



**TRADITION  
COMMUNITY DEVELOPMENT  
DISTRICT NOS. 1 - 11**

**PORT ST. LUCIE  
BUDGET WORKSHOP  
MEETING  
APRIL 19, 2023  
11:00 A.M.**

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

[www.traditioncdd1.org](http://www.traditioncdd1.org)  
[www.traditioncdd2.org](http://www.traditioncdd2.org)  
[www.traditioncdd3.org](http://www.traditioncdd3.org)  
[www.traditioncdd4.org](http://www.traditioncdd4.org)  
[www.traditioncdd5.org](http://www.traditioncdd5.org)  
[www.traditioncdd6.org](http://www.traditioncdd6.org)  
[www.traditioncdd7.org](http://www.traditioncdd7.org)  
[www.traditioncdd8.org](http://www.traditioncdd8.org)  
[www.traditioncdd9.org](http://www.traditioncdd9.org)  
[www.traditioncdd10.org](http://www.traditioncdd10.org)  
[www.traditioncdd11.org](http://www.traditioncdd11.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11**  
**Tradition Town Hall**  
**10799 SW Civic Lane**  
**Port St. Lucie, Florida 34987**  
**BUDGET WORKSHOP MEETING**  
**April 19<sup>th</sup>, 2023**  
**11:00 a.m.**

- A. Call to Order**
- B. Proof of Publication.....Page 1**
- C. New Business**
  - 1. Fiscal Year 2023-2024 Budget Workshop.....Page 2
- D. Comments from the Public Not on the Agenda**
- E. Adjourn**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11  
FISCAL YEAR 2023/2024 BUDGET WORKSHOP & LAKE COMMITTEE MEETING**

**NOTICE IS HEREBY GIVEN** that the Tradition Community Development District Nos. 1-11 (“Districts”) will conduct a budget workshop meeting for the purpose of reviewing and discussing the Districts’ proposed fiscal year 2023-2024 budget. The meeting will be held at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on April 19, 2023. At the conclusion of the budget workshop meeting the lake committee meeting will take place.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meeting may be obtained from the District Manager’s office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

One or more Supervisors may 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 the meeting 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 the 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 proceeding is made, including the testimony and evidence upon which such appeal is to be based.

The meeting may be cancelled without advertised notice.

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11**

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

**PUBLISH: ST. LUCIE NEWS TRIBUNE 04/12/23**

	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2024	
	FINAL BUDGET	Proposed	
EXPENDITURES - ADMIN			COMMENTS
AUDIT <sup>1</sup>	55,000		
BANK FEES	670		
DISSEMINATION AGENT <sup>2</sup>	2,000		
DISTRICT COUNSEL	80,000		
MANAGEMENT	96,161		
ASSESSMENT ROLL	10,000		
DUES, LICENSES & FEES <sup>1</sup>	1,750		
ENGINEERING	50,000		
GENERAL INSURANCE <sup>1</sup>	110,860		
WEB SITE MAINTENANCE <sup>1</sup>	7,500		
LEGAL ADVERTISING	6,500		
MISCELLANEOUS	-		
MEETING ROOM	-		
HOLIDAY DECORATIONS	-		
TRAVEL AND PER DIEM	1,000		
OFFICE SUPPLIES	2,500		
POSTAGE & SHIPPING	200		
COPIES	1,000		
SUPERVISOR FEES <sup>1</sup>	64,800		
TRUSTEE SERVICES <sup>2</sup>	18,000		
OFFICE RENT	25,000		
CONTINUING DISCLOSURE FEE <sup>2</sup>	3,000		
(FKA CONTINGENCY) - ADMIN RESERVES	25,000		
TIM - CAPITAL	-		
TOTAL ADMIN EXPENSES	560,941	-	
EXPENDITURES - MAINT			
LAKE MAINTENANCE	255,000		
TIM OPERATIONS	300,956		
BUILDING, BRIDGE, MONUMENT MAINTEN	300,000		
(FKA CONTINGENCY) - MAINT RESERVES	72,000		
COMMUNITY AREA MAINTENANCE	40,000		
DEVELOPMENT COORDINATOR	61,100		
PAINTING	-		
FENCE MAINTENANCE	-		
ELECTRIC	70,000		
ENGINEERING	100,000		
FIELD MANAGEMENT	197,667		
FOUNTAIN MAINTENANCE & CHEMICALS	30,000		
LANDSCAPING MAINTENANCE & MATERIA	870,000		
IRRIGATION	152,000		
IRRIGATION PARTS & REPAIRS	25,000		
PEST CONTROL	-		
SECURITY	-		
SIDEWALK CLEANING	30,000		
SIDEWALK REPAIR	45,000		
SIGNAGE	10,000		
STREETLIGHTS	45,000		
STORMWATER MANAGEMENT	6,000		
TREE/PLANT REPLACEMENT & TRIM	90,000		
WETLAND UPLAND MAINTENANCE	-		
TOTAL MAINTENANCE EXPENSES	2,699,723	-	
Total Expenditures	\$ 3,260,664	\$ -	

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

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

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

	FISCAL YEAR 2021/2022 ANNUAL BUDGET	FISCAL YEAR 2021/2022 ACTUALS - July 2022	FISCAL YEAR 2022/2023 FINAL BUDGET	COMMENTS
<b>EXPENDITURES - MAINT</b>				
LAKE MAINTENANCE	242,300	235,526	255,000	Per contract, now includes Wetland maintenance
TIM OPERATIONS	393,700	363,661	300,956	See TIM (FKA BEEP) assessment page
BUILDING, BRIDGE, MONUMENT MAINTENANCE	10,000	150	300,000	Towers, waterfall, gazebos, fence and Village Pkwy rails
(FKA CONTINGENCY) - MAINT RESERVES	30,000	3,670	72,000	Changed to General Maintenance Reserves
COMMUNITY AREA MAINTENANCE	40,000	37,943	40,000	No Change
DEVELOPMENT COORDINATOR	59,320	49,433	61,100	CPI Increase per contract
PAINTING	5,000	0	0	Included in Community Area Maint
FENCE MAINTENANCE	3,000	0	0	Included in Community Area Maint
ELECTRIC	60,000	61,670	70,000	Based on FY22 Trend
ENGINEERING	100,000	0	100,000	No Change
FIELD MANAGEMENT	191,910	159,925	197,667	CPI Increase per contract
FOUNTAIN MAINTENANCE & CHEMICALS	40,000	1,648	30,000	Based on FY22 Trend
LANDSCAPING MAINTENANCE & MATERIALS	847,000	806,567	870,000	Additional roadways/medians plus mulch
IRRIGATION	150,000	138,145	152,000	Additional roadways/medians under irrigation
IRRIGATION PARTS & REPAIRS	25,000	46,748	25,000	No Change
PEST CONTROL	6,500	0	0	Included in Community Area Maint
SECURITY	42,000	31,452	0	Moved to General Maintenance Reserves
SIDEWALK CLEANING	20,000	90,214	30,000	Pressure washing all CDD sidewalks & common areas
SIDEWALK REPAIR	10,000	4,213	45,000	Replacing damaged panels for ADA compliance
SIGNAGE	10,000	28,797	10,000	No Change
STREETLIGHTS	45,000	68,329	45,000	No Change
STORMWATER MANAGEMENT	6,000	0	6,000	No Change
TREE/PLANT REPLACEMENT & TRIM	90,000	93,433	90,000	Increased services and coverage area
WETLAND UPLAND MAINTENANCE	4,000	5,893	0	Included in Lake Maintenance Contract
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>2,430,730</b>	<b>2,227,417</b>	<b>2,699,723</b>	
<b>Total Expenditures</b>	<b>\$ 3,708,610</b>	<b>\$ 3,026,299</b>	<b>\$ 3,260,664</b>	