100.0%
01-1814 · Electricity	6,809.19	13,770.00	-6,960.81	49.4%
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	3,853.95	7,869.00	-4,015.05	49.0%
01-1818 · Fountain Maintenance & Chemical	0.00	5,902.00	-5,902.00	0.0%
01-1825 · Streetlights	14,619.41	8,852.00	5,767.41	165.2%
01-1829 · Sidewalk Cleaning	2,950.77	5,902.00	-2,951.23	50.0%
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	169,951.63	530,651.00	-360,699.37	32.0%
Net Income	256,289.00	0.00	256,289.00	100.0%

1:25 PM

02/21/23

Accrual Basis

Tradition CDD No. 6

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	16,685.22
Total Checking/Savings	16,685.22
Other Current Assets	
01-1210 · Due from CDD1	
01-1211 · Due From CDD1 - Spikerush	9,742.24
01-1210 · Due from CDD1 - Other	275,790.62
Total 01-1210 · Due from CDD1	285,532.86
Total Other Current Assets	285,532.86
Total Current Assets	302,218.08
TOTAL ASSETS	302,218.08
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	970.27
99-9999 · Retained Earnings	44,958.81
Net Income	256,289.00
Total Equity	302,218.08
TOTAL LIABILITIES & EQUITY	302,218.08

Tradition CDD No. 7
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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	21,292.84	21,261.00	31.84	100.1%
01-9410 · Interest Income (GF)	36.73	0.00	36.73	100.0%
Total Income	144,320.72	198,718.00	-54,397.28	72.6%
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	4,211.55	12,635.00	-8,423.45	33.3%
01-1315 · Legal Fees	1,239.17	10,511.00	-9,271.83	11.8%
01-1317 · Travel and Per Diem	64.61	131.00	-66.39	49.3%
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	1,698.02	5,094.00	-3,395.98	33.3%
01-1325 · Supervisor Fees	1,140.00	6,480.00	-5,340.00	17.6%
01-1326 · Payroll Taxes - Supervisors	87.21	0.00	87.21	100.0%
01-1327 · Payroll Fees - Supervisors	18.51	0.00	18.51	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	524.86	1,575.00	-1,050.14	33.3%
01-1440 · Rents & Leases	3,534.07	3,285.00	249.07	107.6%
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	26.49	26.00	0.49	101.9%
01-1514 · Office Supplies	161.34	328.00	-166.66	49.2%
01-1516 · Copies	215.96	131.00	84.96	164.9%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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	16,245.52	69,678.00	-53,432.48	23.3%
01-1743 · Continuing Disclosure Fee	6.44	77.00	-70.56	8.4%
01-1801 · Landscaping Maintenance	8,966.04	22,421.00	-13,454.96	40.0%
01-1802 · Tree/Plant Replacement & Trim	1,546.36	2,319.00	-772.64	66.7%
01-1805 · Stormwater Management (GF)	0.00	155.00	-155.00	0.0%
01-1807 · Irrigation Parts & Repair	396.13	644.00	-247.87	61.5%
01-1808 · Irrigation	1,294.59	3,917.00	-2,622.41	33.1%
01-1810 · Engineering / Inspections	0.00	2,577.00	-2,577.00	0.0%
01-1812 · Signage & Amenities Repair	729.08	258.00	471.08	282.6%
01-1813 · Wetland Upland Maintenance	9.66	0.00	9.66	100.0%
01-1814 · Electricity	892.03	1,804.00	-911.97	49.4%
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	504.88	1,031.00	-526.12	49.0%
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	1,915.20	1,160.00	755.20	165.1%
01-1829 · Sidewalk Cleaning	386.56	773.00	-386.44	50.0%
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	58,007.35	198,718.00	-140,710.65	29.2%
Net Income	86,313.37	0.00	86,313.37	100.0%

1:35 PM

02/21/23

Accrual Basis

Tradition CDD No. 7

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	4,873.96
Total Checking/Savings	4,873.96
Other Current Assets	
01-1210 · Due from CDD1	85,014.44
Total Other Current Assets	85,014.44
Total Current Assets	89,888.40
TOTAL ASSETS	89,888.40
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	3,575.03
Net Income	86,313.37
Total Equity	89,888.40
TOTAL LIABILITIES & EQUITY	89,888.40

3:12 PM

02/21/23

Accrual Basis

Tradition CDD No. 8
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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)	31.42	0.00	31.42	100.0%
Total Income	68,402.33	99,483.00	-31,080.67	68.8%
Expense				
01-1310 · Engineering	1,810.33	4,636.00	-2,825.67	39.0%
01-1311 · Management Fees	2,971.86	8,916.00	-5,944.14	33.3%
01-1315 · Legal Fees	874.42	7,417.00	-6,542.58	11.8%
01-1317 · Travel and Per Diem	45.59	93.00	-47.41	49.0%
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	1,245.72	6,480.00	-5,234.28	19.2%
01-1331 · Financial Advisory Fees	7.88	0.00	7.88	100.0%
01-1440 · Rents & Leases	2,493.80	2,318.00	175.80	107.6%
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	18.69	19.00	-0.31	98.4%
01-1514 · Office Supplies	113.85	232.00	-118.15	49.1%
01-1516 · Copies	152.39	93.00	59.39	163.9%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1743 · Continuing Disclosure Fee	0.00			
01-1820 · TIM Operations	11,463.57	49,168.00	-37,704.43	23.3%
01-1835 · General Reserves	0.00	2,316.00	-2,316.00	0.0%
Total Expense	29,317.13	99,483.00	-70,165.87	29.5%
Net Income	39,085.20	0.00	39,085.20	100.0%

3:12 PM

02/21/23

Accrual Basis

Tradition CDD No. 8

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,167.93
Total Checking/Savings	4,167.93
Other Current Assets	
01-1210 · Due from CDD1	7,946.58
Total Other Current Assets	7,946.58
Total Current Assets	12,114.51
TOTAL ASSETS	12,114.51
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-26,970.69
Net Income	39,085.20
Total Equity	12,114.51
TOTAL LIABILITIES & EQUITY	12,114.51

3:28 PM

02/21/23

Accrual Basis

Tradition CDD No. 9
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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)	29.66	0.00	29.66	100.0%
Total Income	46,019.51	66,725.00	-20,705.49	69.0%
Expense				
01-1310 · Engineering	1,129.30	2,889.00	-1,759.70	39.1%
01-1311 · Management Fees	1,853.87	5,562.00	-3,708.13	33.3%
01-1315 · Legal Fees	545.47	4,627.00	-4,081.53	11.8%
01-1317 · Travel and Per Diem	28.44	58.00	-29.56	49.0%
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	1,245.72	6,480.00	-5,234.28	19.2%
01-1331 · Financial Advisory Fees	4.91	0.00	4.91	100.0%
01-1440 · Rents & Leases	1,555.65	1,446.00	109.65	107.6%
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	11.66	12.00	-0.34	97.2%
01-1514 · Office Supplies	71.02	145.00	-73.98	49.0%
01-1516 · Copies	95.06	58.00	37.06	163.9%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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	7,151.08	30,672.00	-23,520.92	23.3%
01-1835 · General Reserves	0.00	1,446.00	-1,446.00	0.0%
Total Expense	21,224.34	66,725.00	-45,500.66	31.8%
Net Income	24,795.17	0.00	24,795.17	100.0%

3:28 PM

02/21/23

Accrual Basis

Tradition CDD No. 9

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	3,933.80
Total Checking/Savings	3,933.80
Other Current Assets	
01-1210 · Due from CDD1	7,298.51
Total Other Current Assets	7,298.51
Total Current Assets	11,232.31
TOTAL ASSETS	11,232.31
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-13,562.86
Net Income	24,795.17
Total Equity	11,232.31
TOTAL LIABILITIES & EQUITY	11,232.31

Tradition CDD No. 10
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	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	38,824.07	38,766.00	58.07	100.1%
01-9410 · Interest Income (GF)	41.60	0.00	41.60	100.0%
Total Income	256,756.77	353,520.00	-96,763.23	72.6%
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	7,740.99	23,223.00	-15,482.01	33.3%
01-1315 · Legal Fees	2,277.65	19,320.00	-17,042.35	11.8%
01-1317 · Travel and Per Diem	118.76	242.00	-123.24	49.1%
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	1,245.72	6,480.00	-5,234.28	19.2%
01-1331 · Financial Advisory Fees	20.52			
01-1332 · Development Coordinator	957.00	2,871.00	-1,914.00	33.3%
01-1440 · Rents & Leases	6,495.76	6,037.00	458.76	107.6%
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	48.69	48.00	0.69	101.4%
01-1514 · Office Supplies	296.56	604.00	-307.44	49.1%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	396.95	242.00	154.95	164.0%
01-1518 · Web Site	250.00	750.00	-500.00	33.3%
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	11.74	141.00	-129.26	8.3%
01-1801 · Landscaping Maintenance	16,348.08	40,881.00	-24,532.92	40.0%
01-1802 · Tree/Plant Replacement & Trim	2,819.53	4,229.00	-1,409.47	66.7%
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	722.29	1,175.00	-452.71	61.5%
01-1808 · Irrigation	2,360.48	7,142.00	-4,781.52	33.1%
01-1809 · Field Management	3,096.06	9,288.00	-6,191.94	33.3%
01-1810 · Engineering / Inspections	0.00	4,699.00	-4,699.00	0.0%
01-1812 · Signage & Amenities Repair	1,329.35	470.00	859.35	282.8%
01-1813 · Wetland Upland Maintenance	17.62			
01-1814 · Electricity	1,626.47	3,289.00	-1,662.53	49.5%
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	920.57	1,880.00	-959.43	49.0%
01-1818 · Fountain Maintenance & Chemical	0.00	1,410.00	-1,410.00	0.0%
01-1825 · TIM Operations	33,351.94	128,071.00	-94,719.06	26.0%
01-1826 · Sidewalk Cleaning	704.83	1,410.00	-705.17	50.0%
01-1827 · Sidewalk Repair	0.00	2,110.00	-2,110.00	0.0%
01-1828 · Streetlights	0.00	2,115.00	-2,115.00	0.0%
01-1835 · General Reserves	0.00	7,448.00	-7,448.00	0.0%
Total Expense	99,789.26	353,520.00	-253,730.74	28.2%
Net Income	156,967.51	0.00	156,967.51	100.0%

3:39 PM

02/21/23

Accrual Basis

Tradition CDD No. 10

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,519.34
Total Checking/Savings	5,519.34
Other Current Assets	
01-1210 · Due from CDD1	87,809.37
Total Other Current Assets	87,809.37
Total Current Assets	93,328.71
TOTAL ASSETS	93,328.71
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-63,638.80
Net Income	156,967.51
Total Equity	93,328.71
TOTAL LIABILITIES & EQUITY	93,328.71

Tradition Irrigation

Profit & Loss Budget vs. Actual

October 2022 through January 2023

	Oct '22 - Jan 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
01-3300 · Irrigation Revenue	646,231.42	1,650,000.00	-1,003,768.58	39.2%
01-3820 · Debt Assess-Paid To Trustee	-122,975.00	-368,325.00	245,350.00	33.4%
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	532,296.58	1,299,013.00	-766,716.42	41.0%
Gross Profit	532,296.58	1,299,013.00	-766,716.42	41.0%
Expense				
01-1310 · Engineering	8,300.00	40,000.00	-31,700.00	20.8%
01-1311 · Management Fees	122,247.44	366,742.00	-244,494.56	33.3%
01-1314 · Professional Fees - Other	4,357.50	5,000.00	-642.50	87.2%
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	70.92	170.00	-99.08	41.7%
01-1320 · General Repair & Maintenance	117,219.01	153,000.00	-35,780.99	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	20,366.64	61,100.00	-40,733.36	33.3%
01-1332 · Bad Debt	0.00	65,000.00	-65,000.00	0.0%
01-1335 · City Franchise Fee	78,699.58	109,421.00	-30,721.42	71.9%
01-1450 · Insurance	0.00	21,102.00	-21,102.00	0.0%
01-1511 · Bank Fees	0.00	1,250.00	-1,250.00	0.0%
01-1512 · Miscellaneous	1,465.55	0.00	1,465.55	100.0%
01-1513 · Postage and Delivery	39.68	253.00	-213.32	15.7%
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	502.95	0.00	502.95	100.0%
01-1540 · Dues, License & Subscriptions	0.00	2,300.00	-2,300.00	0.0%
01-1550 · Trustee Fees (GF)	0.00	5,000.00	-5,000.00	0.0%
01-1744 · Lake Maintenance	735.00	0.00	735.00	100.0%
01-1801 · Landscaping Maintenance	0.00	11,000.00	-11,000.00	0.0%
01-1807 · Irrigation Parts & Repair	3,686.77	0.00	3,686.77	100.0%
01-1808 · Irrigation Maintenance	411.52	0.00	411.52	100.0%
01-1814 · Electricity	40,822.76	105,000.00	-64,177.24	38.9%
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	398,925.32	1,299,013.00	-900,087.68	30.7%
Net Ordinary Income	133,371.26	0.00	133,371.26	100.0%
Net Income	133,371.26	0.00	133,371.26	100.0%

Tradition Irrigation Balance Sheet As of January 31, 2023

	Jan 31, 23
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	1,194,385.69
Total 01-1001 · Valley National #4703	1,230,258.26
Total Checking/Savings	1,230,258.26
Accounts Receivable	
01-1200 · Accounts Receivable	225,219.82
Total Accounts Receivable	225,219.82
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	1,483,475.52
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	1,458,114.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	47,456.40
Total Accounts Payable	47,456.40
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	78,904.64
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	384,470.64
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,027,624.06
Net Income	133,371.26
Total Equity	1,073,643.80

Tradition Irrigation
Balance Sheet
As of January 31, 2023

	Jan 31, 23
TOTAL LIABILITIES & EQUITY	1,458,114.44

Tradition Irrigation A/R Aging Summary As of January 31, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	-32.70	0.00	0.00	0.00	-32.70
Bedford Park	0.00	0.00	0.00	8,866.57	0.00	8,866.57
Brennity at Tradition	0.00	3,051.97	0.00	0.00	0.00	3,051.97
Chesterbrook Academy	0.00	134.37	134.37	0.00	0.00	268.74
Cleveland Clinic Florida	0.00	443.92	443.92	443.92	3,995.28	5,327.04
Cleveland Clinic Martin Health -Tradition	0.00	64.80	0.00	0.00	324.00	388.80
Del Webb at Tradition Homeowners Assoc	0.00	3,519.15	3,519.15	3,519.15	3,519.15	14,076.60
Estates at Tradition	0.00	5,763.07	5,763.07	0.00	0.00	11,526.14
Florida International University	0.00	1,091.97	1,091.97	1,091.97	6,551.82	9,827.73
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
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	0.00	1,184.18	961.53	3,329.89
Hilton - Homewood Suites, PSL	0.00	346.82	0.00	0.00	0.00	346.82
Innovative 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
Martin Health System	0.00	921.54	921.54	921.54	4,607.70	7,372.32
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	283.40	0.00	0.00	566.80
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	2,306.82	4,613.64
Seven Restaurants, LLC	0.00	89.18	89.18	0.00	0.00	178.36
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
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	933.43	0.00	0.00	1,866.86
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
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	0.00	0.00	94.74	190.66
Westcliffe Estates HOA	0.00	120.10	0.00	0.00	0.00	120.10
TOTAL	0.00	137,988.08	14,095.42	16,885.45	56,250.87	225,219.82