



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11
PORT ST. LUCIE
REGULAR BOARD MEETING &
PUBLIC HEARING
SEPTEMBER 6, 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
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www.traditioncdd10.org
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
Keiser University – Port St. Lucie Campus
9400 SW Discovery Way
Port St. Lucie, FL 34987
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/3341025012>
Meeting ID: 334 102 5012
Dial In at: 1 929 436 2866
REGULAR BOARD MEETING & PUBLIC HEARING
September 6, 2023
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Seat New Boards Members/Administer Oath of Office
- E.** Additions or Deletions
- F.** Comments from the Public for Items Not on the Agenda
- G.** Public Hearing – Adopting Fiscal Year Budget 2023/2024 Final Budget
 - 1. Proof of Publication.....Page 2
 - 2. Receive Public Comments on Adopting Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-23; Adopting Fiscal Year 2023/2024 Final Budget.....Page 3
 - 4. Consider Resolution No. 2023-17; Levying Non-Ad Valorem Assessments for Tradition CDD No.'s 1-11 for the Fiscal Year 2023/2024.....Page 42
- H.** Consent Items
 - 1. Approval of July 5, 2023, Regular Board Meeting Minutes.....Page 65
 - 2. Approve and Ratify WA #19-143-108.1; Fifth Third Bank- Stormwater.....Page 69
 - 3. Approve WA #19-143-158; Tabernacle of Praise.....Page 71
 - 4. Approve WA #19-143-159; Tabernacle of Praise – Irrigation.....Page 73
 - 5. Approve WA #19-143-161; Fifth Third Bank – Irrigation.....Page 75
 - 6. Approve and Ratify Petition to Abandon/Vacate Private Utility Easement.....Page 77
 - 7. Approve and Ratify Joyride Technologies Agreement.....Page 79
- I.** Old Business
- J.** New Business
 - 1. Consideration of Appointment to District 3/Seat 3
 - 2. Consider Resolution No. 2023-21; Election of Officers.....Page 94
 - 3. Consider Resolution No. 2023-15; Adopting Fiscal Year 2023/2024 Meeting Schedule.....Page 96

4. Consider Resolution No. 2023-19; Adopting a Record Retention Policy.....	Page 99
5. Consideration of the Western Grove Irrigation Rate Study.....	Page 105
6. Consideration of Water Conservation Policy – Irrigation System Rules and Regulations.....	Page 128
7. Review RFQ #2023-05 – Irrigation Capacity and Operational Analysis.....	Page 130

K. Administrative Matters

1. Manager’s Report	
2. Attorney’s Report	
3. Engineer’s Report	
4. Financial Report.....	Page 136
5. Founder’s Report	

L. Board Member Discussion Requests and Comments

M. Adjourn

**Notice of Public Hearing
and Regular Board Meeting of the
Tradition Community Development District Nos. 1-11**

The Board of Supervisors (the "Board") of the Tradition Community Development District Nos. 1-11 will hold a Public Hearing and Regular Board Meeting on September 6, 2023, at 11:00 a.m., or as soon thereafter as can be heard, at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budgets of the Tradition Community Development District Nos. 1-11. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the Districts' websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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

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

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

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

Tradition Community Development District Nos. 1-11

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PUBLISH: St. Lucie News Tribune 08/17/23 & 08/24/23

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PUBLISH: St. Lucie News Tribune 08/17/23 & 08/24/23

RESOLUTION 2023-23

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 1, along with Tradition Community Development District Nos. 2-11 (“Other Districts,” and collectively with District No. 1, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

WHEREAS, the District Manager has, on the 7th day of June, 2023, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board set September 6th, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

- a. That the Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget for the Districts, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, as attached hereto as Exhibit A; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023/2024 and/or revised projections for Fiscal Year 2023/2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "Tradition Community Development Districts 1-11, Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024", as adopted by the Board on September 6th, 2023.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 1, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 1 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 2, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 2 during said budget year, to be divided and appropriated in the following fashion:

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

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 3, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 3 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

DEBT SERVICE FUND \$_____

ENTERPRISE FUND \$_____

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 4, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 4 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

DEBT SERVICE FUND \$_____

ENTERPRISE FUND \$_____

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 5, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 5 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

DEBT SERVICE FUND \$_____

ENTERPRISE FUND \$_____

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 6, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 6 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 7, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 7 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 8, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 8 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 9, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 9 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 10, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 10 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 11, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 11 during said budget year, to be divided and appropriated in the following fashion:

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

Section 3. Supplemental Appropriations

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

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

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$11,000) Dollars or have the effect of causing more than 11% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$11,000 or 11% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

EXHIBIT "A"

**TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-11 BUDGET
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING
SEPTEMBER 30, 2024**

Tradition Community Development Districts #1-11

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

- 3-4 FINAL BUDGET-RECAP CDD1-10**
- 5-7 FINAL BUDGET-RECAP FY23 COMPARISON**
- 8-9 FINAL BUDGET-CDD 1**
- 10-11 FINAL BUDGET-CDD 2**
- 12-13 FINAL BUDGET-CDD 3**
- 14-15 FINAL BUDGET-CDD 4**
- 16-17 FINAL BUDGET-CDD 5**
- 18-19 FINAL BUDGET-CDD 6**
- 20-21 FINAL BUDGET-CDD 7**
- 22-23 FINAL BUDGET-CDD 8**
- 24-25 FINAL BUDGET-CDD 9**
- 26-27 FINAL BUDGET-CDD 10**
- 28-29 FINAL BUDGET-CDD 11**
- 30 FINAL O&M ASSESSMENT RECAP**
- 31 FINAL DEBT SERVICE BUDGET SERIES 2014 BOND**
- 32 FINAL DEBT SERVICE BUDGET SERIES 2021 BOND**
- 33 FINAL BUDGET- IRRIGATION**
- 34 FINAL DEBT SERVICE IRRIGATION SERIES 2017 BOND**

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-11
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	CDD 11	TOTAL
REVENUES												
ON-ROLL ASSESSMENTS - Debt	4,630	394,573	870,654	961,320	959,827	911,990	165,579	486,157	256,103	80,243	349,030	5,440,105
ON-ROLL ASSESSMENTS - ADMIN	3,802	19,914	59,123	59,836	59,836	54,418	70,719	47,526	31,130	129,985	2,376	538,664
ON-ROLL ASSESSMENTS - MAINT	1,637	139,460	307,730	339,775	339,247	322,340	58,523	171,831	90,518	28,362	123,363	1,922,785
ON-ROLL ASSESSMENTS - TIM	2,036	10,665	0	0	0	0	37,874	25,453	16,672	69,614	1,273	163,587
STORMWATER	830	70,717	156,043	172,292	172,024	163,451	29,676	87,131	45,900	14,381	62,555	975,000
Other Income	424	2,218	6,585	6,665	6,665	6,061	7,877	5,294	3,467	14,479	265	60,000
DEVELOPER CONTRIBUTION/BOND FUNDS - TIM	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 13,358	\$ 637,547	\$ 1,400,135	\$ 1,539,887	\$ 1,537,599	\$ 1,458,260	\$ 370,249	\$ 823,392	\$ 443,790	\$ 337,063	\$ 538,861	\$ 9,100,142
EXPENDITURES - ADMIN												
AUDIT	388	2,033	6,037	6,109	6,109	5,556	7,221	4,853	3,178	13,272	243	55000
DISSEMINATION AGENT	21	111	329	333	333	303	394	265	173	724	13	3000
DISTRICT COUNSEL	565	2,957	8,781	8,887	8,887	8,082	10,503	7,058	4,623	19,305	353	80000
MANAGEMENT	763	3,994	11,859	12,002	12,002	10,915	14,185	9,533	6,244	26,073	477	108046
ASSESSMENT ROLL	71	370	1,098	1,111	1,111	1,010	1,313	882	578	2,413	44	10000
DUES, LICENSES & FEES	14	71	211	214	214	194	253	170	111	465	8	1925
ENGINEERING	353	1,848	5,488	5,554	5,554	5,051	6,564	4,412	2,890	12,065	221	50000
GENERAL INSURANCE	847	4,436	13,171	13,330	13,330	12,123	15,754	10,588	6,935	28,957	529	120000
WEB SITE MAINTENANCE	58	305	906	916	916	833	1,083	728	477	1,991	36	8250
LEGAL ADVERTISING	46	240	713	722	722	657	853	573	376	1,569	29	6500
TRAVEL AND PER DIEM	7	37	110	111	111	101	131	88	58	241	4	1000
OFFICE SUPPLIES	18	92	274	278	278	253	328	221	144	603	11	2500
POSTAGE & SHIPPING	2	13	38	39	39	35	46	31	20	84	2	350
COPIES	21	111	329	333	333	303	394	265	173	724	13	3000
SUPERVISOR FEES	424	2,218	6,585	6,665	6,665	6,061	7,877	5,294	3,467	14,479	265	60000
TRUSTEE SERVICES	127	665	1,976	1,999	1,999	1,818	2,363	1,588	1,040	4,344	79	18000
OFFICE RENT	176	924	2,744	2,777	2,777	2,526	3,282	2,206	1,445	6,033	110	25000
CONTINUING DISCLOSURE FEE	21	111	329	333	333	303	394	265	173	724	13	3000
TOTAL ADMINISTRATIVE EXPENSES	3,921	20,539	60,979	61,714	61,714	56,126	72,939	49,018	32,107	134,064	2,451	555,571
EXPENDITURES - MAINTENANCE												
LAKE MAINTENANCE	259	22,100	48,765	53,843	53,759	51,080	9,274	27,229	14,344	4,494	19,549	304,696
TIM OPERATIONS	1,873	9,812	0	0	0	0	34,844	23,417	15,338	64,045	1,171	150,500
BUILDING, BRIDGE, MONUMENT MAINTENANCE	226	19,221	42,412	46,828	46,755	44,425	8,066	23,682	12,475	3,909	17,002	265,000
CONTINGENCY - MAINTENANCE	61	5,222	11,523	12,723	12,703	12,070	2,191	6,434	3,390	1,062	4,619	72,000
COMMUNITY AREA MAINTENANCE	43	3,627	8,002	8,835	8,822	8,382	1,522	4,468	2,354	738	3,208	50,000
DEVELOPMENT COORDINATOR	27	2,282	5,036	5,560	5,552	5,275	958	2,812	1,481	464	2,019	31,467
ELECTRIC	74	6,310	13,924	15,374	15,350	14,585	2,648	7,775	4,096	1,283	5,582	87,000
ENGINEERING	85	7,253	16,004	17,671	17,644	16,764	3,044	8,937	4,708	1,475	6,416	100,000
FIELD MANAGEMENT	204	17,407	38,410	42,410	42,344	40,234	7,305	21,448	11,298	3,540	15,398	240,000
FOUNTAIN MAINTENANCE & CHEMICALS	26	2,176	4,801	5,301	5,293	5,029	913	2,681	1,412	443	1,925	30,000
LANDSCAPING MAINTENANCE & MATERIALS	763	64,994	143,415	158,350	158,104	150,224	27,274	80,080	42,185	13,218	57,493	896,100
IRRIGATION	129	11,025	24,327	26,860	26,818	25,482	4,626	13,584	7,156	2,242	9,752	152,000
IRRIGATION PARTS & REPAIRS	64	5,440	12,003	13,253	13,233	12,573	2,283	6,702	3,531	1,106	4,812	75,000
SIDEWALK CLEANING	26	2,176	4,801	5,301	5,293	5,029	913	2,681	1,412	443	1,925	30,000
SIDEWALK REPAIR	51	4,352	9,603	10,603	10,586	10,059	1,826	5,362	2,825	885	3,850	60,000
SIGNAGE	9	725	1,600	1,767	1,764	1,676	304	894	471	148	642	10,000
STREETLIGHTS	38	3,264	7,202	7,952	7,940	7,544	1,370	4,021	2,118	664	2,887	45,000
STORMWATER MANAGEMENT	81	6,941	15,316	16,911	16,885	16,043	2,913	8,552	4,505	1,412	6,140	95,700
TREE/PLANT REPLACEMENT & TRIM	170	14,506	32,009	35,342	35,287	33,528	6,087	17,873	9,415	2,950	12,832	200,000
TOTAL MAINTENANCE EXPENSES	4,209	208,832	439,154	484,885	484,132	460,003	118,362	268,632	144,515	104,519	177,220	2,894,463
Total Expenditures	\$ 8,130	\$ 229,371	\$ 500,132	\$ 546,599	\$ 545,846	\$ 516,129	\$ 191,301	\$ 317,650	\$ 176,622	\$ 238,584	\$ 179,671	\$ 3,450,034
EXCESS / (SHORTFALL)												
EXCESS / (SHORTFALL)	\$ 5,228	\$ 408,176	\$ 900,002	\$ 993,288	\$ 991,754	\$ 942,131	\$ 178,949	\$ 505,742	\$ 267,168	\$ 98,480	\$ 359,191	\$ 5,650,108
PAYMENTS TO TRUSTEE	(4,260)	(363,007)	(801,002)	(884,414)	(883,041)	(839,031)	(152,333)	(447,265)	(235,614)	(73,823)	(321,107)	(5,004,897)
BALANCE	\$ 968	\$ 45,169	\$ 99,001	\$ 108,874	\$ 108,713	\$ 103,100	\$ 26,616	\$ 58,477	\$ 31,554	\$ 24,656	\$ 38,083	\$ 645,211
COUNTY APPRAISER & TAX COLLECTOR FEE	(484)	(22,584)	(49,500)	(54,437)	(54,356)	(51,550)	(13,308)	(29,239)	(15,777)	(12,328)	(19,042)	(322,606)
DISCOUNTS FOR EARLY PAYMENTS	(484)	(22,584)	(49,500)	(54,437)	(54,356)	(51,550)	(13,308)	(29,239)	(15,777)	(12,328)	(19,042)	(322,606)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2022/2023 ACTUALS - JULY 2023	FISCAL YEAR 2023/2024 FINAL BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,379,577	4,771,045	5,440,105	
ON-ROLL ASSESSMENTS - ADMIN	609,718	599,006	538,664	
ON-ROLL ASSESSMENTS - MAINT	1,710,616	1,680,561	1,922,785	
ON-ROLL ASSESSMENTS - TIM	300,956	295,668	163,587	
STORMWATER	825,000	974,432	975,000	
OTHER INCOME	0	213,684	60,000	
DEVELOPER CONTRIBUTION - TIM	0	1,381,680	0	
Total Revenues	\$ 8,825,868	\$ 9,916,076	\$ 9,100,142	
EXPENDITURES - ADMIN				
AUDIT	55,000	9,200	55,000	No Change
BANK FEES	670	0	0	Line item removed
DISSEMINATION AGENT	2,000	0	3,000	Increase for future bonds (Western Grove)
DISTRICT COUNSEL	80,000	28,622	80,000	No Change
MANAGEMENT	96,161	80,134	108,046	CPI Increase per contract plus additional CDD
ASSESSMENT ROLL	10,000	0	10,000	No Change
DUES, LICENSES & FEES	1,750	1,875	1,925	Increase for additional CDD
ENGINEERING	50,000	85,681	50,000	No Change
GENERAL INSURANCE	110,860	100,912	120,000	Estimating increase plus additional CDD
WEB SITE MAINTENANCE	7,500	6,250	8,250	Additional CDD
LEGAL ADVERTISING	6,500	3,990	6,500	No Change
MISCELLANEOUS	0	16,821	0	Line item removed (Actuals result of CDD #11 Establishment)
TRAVEL AND PER DIEM	1,000	779	1,000	No longer charged for meeting room
OFFICE SUPPLIES	2,500	2,785	2,500	No longer purchasing decorations
POSTAGE & SHIPPING	200	1,100	350	Adjustment for FY23 Actuals
COPIES	1,000	3,417	3,000	Adjustment for FY23 Actuals
SUPERVISOR FEES	64,800	39,092	60,000	Assumes all supervisors attend 1 meeting per month
TRUSTEE SERVICES	18,000	16,663	18,000	No Change
OFFICE RENT	25,000	73,823	25,000	No Change
CONTINUING DISCLOSURE FEE	3,000	1,750	3,000	Increase for future bonds (Western Grove)
CONTINGENCY - ADMIN	25,000	0	0	Line item removed
TIM - CAPITAL (BOND/DEVELOPER FUNDED)	0	0	0	Line item removed
TOTAL ADMIN EXPENSES	560,941	472,894	555,571	

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2022/2023 ACTUALS - JULY 2023	FISCAL YEAR 2023/2024 FINAL BUDGET	COMMENTS
EXPENDITURES - MAINT				
LAKE MAINTENANCE	255,000	162,796	304,696	Per contract, now includes Wetland maintenance
TIM OPERATIONS	300,956	234,618	150,500	50% of Operations: \$211K & Insurance: \$90K
BUILDING, BRIDGE, MONUMENT MAINTENANCE (FKA CONTINGENCY) - MAINT RESERVES	300,000 72,000	0	265,000 72,000	Maint plus \$60K estimate for Lake 14 Shade Structure Changed to General Maintenance Reserves
COMMUNITY AREA MAINTENANCE	40,000	96,603	50,000	Based on anticipated repairs
DEVELOPMENT COORDINATOR	61,100	50,917	31,467	Split with SG plus CPI Increase per contract
ELECTRIC	70,000	69,095	87,000	Adjustment for FY23 Actuals
ENGINEERING	100,000	90,884	100,000	No Change
FIELD MANAGEMENT	197,667	164,723	240,000	Increase for Western Grove + additional CDD
FOUNTAIN MAINTENANCE & CHEMICALS	30,000	14,599	30,000	No Change
LANDSCAPING MAINTENANCE & MATERIALS	870,000	858,372	896,100	3% Increase allowed per contract
IRRIGATION	152,000	128,169	152,000	No Change
IRRIGATION PARTS & REPAIRS	25,000	41,014	75,000	Based on anticipated repairs
SIDEWALK CLEANING	30,000	30,000	30,000	No Change
SIDEWALK REPAIR	45,000	0	60,000	Several panel section replacements due to roots
SIGNAGE	10,000	116,773	10,000	No Change (Alligator Signs cause for FY23 increase)
STREETLIGHTS	45,000	104,869	45,000	No Change (New Lightpoles cause for FY23 Increase)
STORMWATER MANAGEMENT	6,000	76,748	95,700	Estimated Canal & Lake Banks Mowing/Maintenance
TREE/PLANT REPLACEMENT & TRIM	90,000	86,874	200,000	Trim increase + 20k in replacements
TOTAL MAINTENANCE EXPENSES	2,699,723	2,327,054	2,894,463	
Total Expenditures	\$ 3,260,664	\$ 2,799,948	\$ 3,450,034	
EXCESS / (SHORTFALL)	\$ 5,565,204	\$ 7,116,128	\$ 5,650,108	
PAYMENT TO TRUSTEE	(4,949,211)	(4,259,544)	(5,004,897)	
BOND PREPAYMENTS	-	Not Included in Actuals		
BALANCE	\$ 615,993	\$ 2,856,584	\$ 645,211	
COUNTY APPRAISER & TAX COLLECTOR FEE	(307,996)	(280,145)	(322,606)	
DISCOUNTS FOR EARLY PAYMENTS	(307,996)	(267,877)	(322,606)	
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,308,561	\$ -	

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	62,341	4,630
ON-ROLL ASSESSMENTS - ADMIN	18,597	3,802
ON-ROLL ASSESSMENTS - MAINT	23,512	1,637
ON-ROLL ASSESSMENTS - TIM	3,746	2,036
STORMWATER	11,339	830
OTHER INCOME		424
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 119,535	\$ 13,358
EXPENDITURES - ADMIN		
AUDIT	6,500	388
DISSEMINATION AGENT	27	21
DISTRICT COUNSEL	565	565
MANAGEMENT	679	763
ASSESSMENT ROLL	71	71
DUES, LICENSES & FEES	175	14
ENGINEERING	353	353
GENERAL INSURANCE	783	847
WEB SITE MAINTENANCE	750	58
LEGAL ADVERTISING	46	46
MISCELLANEOUS	182	0
TRAVEL AND PER DIEM	7	7
OFFICE SUPPLIES	18	18
POSTAGE & SHIPPING	1	2
COPIES	7	21
SUPERVISOR FEES	6,480	424
TRUSTEE SERVICES	247	127
OFFICE RENT	177	176
CONTINUING DISCLOSURE FEE	41	21
TOTAL ADMIN EXPENSES	17,110	3,921

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	3,505	259
TIM OPERATIONS	3,746	1,873
BUILDING, BRIDGE, MONUMENT MAINTENANCE	4,123	226
CONTINGENCY - MAINTENANCE	990	61
COMMUNITY AREA MAINTENANCE	550	43
DEVELOPMENT COORDINATOR	840	27
ELECTRIC	962	74
ENGINEERING	1,374	85
FIELD MANAGEMENT	2,717	204
FOUNTAIN MAINTENANCE & CHEMICALS	412	26
LANDSCAPING MAINTENANCE & MATERIALS	11,958	763
IRRIGATION	2,089	129
IRRIGATION PARTS & REPAIRS	344	64
SIDEWALK CLEANING	412	26
SIDEWALK REPAIR	619	51
SIGNAGE	137	9
STREETLIGHTS	619	38
STORMWATER MANAGEMENT	82	81
TREE/PLANT REPLACEMENT & TRIM	1,237	170
TOTAL MAINTENANCE EXPENSES	36,716	4,209
Total Expenditures	\$ 53,826	\$ 8,130
EXCESS / (SHORTFALL)	\$ 65,709	\$ 5,228
PAYMENT TO TRUSTEE	(57,353)	(4,260)
BALANCE	\$ 8,355	\$ 968
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,178)	(484)
DISCOUNTS FOR EARLY PAYMENTS	(4,178)	(484)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	326,508	394,573
ON-ROLL ASSESSMENTS - ADMIN	32,270	19,914
ON-ROLL ASSESSMENTS - MAINT	123,142	139,460
ON-ROLL ASSESSMENTS - TIM	19,620	10,665
STORMWATER	59,389	70,717
OTHER INCOME	0	2,218
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 560,931	\$ 637,547
EXPENDITURES - ADMIN		
AUDIT	5,500	2,033
DISSEMINATION AGENT	144	111
DISTRICT COUNSEL	2,960	2,957
MANAGEMENT	3,558	3,994
ASSESSMENT ROLL	370	370
DUES, LICENSES & FEES	175	71
ENGINEERING	1,850	1,848
GENERAL INSURANCE	4,102	4,436
WEB SITE MAINTENANCE	750	305
LEGAL ADVERTISING	240	240
MISCELLANEOUS	950	0
TRAVEL AND PER DIEM	37	37
OFFICE SUPPLIES	92	92
POSTAGE & SHIPPING	7	13
COPIES	37	111
SUPERVISOR FEES	6,480	2,218
TRUSTEE SERVICES	1,296	665
OFFICE RENT	925	924
CONTINUING DISCLOSURE FEE	216	111
TOTAL ADMIN EXPENSES	29,689	20,539

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	18,357	22,100
TIM OPERATIONS	19,620	9,812
BUILDING, BRIDGE, MONUMENT MAINTENANCE	21,596	19,221
CONTINGENCY - MAINTENANCE	5,183	5,222
COMMUNITY AREA MAINTENANCE	2,879	3,627
DEVELOPMENT COORDINATOR	4,398	2,282
ELECTRIC	5,039	6,310
ENGINEERING	7,199	7,253
FIELD MANAGEMENT	14,229	17,407
FOUNTAIN MAINTENANCE & CHEMICALS	2,160	2,176
LANDSCAPING MAINTENANCE & MATERIALS	62,629	64,994
IRRIGATION	10,942	11,025
IRRIGATION PARTS & REPAIRS	1,800	5,440
SIDEWALK CLEANING	2,160	2,176
SIDEWALK REPAIR	3,239	4,352
SIGNAGE	720	725
STREETLIGHTS	3,239	3,264
STORMWATER MANAGEMENT	432	6,941
TREE/PLANT REPLACEMENT & TRIM	6,479	14,506
TOTAL MAINTENANCE EXPENSES	192,300	208,832

Total Expenditures	\$ 221,989	\$ 229,371
EXCESS / (SHORTFALL)	\$ 338,941	\$ 408,176
PAYMENT TO TRUSTEE	(300,388)	(363,007)
BALANCE	\$ 38,553	\$ 45,169
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,277)	(22,584)
DISCOUNTS FOR EARLY PAYMENTS	(19,277)	(22,584)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	969,395	870,654
ON-ROLL ASSESSMENTS - ADMIN	68,191	59,123
ON-ROLL ASSESSMENTS - MAINT	365,605	307,730
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	176,325	156,043
OTHER INCOME	0	6,585
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,579,516	\$ 1,400,135
EXPENDITURES - ADMIN		
AUDIT	5,500	6,037
DISSEMINATION AGENT	427	329
DISTRICT COUNSEL	8,788	8,781
MANAGEMENT	10,563	11,859
ASSESSMENT ROLL	1,098	1,098
DUES, LICENSES & FEES	175	211
ENGINEERING	5,492	5,488
GENERAL INSURANCE	12,177	13,171
WEB SITE MAINTENANCE	750	906
LEGAL ADVERTISING	714	713
MISCELLANEOUS	2,820	0
TRAVEL AND PER DIEM	110	110
OFFICE SUPPLIES	275	274
POSTAGE & SHIPPING	22	38
COPIES	110	329
SUPERVISOR FEES	6,480	6,585
TRUSTEE SERVICES	3,847	1,976
OFFICE RENT	2,746	2,744
CONTINUING DISCLOSURE FEE	641	329
TOTAL ADMIN EXPENSES	62,736	60,979

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	54,500	48,765
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	64,118	42,412
CONTINGENCY - MAINTENANCE	15,388	11,523
COMMUNITY AREA MAINTENANCE	8,549	8,002
DEVELOPMENT COORDINATOR	13,059	5,036
ELECTRIC	14,961	13,924
ENGINEERING	21,373	16,004
FIELD MANAGEMENT	42,247	38,410
FOUNTAIN MAINTENANCE & CHEMICALS	6,412	4,801
LANDSCAPING MAINTENANCE & MATERIALS	185,943	143,415
IRRIGATION	32,487	24,327
IRRIGATION PARTS & REPAIRS	5,343	12,003
SIDEWALK CLEANING	6,412	4,801
SIDEWALK REPAIR	9,618	9,603
SIGNAGE	2,137	1,600
STREETLIGHTS	9,618	7,202
STORMWATER MANAGEMENT	1,282	15,316
TREE/PLANT REPLACEMENT & TRIM	19,235	32,009
TOTAL MAINTENANCE EXPENSES	512,682	439,154
Total Expenditures	\$ 575,418	\$ 500,132
EXCESS / (SHORTFALL)	\$ 1,004,099	\$ 900,002
PAYMENT TO TRUSTEE	(891,843)	(801,002)
BALANCE	\$ 112,255	\$ 99,001
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,128)	(49,500)
DISCOUNTS FOR EARLY PAYMENTS	(56,128)	(49,500)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	981,084	961,320
ON-ROLL ASSESSMENTS - ADMIN	68,844	59,836
ON-ROLL ASSESSMENTS - MAINT	370,014	339,775
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	178,451	172,292
OTHER INCOME	0	6,665
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,598,393	\$ 1,539,887
EXPENDITURES - ADMIN		
AUDIT	5,500	6,109
DISSEMINATION AGENT	433	333
DISTRICT COUNSEL	8,894	8,887
MANAGEMENT	10,690	12,002
ASSESSMENT ROLL	1,112	1,111
DUES, LICENSES & FEES	175	214
ENGINEERING	5,558	5,554
GENERAL INSURANCE	12,324	13,330
WEB SITE MAINTENANCE	750	916
LEGAL ADVERTISING	723	722
MISCELLANEOUS	2,853	0
TRAVEL AND PER DIEM	111	111
OFFICE SUPPLIES	278	278
POSTAGE & SHIPPING	22	39
COPIES	111	333
SUPERVISOR FEES	6,480	6,665
TRUSTEE SERVICES	3,893	1,999
OFFICE RENT	2,779	2,777
CONTINUING DISCLOSURE FEE	649	333
TOTAL ADMIN EXPENSES	63,336	61,714

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	55,158	53,843
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	64,891	46,828
CONTINGENCY - MAINTENANCE	15,574	12,723
COMMUNITY AREA MAINTENANCE	8,652	8,835
DEVELOPMENT COORDINATOR	13,216	5,560
ELECTRIC	15,141	15,374
ENGINEERING	21,630	17,671
FIELD MANAGEMENT	42,756	42,410
FOUNTAIN MAINTENANCE & CHEMICALS	6,489	5,301
LANDSCAPING MAINTENANCE & MATERIALS	188,185	158,350
IRRIGATION	32,878	26,860
IRRIGATION PARTS & REPAIRS	5,408	13,253
SIDEWALK CLEANING	6,489	5,301
SIDEWALK REPAIR	9,734	10,603
SIGNAGE	2,163	1,767
STREETLIGHTS	9,734	7,952
STORMWATER MANAGEMENT	1,298	16,911
TREE/PLANT REPLACEMENT & TRIM	19,467	35,342
TOTAL MAINTENANCE EXPENSES	518,864	484,885
Total Expenditures	\$ 582,200	\$ 546,599
EXCESS / (SHORTFALL)	\$ 1,016,193	\$ 993,288
PAYMENT TO TRUSTEE	(902,597)	(884,414)
BALANCE	\$ 113,596	\$ 108,874
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,798)	(54,437)
DISCOUNTS FOR EARLY PAYMENTS	(56,798)	(54,437)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	974,071	959,827
ON-ROLL ASSESSMENTS - ADMIN	68,452	59,836
ON-ROLL ASSESSMENTS - MAINT	367,369	339,247
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	177,176	172,024
OTHER INCOME	0	6,665
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,587,067	\$ 1,537,599
EXPENDITURES - ADMIN		
AUDIT	5,500	6,109
DISSEMINATION AGENT	430	333
DISTRICT COUNSEL	8,830	8,887
MANAGEMENT	10,614	12,002
ASSESSMENT ROLL	1,104	1,111
DUES, LICENSES & FEES	175	214
ENGINEERING	5,519	5,554
GENERAL INSURANCE	12,236	13,330
WEB SITE MAINTENANCE	750	916
LEGAL ADVERTISING	717	722
MISCELLANEOUS	2,833	0
TRAVEL AND PER DIEM	110	111
OFFICE SUPPLIES	276	278
POSTAGE & SHIPPING	22	39
COPIES	110	333
SUPERVISOR FEES	6,480	6,665
TRUSTEE SERVICES	3,866	1,999
OFFICE RENT	2,759	2,777
CONTINUING DISCLOSURE FEE	644	333
TOTAL ADMIN EXPENSES	62,976	61,714

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	54,763	53,759
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	64,427	46,755
CONTINGENCY - MAINTENANCE	15,463	12,703
COMMUNITY AREA MAINTENANCE	8,590	8,822
DEVELOPMENT COORDINATOR	13,122	5,552
ELECTRIC	15,033	15,350
ENGINEERING	21,476	17,644
FIELD MANAGEMENT	42,451	42,344
FOUNTAIN MAINTENANCE & CHEMICALS	6,443	5,293
LANDSCAPING MAINTENANCE & MATERIALS	186,840	158,104
IRRIGATION	32,643	26,818
IRRIGATION PARTS & REPAIRS	5,369	13,233
SIDEWALK CLEANING	6,443	5,293
SIDEWALK REPAIR	9,664	10,586
SIGNAGE	2,148	1,764
STREETLIGHTS	9,664	7,940
STORMWATER MANAGEMENT	1,289	16,885
TREE/PLANT REPLACEMENT & TRIM	19,328	35,287
TOTAL MAINTENANCE EXPENSES	515,155	484,132

Total Expenditures	\$ 578,130	\$ 545,846
EXCESS / (SHORTFALL)	\$ 1,008,937	\$ 991,754
PAYMENT TO TRUSTEE	(896,145)	(883,041)
BALANCE	\$ 112,792	\$ 108,713
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,396)	(54,356)
DISCOUNTS FOR EARLY PAYMENTS	(56,396)	(54,356)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	892,249	911,990
ON-ROLL ASSESSMENTS - ADMIN	63,880	54,418
ON-ROLL ASSESSMENTS - MAINT	336,510	322,340
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	162,293	163,451
OTHER INCOME	0	6,061
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,454,932	\$ 1,458,260
EXPENDITURES - ADMIN		
AUDIT	5,500	5,556
DISSEMINATION AGENT	393	303
DISTRICT COUNSEL	8,088	8,082
MANAGEMENT	9,722	10,915
ASSESSMENT ROLL	1,011	1,010
DUES, LICENSES & FEES	175	194
ENGINEERING	5,055	5,051
GENERAL INSURANCE	11,208	12,123
WEB SITE MAINTENANCE	750	833
LEGAL ADVERTISING	657	657
MISCELLANEOUS	2,596	0
TRAVEL AND PER DIEM	101	101
OFFICE SUPPLIES	253	253
POSTAGE & SHIPPING	20	35
COPIES	101	303
SUPERVISOR FEES	6,480	6,061
TRUSTEE SERVICES	3,541	1,818
OFFICE RENT	2,528	2,526
CONTINUING DISCLOSURE FEE	590	303
TOTAL ADMIN EXPENSES	58,771	56,126

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	50,163	51,080
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANCE	59,016	44,425
CONTINGENCY - MAINTENANCE	14,164	12,070
COMMUNITY AREA MAINTENANCE	7,869	8,382
DEVELOPMENT COORDINATOR	12,019	5,275
ELECTRIC	13,770	14,585
ENGINEERING	19,672	16,764
FIELD MANAGEMENT	38,885	40,234
FOUNTAIN MAINTENANCE & CHEMICALS	5,902	5,029
LANDSCAPING MAINTENANCE & MATERIALS	171,145	150,224
IRRIGATION	29,901	25,482
IRRIGATION PARTS & REPAIRS	4,918	12,573
SIDEWALK CLEANING	5,902	5,029
SIDEWALK REPAIR	8,852	10,059
SIGNAGE	1,967	1,676
STREETLIGHTS	8,852	7,544
STORMWATER MANAGEMENT	1,180	16,043
TREE/PLANT REPLACEMENT & TRIM	17,705	33,528
TOTAL MAINTENANCE EXPENSES	471,882	460,003

Total Expenditures	\$ 530,652	\$ 516,129
EXCESS / (SHORTFALL)	\$ 924,280	\$ 942,131
PAYMENT TO TRUSTEE	(820,869)	(839,031)
BALANCE	\$ 103,411	\$ 103,100
COUNTY APPRAISER & TAX COLLECTOR FEE	(51,706)	(51,550)
DISCOUNTS FOR EARLY PAYMENTS	(51,706)	(51,550)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	116,888	165,579
ON-ROLL ASSESSMENTS - ADMIN	73,068	70,719
ON-ROLL ASSESSMENTS - MAINT	44,084	58,523
ON-ROLL ASSESSMENTS - TIM	69,678	37,874
STORMWATER	21,261	29,676
OTHER INCOME	0	7,877
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 324,980	\$ 370,249
EXPENDITURES - ADMIN		
AUDIT	5,500	7,221
DISSEMINATION AGENT	52	394
DISTRICT COUNSEL	10,511	10,503
MANAGEMENT	12,635	14,185
ASSESSMENT ROLL	1,314	1,313
DUES, LICENSES & FEES	175	253
ENGINEERING	6,570	6,564
GENERAL INSURANCE	14,566	15,754
WEB SITE MAINTENANCE	750	1,083
LEGAL ADVERTISING	854	853
MISCELLANEOUS	3,373	0
TRAVEL AND PER DIEM	131	131
OFFICE SUPPLIES	328	328
POSTAGE & SHIPPING	26	46
COPIES	131	394
SUPERVISOR FEES	6,480	7,877
TRUSTEE SERVICES	464	2,363
OFFICE RENT	3,285	3,282
CONTINUING DISCLOSURE FEE	77	394
TOTAL ADMIN EXPENSES	67,222	72,939

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	6,572	9,274
TIM OPERATIONS	69,678	34,844
BUILDING, BRIDGE, MONUMENT MAINTENANCE	7,731	8,066
CONTINGENCY - MAINTENANCE	1,856	2,191
COMMUNITY AREA MAINTENANCE	1,031	1,522
DEVELOPMENT COORDINATOR	1,575	958
ELECTRIC	1,804	2,648
ENGINEERING	2,577	3,044
FIELD MANAGEMENT	5,094	7,305
FOUNTAIN MAINTENANCE & CHEMICALS	773	913
LANDSCAPING MAINTENANCE & MATERIALS	22,421	27,274
IRRIGATION	3,917	4,626
IRRIGATION PARTS & REPAIRS	644	2,283
SIDEWALK CLEANING	773	913
SIDEWALK REPAIR	1,160	1,826
SIGNAGE	258	304
STREETLIGHTS	1,160	1,370
STORMWATER MANAGEMENT	155	2,913
TREE/PLANT REPLACEMENT & TRIM	2,319	6,087
TOTAL MAINTENANCE EXPENSES	131,497	118,362
Total Expenditures	\$ 198,719	\$ 191,301
EXCESS / (SHORTFALL)	\$ 126,260	\$ 178,949
PAYMENT TO TRUSTEE	(107,537)	(152,333)
BALANCE	\$ 18,723	\$ 26,616
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,362)	(13,308)
DISCOUNTS FOR EARLY PAYMENTS	(9,362)	(13,308)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	0	486,157
ON-ROLL ASSESSMENTS - ADMIN	54,691	47,526
ON-ROLL ASSESSMENTS - MAINT	0	171,831
ON-ROLL ASSESSMENTS - TIM	49,168	25,453
STORMWATER	0	87,131
OTHER INCOME	0	5,294
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 103,859	\$ 823,392
EXPENDITURES - ADMIN		
AUDIT	5,000	4,853
DISSEMINATION AGENT	0	265
DISTRICT COUNSEL	7,417	7,058
MANAGEMENT	8,916	9,533
ASSESSMENT ROLL	927	882
DUES, LICENSES & FEES	175	170
ENGINEERING	4,636	4,412
GENERAL INSURANCE	10,278	10,588
WEB SITE MAINTENANCE	750	728
LEGAL ADVERTISING	603	573
MISCELLANEOUS	2,380	0
TRAVEL AND PER DIEM	93	88
OFFICE SUPPLIES	232	221
POSTAGE & SHIPPING	19	31
COPIES	93	265
SUPERVISOR FEES	6,480	5,294
TRUSTEE SERVICES	0	1,588
OFFICE RENT	2,318	2,206
CONTINUING DISCLOSURE FEE	0	265
TOTAL ADMIN EXPENSES	50,315	49,018

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	0	27,229
TIM OPERATIONS	49,168	23,417
BUILDING, BRIDGE, MONUMENT MAINTENANC	0	23,682
CONTINGENCY - MAINTENANCE	0	6,434
COMMUNITY AREA MAINTENANCE	0	4,468
DEVELOPMENT COORDINATOR	0	2,812
ELECTRIC	0	7,775
ENGINEERING	0	8,937
FIELD MANAGEMENT	0	21,448
FOUNTAIN MAINTENANCE & CHEMICALS	0	2,681
LANDSCAPING MAINTENANCE & MATERIALS	0	80,080
IRRIGATION	0	13,584
IRRIGATION PARTS & REPAIRS	0	6,702
SIDEWALK CLEANING	0	2,681
SIDEWALK REPAIR	0	5,362
SIGNAGE	0	894
STREETLIGHTS	0	4,021
STORMWATER MANAGEMENT	0	8,552
TREE/PLANT REPLACEMENT & TRIM	0	17,873
TOTAL MAINTENANCE EXPENSES	49,168	268,632

Total Expenditures	\$ 99,484	\$ 317,650
EXCESS / (SHORTFALL)	\$ 4,375	\$ 505,742
PAYMENT TO TRUSTEE	-	(447,265)
BALANCE	\$ 4,375	\$ 58,477
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,188)	(29,239)
DISCOUNTS FOR EARLY PAYMENTS	(2,188)	(29,239)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	0	256,103
ON-ROLL ASSESSMENTS - ADMIN	39,189	31,130
ON-ROLL ASSESSMENTS - MAINT	0	90,518
ON-ROLL ASSESSMENTS - TIM	30,672	16,672
STORMWATER	0	45,900
OTHER INCOME	0	3,467
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 69,861	\$ 443,790
EXPENDITURES - ADMIN		
AUDIT	5,000	3,178
DISSEMINATION AGENT	0	173
DISTRICT COUNSEL	4,627	4,623
MANAGEMENT	5,562	6,244
ASSESSMENT ROLL	578	578
DUES, LICENSES & FEES	175	111
ENGINEERING	2,892	2,890
GENERAL INSURANCE	6,412	6,935
WEB SITE MAINTENANCE	750	477
LEGAL ADVERTISING	376	376
MISCELLANEOUS	39	0
TRAVEL AND PER DIEM	58	58
OFFICE SUPPLIES	145	144
POSTAGE & SHIPPING	12	20
COPIES	58	173
SUPERVISOR FEES	6,480	3,467
TRUSTEE SERVICES	1,446	1,040
OFFICE RENT	0	1,445
CONTINUING DISCLOSURE FEE	1,446	173
TOTAL ADMIN EXPENSES	36,054	32,107

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	0	14,344
TIM OPERATIONS	30,672	15,338
BUILDING, BRIDGE, MONUMENT MAINTENANCE	0	12,475
CONTINGENCY - MAINTENANCE	0	3,390
COMMUNITY AREA MAINTENANCE	0	2,354
DEVELOPMENT COORDINATOR	0	1,481
ELECTRIC	0	4,096
ENGINEERING	0	4,708
FIELD MANAGEMENT	0	11,298
FOUNTAIN MAINTENANCE & CHEMICALS	0	1,412
LANDSCAPING MAINTENANCE & MATERIALS	0	42,185
IRRIGATION	0	7,156
IRRIGATION PARTS & REPAIRS	0	3,531
SIDEWALK CLEANING	0	1,412
SIDEWALK REPAIR	0	2,825
SIGNAGE	0	471
STREETLIGHTS	0	2,118
STORMWATER MANAGEMENT	0	4,505
TREE/PLANT REPLACEMENT & TRIM	0	9,415
TOTAL MAINTENANCE EXPENSES	30,672	144,515
Total Expenditures	\$ 66,726	\$ 176,622
EXCESS / (SHORTFALL)	\$ 3,135	\$ 267,168
PAYMENT TO TRUSTEE	-	(235,614)
BALANCE	\$ 3,135	\$ 31,554
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,568)	(15,777)
DISCOUNTS FOR EARLY PAYMENTS	(1,568)	(15,777)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	1,057,041	80,243
ON-ROLL ASSESSMENTS - ADMIN	122,536	129,985
ON-ROLL ASSESSMENTS - MAINT	80,380	28,362
ON-ROLL ASSESSMENTS - TIM	128,071	69,614
STORMWATER	38,766	14,381
OTHER INCOME	0	14,479
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,426,795	\$ 337,063
EXPENDITURES - ADMIN		
AUDIT	5,500	13,272
DISSEMINATION AGENT	94	724
DISTRICT COUNSEL	19,320	19,305
MANAGEMENT	23,223	26,073
ASSESSMENT ROLL	2,415	2,413
DUES, LICENSES & FEES	175	465
ENGINEERING	12,075	12,065
GENERAL INSURANCE	26,773	28,957
WEB SITE MAINTENANCE	750	1,991
LEGAL ADVERTISING	1,570	1,569
MISCELLANEOUS	162	0
TRAVEL AND PER DIEM	242	241
OFFICE SUPPLIES	1,450	603
POSTAGE & SHIPPING	48	84
COPIES	242	724
SUPERVISOR FEES	6,480	14,479
TRUSTEE SERVICES	6,038	4,344
OFFICE RENT	141	6,033
CONTINUING DISCLOSURE FEE	6,038	724
TOTAL ADMIN EXPENSES	112,734	134,064

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	11,982	4,494
TIM OPERATIONS	128,071	64,045
BUILDING, BRIDGE, MONUMENT MAINTENANCE	14,097	3,909
CONTINGENCY - MAINTENANCE	3,383	1,062
COMMUNITY AREA MAINTENANCE	1,880	738
DEVELOPMENT COORDINATOR	2,871	464
ELECTRIC	3,289	1,283
ENGINEERING	4,699	1,475
FIELD MANAGEMENT	9,288	3,540
FOUNTAIN MAINTENANCE & CHEMICALS	1,410	443
LANDSCAPING MAINTENANCE & MATERIALS	40,881	13,218
IRRIGATION	7,142	2,242
IRRIGATION PARTS & REPAIRS	1,175	1,106
SIDEWALK CLEANING	1,410	443
SIDEWALK REPAIR	2,115	885
SIGNAGE	470	148
STREETLIGHTS	2,115	664
STORMWATER MANAGEMENT	282	1,412
TREE/PLANT REPLACEMENT & TRIM	4,229	2,950
TOTAL MAINTENANCE EXPENSES	240,787	104,519

Total Expenditures	\$ 353,521	\$ 238,584
EXCESS / (SHORTFALL)	\$ 1,073,274	\$ 98,480
PAYMENT TO TRUSTEE	(972,478)	(73,823)
BALANCE	\$ 100,796	\$ 24,656
COUNTY APPRAISER & TAX COLLECTOR FEE	(50,398)	(12,328)
DISCOUNTS FOR EARLY PAYMENTS	(50,398)	(12,328)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #11
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	0	349,030
ON-ROLL ASSESSMENTS - ADMIN	0	2,376
ON-ROLL ASSESSMENTS - MAINT	0	123,363
ON-ROLL ASSESSMENTS - TIM	0	1,273
STORMWATER	0	62,555
OTHER INCOME		265
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ -	\$ 538,861
EXPENDITURES - ADMIN		
AUDIT	0	243
DISSEMINATION AGENT	0	13
DISTRICT COUNSEL	0	353
MANAGEMENT	0	477
ASSESSMENT ROLL	0	44
DUES, LICENSES & FEES	0	8
ENGINEERING	0	221
GENERAL INSURANCE	0	529
WEB SITE MAINTENANCE	0	36
LEGAL ADVERTISING	0	29
MISCELLANEOUS	0	0
TRAVEL AND PER DIEM	0	4
OFFICE SUPPLIES	0	11
POSTAGE & SHIPPING	0	2
COPIES	0	13
SUPERVISOR FEES	0	265
TRUSTEE SERVICES	0	79
OFFICE RENT	0	110
CONTINUING DISCLOSURE FEE	0	13
TOTAL ADMIN EXPENSES	0	2,451

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #11
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES - MAINT

LAKE MAINTENANCE	0	19,549
TIM OPERATIONS	0	1,171
BUILDING, BRIDGE, MONUMENT MAINTENANC	0	17,002
CONTINGENCY - MAINTENANCE	0	4,619
COMMUNITY AREA MAINTENANCE	0	3,208
DEVELOPMENT COORDINATOR	0	2,019
ELECTRIC	0	5,582
ENGINEERING	0	6,416
FIELD MANAGEMENT	0	15,398
FOUNTAIN MAINTENANCE & CHEMICALS	0	1,925
LANDSCAPING MAINTENANCE & MATERIALS	0	57,493
IRRIGATION	0	9,752
IRRIGATION PARTS & REPAIRS	0	4,812
SIDEWALK CLEANING	0	1,925
SIDEWALK REPAIR	0	3,850
SIGNAGE	0	642
STREETLIGHTS	0	2,887
STORMWATER MANAGEMENT	0	6,140
TREE/PLANT REPLACEMENT & TRIM	0	12,832
TOTAL MAINTENANCE EXPENSES	0	177,220

Total Expenditures	\$ -	\$ 179,671
EXCESS / (SHORTFALL)	\$ -	\$ 359,191
PAYMENT TO TRUSTEE	-	(321,107)
BALANCE	\$ -	\$ 38,083
COUNTY APPRAISER & TAX COLLECTOR FEE	-	(19,042)
DISCOUNTS FOR EARLY PAYMENTS	-	(19,042)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL ASSESSMENT ALLOCATION
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023		FISCAL YEAR 2023/2024	
	Assessments		Proposed Assessments	
CDD 1				
Single Family	\$	381.99	\$	395.93
Multi-Family	\$	190.99	\$	197.97
Commerical Sq. Ft	\$	0.1532	\$	0.1584
CDD 2				
Single Family	\$	381.99	\$	395.93
Multi-Family	\$	190.99	\$	197.97
Commerical Sq. Ft	\$	0.1532	\$	0.1584
CDD 3				
Single Family	\$	335.16	\$	349.11
Multi-Family	\$	167.58	\$	174.55
Commerical Sq. Ft	\$	0.1344	\$	0.1396
CDD 4				
Single Family	\$	335.16	\$	349.11
Multi-Family	\$	167.58	\$	174.55
Commerical Sq. Ft	\$	0.1344	\$	0.1396
CDD 5				
Single Family	\$	335.16	\$	349.11
Multi-Family	\$	167.58	\$	174.55
Commerical Sq. Ft	\$	0.1344	\$	0.1396
CDD 6				
Single Family	\$	335.16	\$	349.11
Multi-Family	\$	167.58	\$	174.55
Commerical Sq. Ft	\$	0.1344	\$	0.1396
CDD 7				
Single Family	\$	381.99	\$	395.93
Multi-Family	\$	190.99	\$	197.97
Commerical Sq. Ft	\$	0.1532	\$	0.1584
CDD 8				
Single Family	\$	381.99	\$	395.93
Multi-Family	\$	190.99	\$	197.97
Commerical Sq. Ft	\$	0.1532	\$	0.1584
CDD 9				
Single Family	\$	381.99	\$	395.93
Multi-Family	\$	190.99	\$	197.97
Commerical Sq. Ft	\$	0.1532	\$	0.1584
CDD 10				
Single Family	\$	381.99	\$	395.93
Multi-Family	\$	190.99	\$	197.97
Commerical Sq. Ft	\$	0.1532	\$	0.1584
CDD 11		(Formed during FY23)		
Single Family	\$	-	\$	395.93
Multi-Family	\$	-	\$	197.97
Commerical Sq. Ft	\$	Page 28-	\$	0.1584

FISCAL YEAR

2023/2024

FINAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		4,036,102
Total Revenues	\$	4,036,102

EXPENDITURES

Principal Payments		2,345,000
Interest Payments		1,441,556
Miscellaneous / Extra Redemption		249,546
Total Expenditures	\$	4,036,102

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

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

ASSESSMENTS

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

FINAL DEBT SERVICE BUDGET
TRADITION SERIES 2021 BOND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

FISCAL YEAR

2023/2024

FINAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		968,795
Total Revenues	\$	968,795

EXPENDITURES

Principal Payments		380,000
Interest Payments		588,795
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	968,795

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

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

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET	COMMENTS
REVENUES			
SERVICE CHARGE - IRRIGATION	1,650,000	1,890,000	Projected
ENGINEERING REVENUE FEES	17,338	17,338	
Total Revenues	\$ 1,667,338	\$ 1,907,338	
EXPENSES			
FIELD OPERATIONS	0	0	
TRUSTEE SERVICES	5,000	5,000	
MANAGEMENT	366,742	377,744	CPI Adjustment per contract
ENGINEERING	40,000	40,000	
PROFESSIONAL SERVICES, OTHER	5,000	5,000	
DEVELOPMENT COORDINATOR	61,100	62,933	CPI Adjustment per contract
CITY FRANCHISE FEE	109,421	165,000	6% of Gross Receipts + Installments
TRAVEL AND PER DIEM	400	400	
TELEPHONE	1,930	1,930	
POSTAGE AND SHIPPING	253	253	
BANK FEES	1,250	1,250	
BAD DEBT	65,000	65,000	
OFFICE SUPPLIES	250	250	
FIELD SUPPLIES (OTHER)	2,000	2,000	
DUES, LICENSES, FEES	2,300	2,300	
VEHICLE, GAS, & REPAIR	1,000	1,000	
ELECTRIC	105,000	105,000	
WATER	170	170	
OTHER UTILITIES	1,550	1,550	
GENERAL INSURANCE	21,102	21,102	
GENERAL REPAIR & MAINTENANCE	153,000	215,000	
LANDSCAPING MAINTENANCE & MATERIAL	11,000	11,000	
HVAC	4,500	4,500	
RENEWAL AND REPLACEMENT	200,000	250,000	
OTHER SYSTEM IMPROVEMENTS	75,000	100,000	
OPERATING RESERVES/MISC	40,000	80,000	
CONTINGENCY	26,046	20,531	
Total Expenses	\$ 1,299,013	\$ 1,538,913	
EXCESS / (SHORTFALL)	\$ 368,325	\$ 368,425	
PAYMENT TO TRUSTEE	(368,325)	(368,425)	
BALANCE	\$ (0)	\$ 0	
NET INCOME	\$ -	\$ -	

FINAL DEBT SERVICE BUDGET
TRADITION IRRIGATION SERIES 2017 BOND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

FISCAL YEAR

2023/2024

FINAL BUDGET

REVENUES

Transfer from Operating Fund		368,425
Total Revenues	\$	368,425

EXPENDITURES

Principal Payments		125,000
Interest Payments		243,425
Total Expenditures	\$	368,425

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

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

RESOLUTION 2023-17

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 LEVYING NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 1, Tradition Community Development District No. 2 (“District No. 2”), Tradition Community Development District No. 3 (District No. 3”), Tradition Community Development District No. 4 (“District No. 4”), Tradition Community Development District No. 5 (“District No. 5”), Tradition Community Development District No. 6 (“District No. 6”), Tradition Community Development District No. 7 (“District No. 7”), Tradition Community Development District No. 8 (“District No. 8”), Tradition Community Development District No. 9 (“District No. 9”), Tradition Community Development District No. 10 (“District No. 10”), and Tradition Community Development District No. 11 (“District No. 11”) have entered into that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”); and

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

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

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

WHEREAS, the Board of Supervisors of District No. 1 (“Board”) finds that the total General Fund Operations Assessments for the Districts during Fiscal Year 2023/2024 will amount to \$_____, allocated (i) upon assessable properties within District No. 1, \$_____, (ii) upon assessable properties within District No. 2, \$_____, (iii) upon assessable properties within District No. 3, \$_____, (iv) upon assessable properties within District No. 4, \$_____, (v) upon assessable properties within District No. 5, \$_____, (vi) upon assessable properties within District No. 6, \$_____, (vii) upon assessable properties within District No. 7, \$_____, (viii) upon assessable properties within District No. 8, \$_____, (ix) upon assessable properties within District No. 9, 42

\$ _____, (x) upon assessable properties within District No. 10,
\$ _____, (x) upon assessable properties within District No. 11,
\$ _____, ; and

WHEREAS, the Board finds that, taking into consideration other revenue sources, the Project/Bond Assessment for the Districts during Fiscal Year 2023/2024 will amount to \$ _____, allocated (i) upon assessable properties within District No. 1, \$ _____, (ii) upon assessable properties within District No. 2, \$ _____, (iii) upon assessable properties within District No. 3, \$ _____, (iv) upon assessable properties within District No. 4, \$ _____, (v) upon assessable properties within District No. 5, \$ _____, (vi) upon assessable properties within District No. 6, \$ _____, (vii) upon assessable properties within District No. 7, \$ _____, (viii) upon assessable properties within District No. 8, \$ _____, (ix) upon assessable properties within District No. 9, \$ _____, (x) upon assessable properties within District No. 10, \$ _____, (x) upon assessable properties within District No. 11, \$ _____, ; and

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

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

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

Section 1.

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

Section 2.

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

Section 3.

The said assessment levies on assessable lands within the Districts to be levied upon, are hereby certified to the St. Lucie County Property Appraiser, to be extended on the St. Lucie County Tax Roll and shall be collected by the Tax Collector in the same manner and ⁴³

time as St. Lucie County taxes. The proceeds therefrom shall be paid to District No. 1 for credit to the respective District in accordance with the District Interlocal Agreement.

Section 4.

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

PASSED AND ADOPTED this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD2)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 2 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 2 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 2

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD3)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 3, along with Tradition Community Development District Nos. 1-2 & 4-11 (“Other Districts,” and collectively with District No. 3, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 3 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 3 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD4)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 4, along with Tradition Community Development District Nos. 1-3 & 5-11 (“Other Districts,” and collectively with District No. 4, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 4 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 4 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD5)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 5, along with Tradition Community Development District Nos. 1-4 & 6-11 (“Other Districts,” and collectively with District No. 5, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 5 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 5 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD6)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 6, along with Tradition Community Development District Nos. 1-5 & 7-11 (“Other Districts,” and collectively with District No. 6, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 6 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 6 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD7)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 7, along with Tradition Community Development District Nos. 1-6 & 8-11 (“Other Districts,” and collectively with District No. 7, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 7 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 7 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 7

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD8)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 8, along with Tradition Community Development District Nos. 1-7 & 9-11 (“Other Districts,” and collectively with District No. 8, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 8 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 8 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 8

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD9)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 9, along with Tradition Community Development District Nos. 1-8 & 11 (“Other Districts,” and collectively with District No. 9, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 9 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 9 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 9

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD10)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

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

WHEREAS, District No. 10, along with Tradition Community Development District Nos. 1-11 (“Other Districts,” and collectively with District No. 10, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 10 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 10 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 10

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2023-17 (CDD11)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

WHEREAS, Tradition Community Development District No. 11 (“District No. 11”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 11, along with Tradition Community Development District Nos. 1-9 (“Other Districts,” and collectively with District No. 11, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; by its Resolution No. 2023-17; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 11 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 11 this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 11

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11

Keiser University – Port St. Lucie Campus

9400 SW Discovery Way

Port St. Lucie, FL 34987

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 MINUTES

July 5, 2023

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of July 5, 2023, was called to order at 11:00 a.m. in the Keiser University – Port St. Lucie Campus located at 9400 SW Discovery Way, 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 May 26, 2023, as legally required.

C. ESTABLISH A QUORUM

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

CDD #'s 1,2,7,8,9,10,&11		
Chairman	Frank Covelli	Present
Vice Chairman/Supervisor	Tyler Gaffney	Present
Supervisor	Steven Dassa	Absent
Supervisor	Tara Toto	Absent
Supervisor	Ricardo Mojica	Present

CDD # 3		
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Present
Supervisor	Kimberly Gorman	Present
Supervisor	Vacant	-
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Absent
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Via Zoom
Supervisor	Joseph Sargent	Absent
Supervisor	Drew Wesley	Via Zoom

CDD # 5		
Supervisor	Cathy Powers	Absent
Chairperson	Chris King	Present
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	Via Zoom
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.

Present via Zoom were: District Manager - Andrew Karmeris with Special District Services, Inc and District Engineer - Kelly Cranford with Culpepper and Terpening.

Also present were: Antonio Balestrieri with Mattamy Homes. (See attached sign-in sheet)

D. ADDITIONS OR DELETIONS TO THE AGENDA

Staff added (2) items under “New Business.”

- 1. (H-3/ New Business): Obtain a Proposal from Solitude Lake Management for Below Control (High Water Mark) for Year-Round Maintenance of the Lakes.**
- 2. (H-4/ New Business): WA #19-143-157: Seville Clubhouse**

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

There were no comments from the public.

F. CONSENT ITEMS

- 1. Approval of June 7th, 2023, Regular Board Meeting Minutes**
- 2. Approve Treasurer Coast Wildlife Trappers Quote #023-024**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Mojica 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. Notice of Vacancy for Ryan Bartlett and Consideration of Appointment – District 3 Seat 3

The vacancy of Seat No. 3 was announced to the Board. No action was taken at this time to make an appointment.

2. Approve and Ratify John Slicher to Vacant Board Seat – District 6 / Seat 5

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Russell and passed unanimously by CDD No. 6 to Approve and Ratify the appointment of John Slicher to the Vacant Board Seat No. 5, as of November 22, 2022.

3. Obtain a Proposal from Solitude Lake Management for Below Control (High Water Mark) for Year-Round Maintenance of the Lakes.

Ms. King, Vice-Chair of the Lake Banks Committee, provided an update and a review of the Solitude Lake Managements contract. She feels they are not fulfilling their obligations due to the current conditions of the lakes. She also announced a new web portal from Solitude Lake Management for easier access to the lake and wetlands reports.

Mr. Pinto commented on the hydrilla in the lakes and that it's only treated 1/3 at a time. He wants to know when the rest will be completed and to start being notified when Solitude is on the property.

Mr. Krbec mentioned the lake & wetland reports were 3 months behind.

Mr. Lasher is displeased with the lack of trash picked up from the lake areas.

Ms. King discussed the possibility of a harvester removing all the hydrilla.

Ms. Milmore noted that in 2018, Solitude Lake Management bought the Lake and Wetland Company.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to request a proposal from Solitude Lake Management for managing weeds Below Control (High Water Mark) and above the water level, for Year-Round Maintenance of the Lakes.

4. WA #19-143-157: Seville Clubhouse

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA #19-143-157.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma reminded the Supervisors to please file their Form 1 with the Supervisor of Elections office.

2. Attorney's Report

Ms. Garrett offered no report.

3. Engineer's Report

Ms. Cranford had nothing further to report.

4. Financial Report

Mr. Karmeris is available to answer any questions.

Mr. Sakuma was given direction by the Lake Banks Committee to work with the Attorney regarding any delinquent accounts.

5. Founder's Report

The Founder offered no report.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board at this time.

K. ADJOURNMENT

There being no further business to come before the Boards, CDD No. 1 Mr. Covelli adjourned the meeting at 11:45 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date September 6, 2023**

Subject: TR - Fifth Third Bank - Tradition
Work Authorization No. WA 19-143-108.1
C&T Project No. 19-143.TR2.019.0723.W

Background:

On July 7, 2023, the CDD Engineer received an application for a Work Authorization for connecting to the Tradition surface water management system. The project will utilize exfiltration trench for water quality treatment and stormwater conveyance which was previously authorized, constructed, and certified under WA 2-9-0713-S.

Recommended Action:

Ratify the CDD Engineer's approval of the proposed project connecting to the Tradition Master Stormwater System.

Location: Tradition Community Development District CDD.02

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

Board Action:

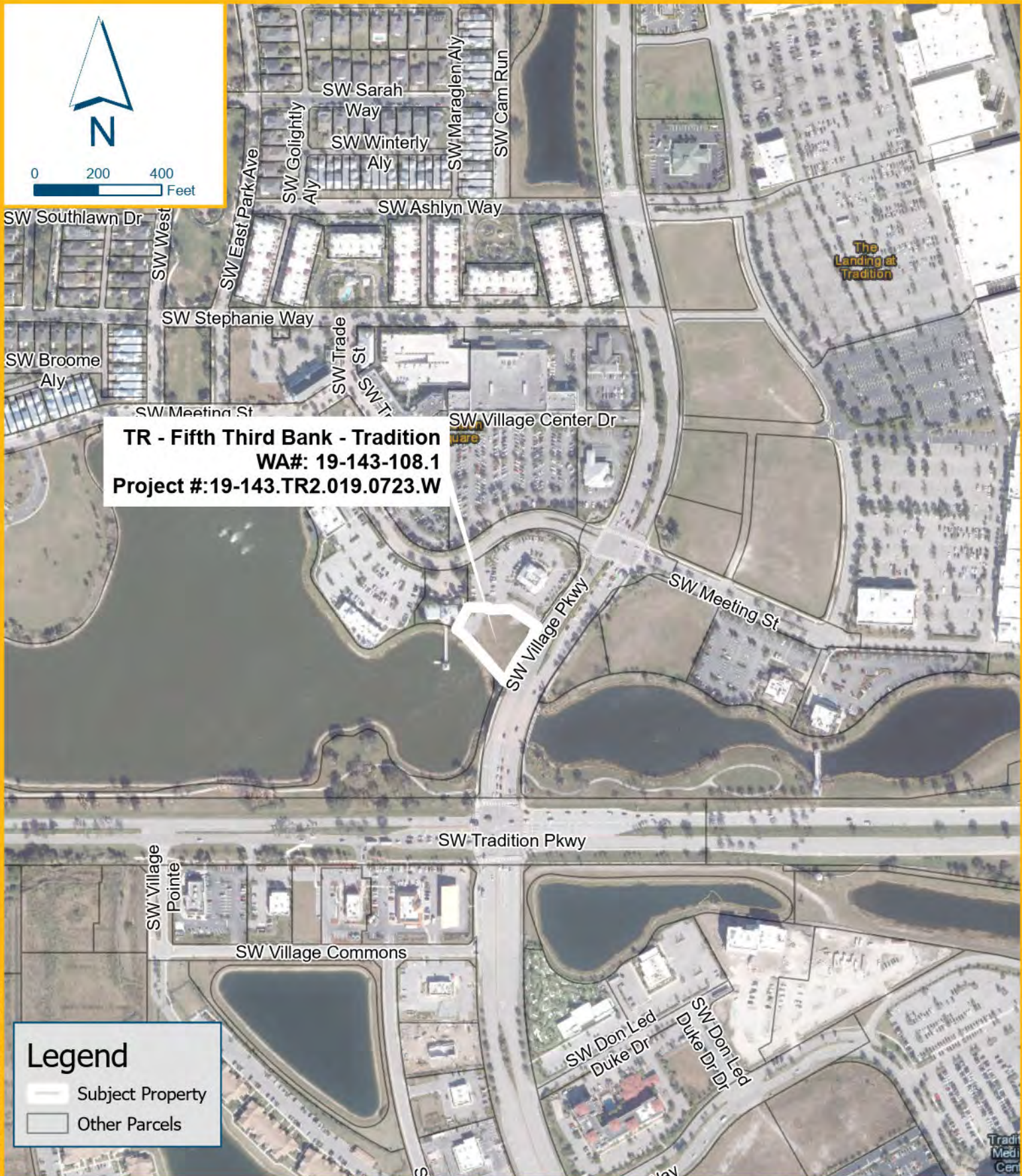
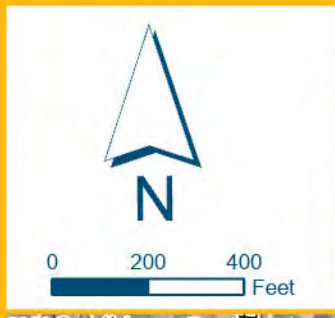
Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE

August 8, 2023



TR - Fifth Third Bank - Tradition
WA#: 19-143-108.1
Project #:19-143.TR2.019.0723.W

Legend

- Subject Property
- Other Parcels

P:\Proj-2019\19-085 Tradition CDD\GIS\19-085 Base GIS\19-085 Base.aprx



Work Authorization #:
19-143-108.1
Project #:
19-143.TR2.019.0723.W
Scale: 1" = 400'
Date: 8/8/2023

EXHIBIT 1
TR - FIFTH THIRD
BANK - TRADITION
SITE LOCATION MAP

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: September 6, 2023**

Subject: TR- Tabernacle of Praise Traditions
Work Authorization No. WA 19-143-158
C&T Project No. 19-143.TR3.045.0723.W

Background:

On July 3, 2023, the CDD Engineer received an application to construct a 20,000 sf church / daycare facility. Water quality treatment and flood protection for the trail will be provided by the Tradition master surface water management system.

Recommended Action:

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

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

Location: Tradition Community Development District CDD.03

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

Board Action:

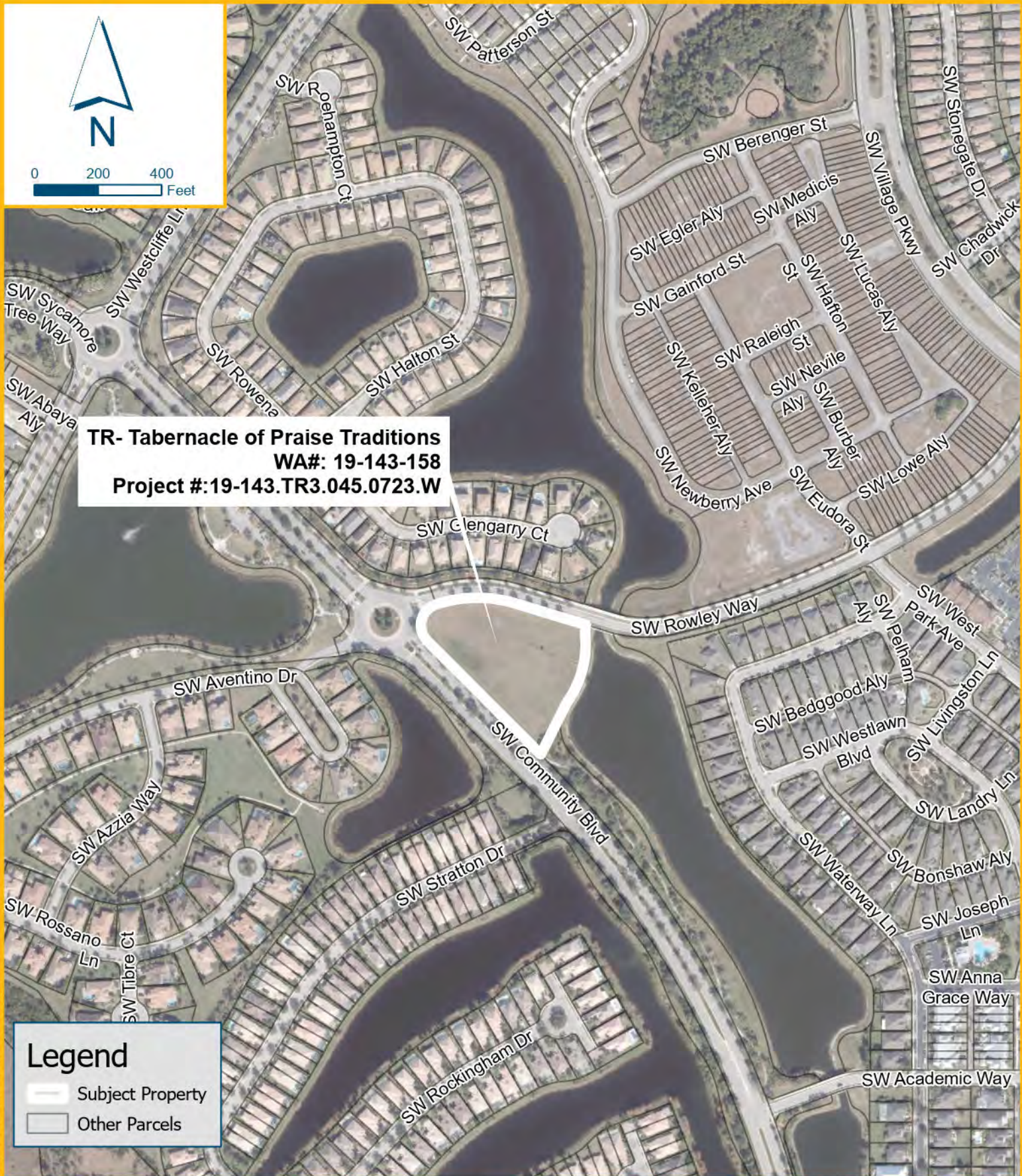
Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE

August 10, 2023



TR- Tabernacle of Praise Traditions
WA#: 19-143-158
Project #:19-143.TR3.045.0723.W

Legend
— Subject Property
— Other Parcels

Work Authorization #:
19-143-158
Project #:
19-143.TR3.045.0723.W
Scale: 1" = 400'
Date: 8/10/2023



EXHIBIT 1
TR- TABERNAACLE OF
PRAISE TRADITIONS
SITE LOCATION MAP

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: September 6, 2023**

Subject: TR- Tabernacle of Praise Traditions - Irrigation
Work Authorization No. WA 19-143-159
C&T Project No. 19-143.TR3.045.0723.I

Background:

On July 3, 2023, the CDD Engineer received a Work Authorization application for connection to the Tradition Irrigation System as a Tier 1 user. The connection from the irrigation main up to the meter will be maintained by the CDD.

Recommended Action:

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

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

Location: Tradition Community Development District CDD.03

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

Board Action:

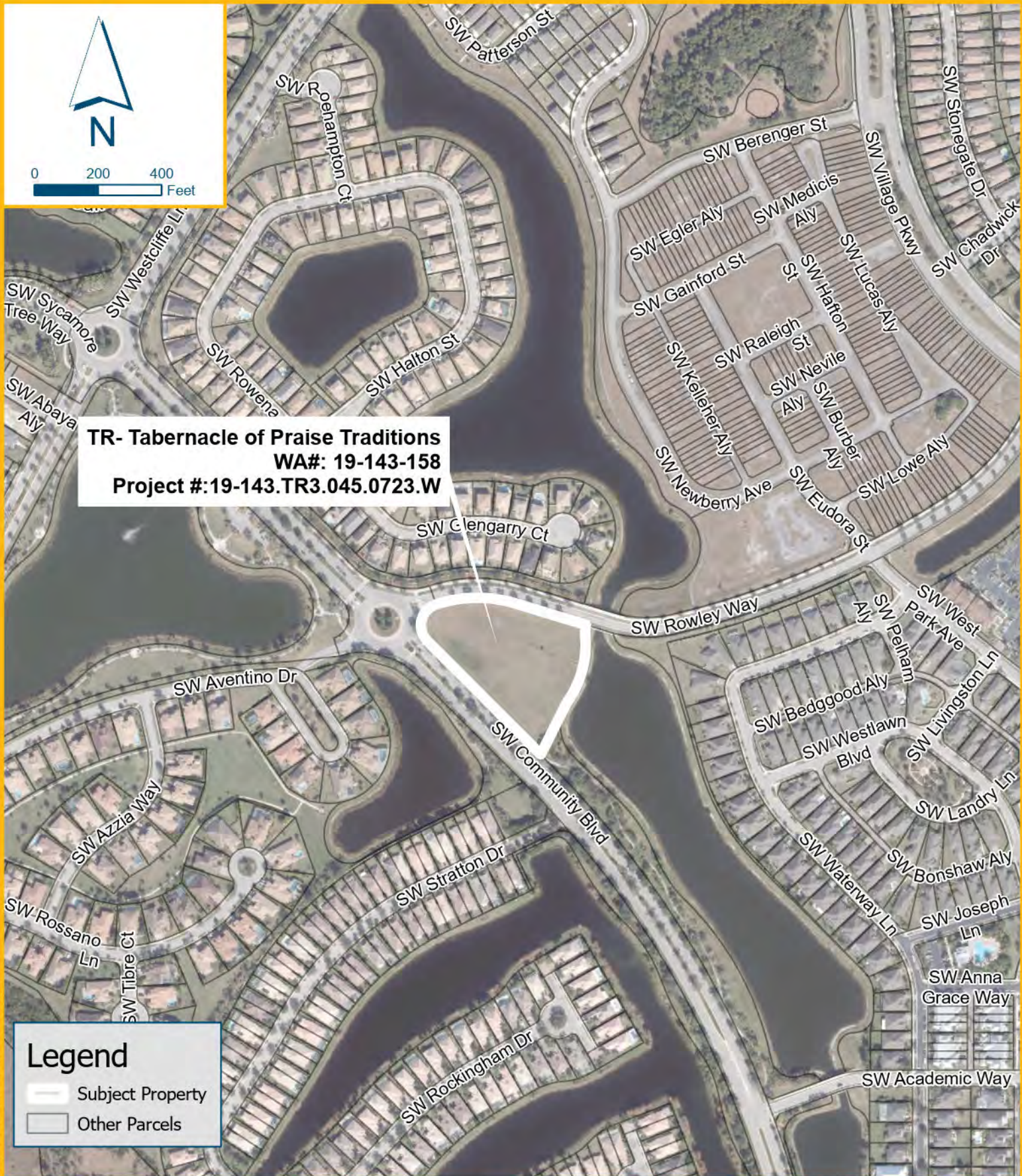
Moved by:

Seconded by:

Action Taken:



Item Prepared by: Kelly E Cranford, PE

August 10, 2023



TR- Tabernacle of Praise Traditions
WA#: 19-143-158
Project #:19-143.TR3.045.0723.W

Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &
TERPENING INC**

Work Authorization #:
19-143-158
Project #:
19-143.TR3.045.0723.W
Scale: 1" = 400'
Date: 8/10/2023

EXHIBIT 1
TR- TABERNAACLE OF
PRAISE TRADITIONS
SITE LOCATION MAP

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date September 6, 2023**

Subject: TR - Fifth Third Bank - Tradition
Work Authorization No. WA 19-143-161
C&T Project No. 19-143.TR2.019.0723.I

Background:

On July 7, 2023, the CDD received a Work Authorization for connecting to the Tradition Irrigation system as a Tier 1 User. The connection to the irrigation main up to the meter will be operated or maintained by the CDD.

Recommended Action:

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

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

Location: Tradition Community Development District CDD.02

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

Board Action:

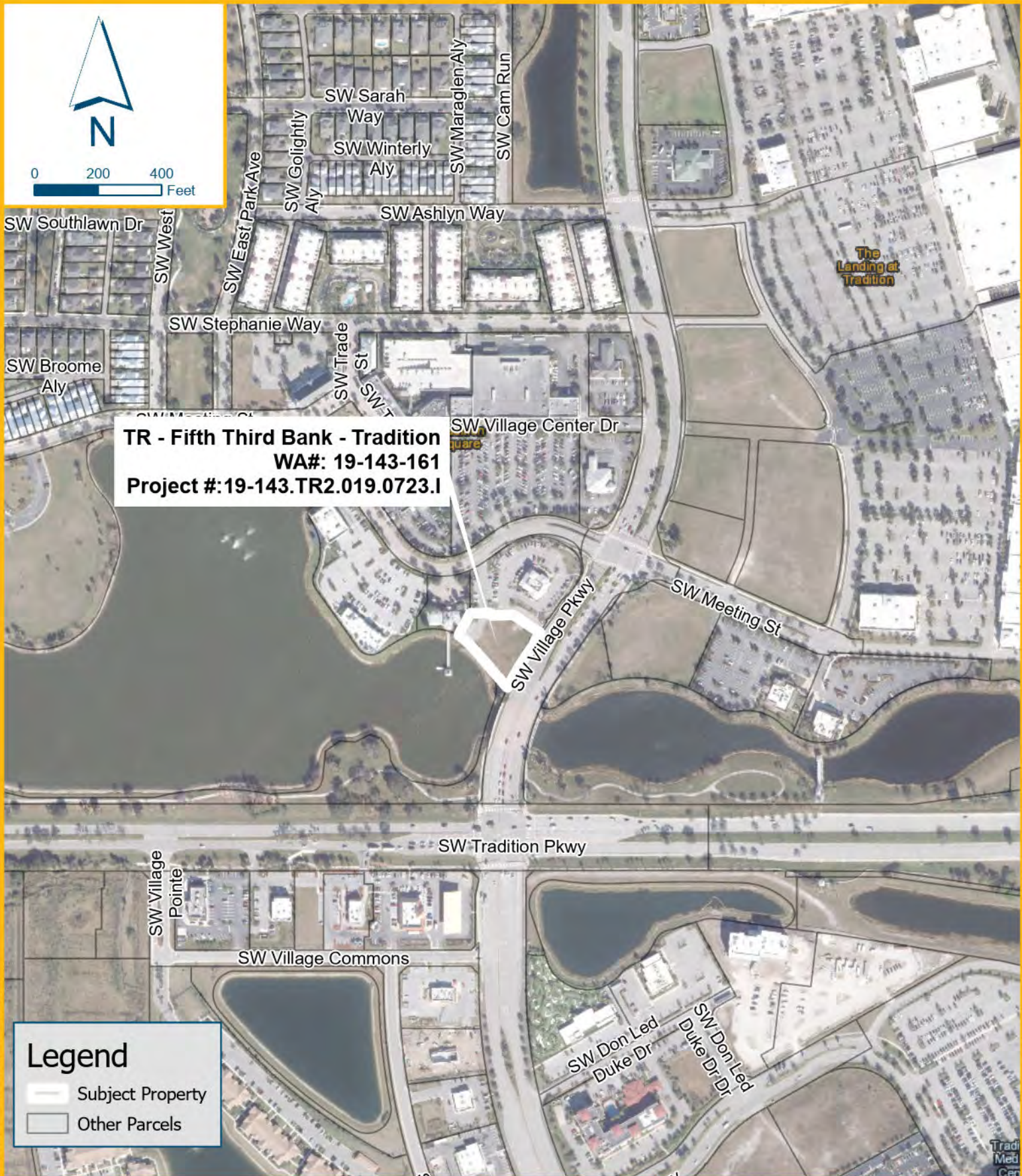
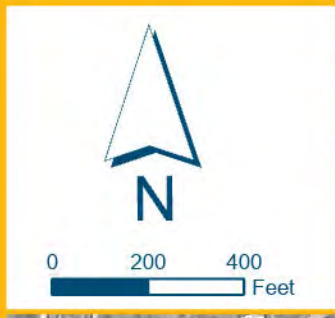
Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE

August 8, 2023



TR - Fifth Third Bank - Tradition
WA#: 19-143-161
Project #: 19-143.TR2.019.0723.I

Legend

- Subject Property
- Other Parcels

Work Authorization #:
19-143-161
Project #:
19-143.TR2.019.0723.I
Scale: 1" = 400'
Date: 8/8/2023



EXHIBIT 1
TR - FIFTH THIRD
BANK - TRADITION
SITE LOCATION MAP



TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

July 6, 2023

City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, FL 34984

Subject: Petition to Abandon/Vacate Private Utility Easement
Tradition Town Center – Parcel 1 of Tradition Plat No. 17 (PB 43, PG 22)
CWI Job #9901

Please consider this as a LETTER OF NO OBJECTION from the Tradition Community Development District No. 1 to the abandonment of a portion of the 10' Private Utility Easement along the east side of Parcel 1 of Tradition Plat No. 17 (PB 43, PG 22) as shown in the attached Exhibit A and sketch and legal description.

Please note the Tradition Community Development District No. 1 was formerly known as Westchester Community Development District No. 1, the name being changed by St Lucie County Ordinance No. 06-033, enacted August 15, 2006.

If you have any questions or if I may be of further assistance, please contact me at (772) 345-5119 or Bsakuma@sdsinc.org.

Sincerely,

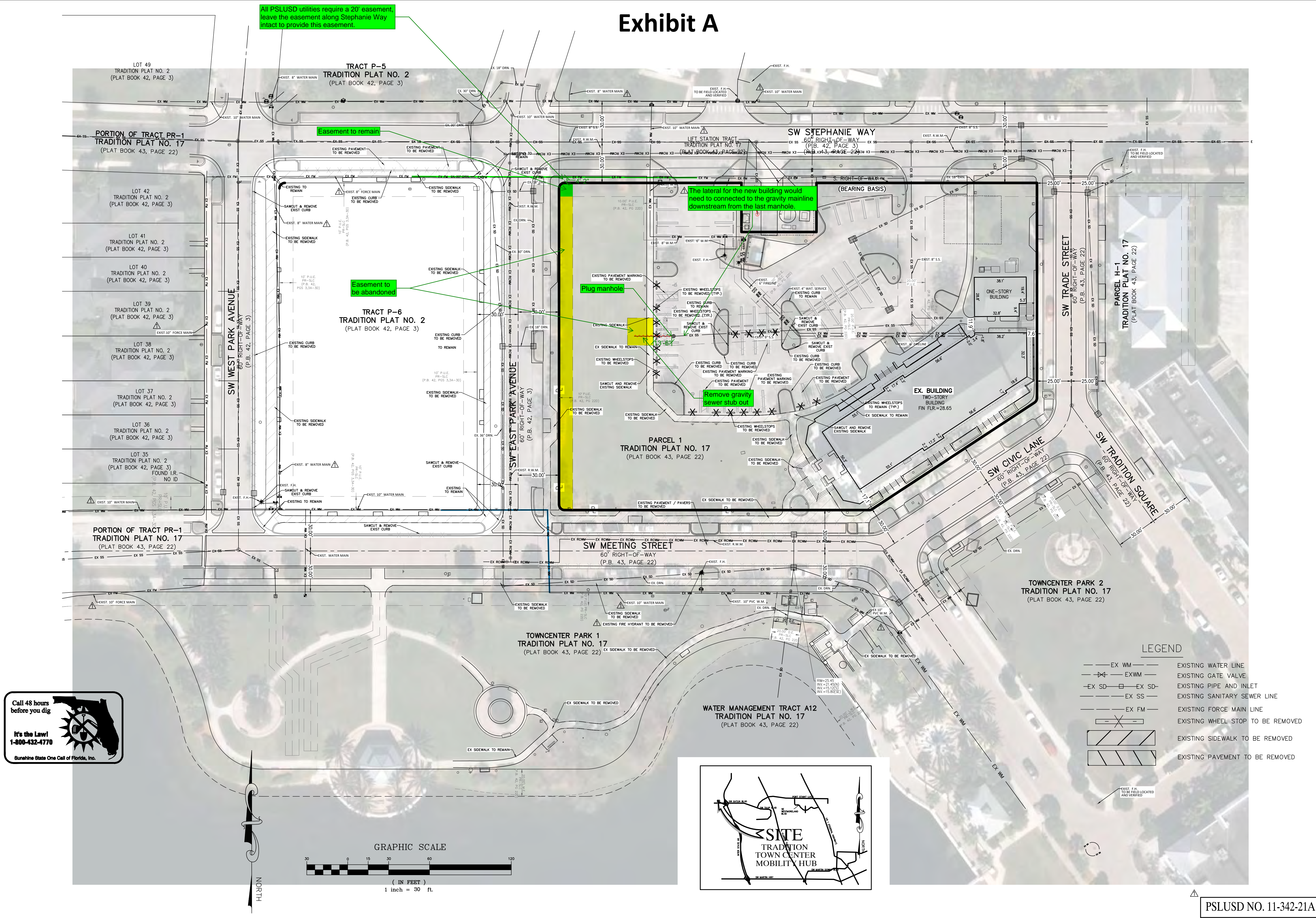
Tradition Community Development District No. 1

B. Frank Sakuma, Jr.

B. Frank Sakuma, Jr., CDM

District Manager

Exhibit A



REV PER CITY OF PSL	7/25/22	BAH	
REVISIONS	DATE	BY	
FILE NAME	9901eng.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING — LAND PLANNING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392-1991 / FAX (561)–750-1474

TRADITION TOWN CENTER
MOBILITY HUB
PROPOSED CIVIL PLANS
DEMOLITION PLAN
TRADITION, PORT ST. LUCIE, FLORIDA

DATE	5/3/22
DRAWN BY	BAH
F.B./ PG.	N/A
SCALE	1" = 30'

JOHN F. WHEELER PROFESSIONAL ENGINEER LICENSE NO. 25478 STATE OF FLORIDA ENG NO. EB-0003591 DATE

JOB # 9901
SHT.NO. DEM-1
OF SHEETS

JOYRIDE TECHNOLOGIES INC. SAAS SERVICES ORDER FORM

Customer: Tradition Community Development District No.1	Date: August 4th, 2023
Mailing Address:10807 SW Tradition Square, Port St. Lucie FL 34987	Phone:772-345-5119
Billing Address:Tradition Community Development District No. 1 c/o Special District Services, Inc. 2501A Burns Rd. Palm Beach Gardens, FL 33410	E-Mail: bsakuma@sdsinc.org
Contact Name: B. Frank Sakuma, Jr.	Contact Job Title: District Manager
Agreement and Services Overview: The services described herein consist generally of a one-time implementation of a white-labeled web application, mobile application (compatible with Android and iOS devices), backend service and hosting, ongoing support and maintenance, and relevant technical documentation. Joyride will use commercially reasonable efforts to provide Customer the services described in the Statement of Work (Exhibit A), and the Support Terms (Exhibit B), subject to the Terms and Conditions attached hereto.	
Language: English Only	
Initial Service Term: 36 months	
Quotation Expiry: The quotation, as outlined in the Anticipated Fee Summary is valid until and will expire on August 10, 2023. Signature and the payment of the Implementation Service Fee must be paid before the contract expiry date.	
Estimated Delivery Date: No sooner than 6 weeks following receipt of payment of Implementation Service Fee and completion of all Customer Onboarding activities	
Implementation Services Fees (USD) The Implementation Service Fee is a one-time, non-refundable fee of \$6,000 for the general implementation of the Joyride system.	
Onboarding Services Fees (USD) The Onboarding Service Fee is a monthly, non-refundable fee of \$250/month that will be billed to Customer for the continued support from Company's onboarding team. This fee will only be applicable if Customer does not begin the Service term fees as outlined in point 2. in section "Customer Acknowledgements" of this Agreement. The fee will be billed to Customer for a maximum of two (2) months. After the 2 month period, regular Platform and Service Term Fees will commence as outlined in "Customer Acknowledgements" of this Agreement.	Platform and Support Services Fees (USD) The Platform and Support Service Term Fee is a monthly, non-refundable fee for the use of Company's platform and additionally, each vehicle that appears in the vehicle section on Customer's dashboard above the coverage outlined below for the aforementioned Platform fee, regardless of the operational status of the vehicle. The fee structure is as follows: <ul style="list-style-type: none">• \$500/month platform fee The platform fee will be for up to 50 vehicles. Any additional vehicle above 50 will be charged at \$10/vehicle/month. Customer will be responsible for paying the platform fee even in the event that fewer appear in the vehicle section of Customer's dashboard.

Anticipated Fee Summary (USD)

Implementation Service Fee: \$6,000 due on Agreement signing (one time)

Platform Fee (minimums): \$500/month. Any additional vehicle above 50 will be charged at \$10/vehicle/month.

Other fees: (Translation fee \$1,400/new language - if ever applicable)

Logo/Name Changes (Post Kick Off): \$95/hour. Full quote will be provided once the development effort has been evaluated.

Billing and Payment Details

All payments must be made through credit card (Visa or MasterCard only), and subject to a 3% transaction fee. Invoices will be sent on the first three days of each month. Additional vehicles added to the vehicle section on the Customer's dashboard in the previous month above the volume that was billed on the previous month's invoice will be billed on the next invoice.

Any fee incurred by Joyride directly related to the delivery of the Customer's services (outside Joyride's service fees) will be passed through to the Customer on the next invoice. This includes SMS fees. Please refer to:

<https://www.twilio.com/sms/pricing> for the most up to date rates.

Credit card on file will be charged upon issuance of each invoice.

All fees are in USD, and payment must be made in USD.

Payment Gateway

Customer agrees to use the already integrated payment gateway (Stripe or Stripe Atlas or iDEAL). Should the Customer wish to use another payment processor, the payment processor company must integrate into Joyride's platform by using Joyride's payment gateway API.

Customer Acknowledgements (each to be signed by Customer, indicating explicit acknowledgement and agreement to terms)

1. All fees are non-refundable:

FC

2. Monthly Support Services Fees begin on the sooner of:

(i) integration of 3 or more vehicles in the Customer's dashboard

FC

(ii) AND/OR app being released to a public App Store

FC

(iii) AND/OR Company's billing start date of September 15, 2023

FC

3. a) If Customer has not triggered clauses (i) and/or (ii) of point 2, and Customer cannot begin paying as of the billing start date listed in point 2. (iii), Customer agrees to pay a non-refundable monthly onboarding fee of \$250/month for a maximum of 2 months:

FC

b) After the 2 month onboarding period listed in point 3.a) is complete, as determined by Company, Customer will begin to pay the Platform and Support Service Fees regardless if hardware has been received by Customer, insurance secured or any other factors preventing Customers launch:

FC

4. Company reserves the right to pause Services upon nonpayment (as per Section 4.2):


FC

SAAS SERVICES AGREEMENT

This SaaS Services Agreement ("Agreement") is entered into on this August 4th, 2023 (the "Effective Date") between Joyride Technologies Inc. with a place of business at Ontario, Canada ("Company"), and the Customer listed below ("Customer"). This Agreement includes and incorporates the above SaaS Services Order Form, as well as the attached Terms and Conditions (which contains, among other things, warranty disclaimers, liability limitations and use limitations), Statement of Work (Exhibit A), Support Terms (Exhibit B). There shall be no force or effect to any different terms of any related purchase order or similar form even if signed by the parties after the date hereof.

Joyride Technologies Inc.:

Tradition Community Development District No 1:

By:  _____

Name: Vince Cifani

Title: CEO

By:  _____

Name: Frank Covelli

Title: Chairman

TERMS AND CONDITIONS

1. SAAS SERVICES AND SUPPORT

1.1 Subject to the terms of this Agreement, Company will use commercially reasonable efforts to provide Customer the Services. As part of the registration process, Customer will identify an administrative user name and password for Customer's Company account. Company reserves the right to refuse registration of, or cancel passwords it deems inappropriate.

1.2 Subject to the terms hereof, Company will provide Customer with reasonable technical support services in accordance with Company's standard practice.

2. RESTRICTIONS AND RESPONSIBILITIES

2.1 Customer will not, directly or indirectly: reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Services or any software, documentation or data related to the Services ("Software"); modify, translate, or create derivative works based on the Services or any Software (except to the extent expressly permitted by Company or authorized within the Services); use the Services or any Software for timesharing or service bureau purposes or otherwise for the benefit of a third; or remove any proprietary notices or labels.

2.2 Further, Customer may not remove or export from any country or allow the export or re-export of the Services, Software or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of Canada.

2.3 Customer represents, covenants, and warrants that Customer will use the Services only in compliance with Company's standard published policies then in effect (the "Policy") and all applicable laws and regulations. Customer hereby agrees to indemnify and hold harmless Company against any damages, losses, liabilities, settlements and expenses (including without limitation costs and attorneys' fees) in connection with any claim or action that arises from an alleged violation of the foregoing or otherwise from Customer's use of Services. Although Company has no obligation to monitor Customer's use of the Services, Company may do so and may prohibit any use of the Services it believes may be (or alleged to be) in violation of the foregoing.

2.4 Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Services, including, without limitation, modems, hardware, servers, software, operating systems, networking, web servers and the like (collectively, "Equipment"). Customer shall also be responsible for maintaining the security of the Equipment, Customer account, passwords (including but not limited to administrative and user passwords) and files, and for all uses of Customer account or the Equipment with or without Customer's knowledge or consent.

3. CONFIDENTIALITY; PROPRIETARY RIGHTS

3.1 Each party (the "Receiving Party") understands that the other party (the "Disclosing Party") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "Proprietary Information" of the Disclosing Party). Proprietary Information of Company includes non-public information

regarding features, functionality and performance of the Service. Proprietary Information of Customer includes non-public data provided by Customer to Company to enable the provision of the Services ("Customer Data"). The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information after five (5) years following the disclosure thereof or any information that the Receiving Party can document (a) is or becomes generally available to the public, or (b) was in its possession or known by it prior to receipt from the Disclosing Party, or (c) was rightfully disclosed to it without restriction by a third party, or (d) was independently developed without use of any Proprietary Information of the Disclosing Party or (e) is required to be disclosed by law.

3.2 Company shall own and retain all right, title and interest in and to (a) the Services and Software, all improvements, enhancements or modifications thereto, (b) any software, applications, inventions or other technology developed in connection with Implementation Services or support, and (c) all intellectual property rights related to any of the foregoing.

3.3 Notwithstanding anything to the contrary, Company shall have the right collect and analyze data and other information relating to the provision, use and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Customer Data and data derived therefrom), and Company will be free (during and after the term hereof) to (i) use such information and data to improve and enhance the Services and for other development, diagnostic and corrective purposes in connection with the Services and other Company offerings, and (ii) disclose such data solely in aggregate or other de-identified form in connection with its business.

4. PAYMENT OF FEES

4.1 Customer will pay Company the applicable fees described in the Order Form for the Implementation Services and Support Services in accordance with the terms therein (the "Fees"), plus all sales taxes associated with the Services. Customer must pay Company the Implementation Service Fees within thirty (30) days of signing the agreement otherwise this agreement in its entirety will be deemed null and void. If Customer does not begin paying the Service Term Fees within 12 months from the payment of the Implementation Service Fees, this agreement in its entirety will be deemed null and void, and Customer will have to pay another Implementation Service Fee and sign another service agreement. If the number of vehicles in the Customer's dashboard exceeds the number of vehicles for which they were billed, the Customer agrees to pay for the additional vehicles not represented in the previous billing period. Company reserves the right to change the Fees or applicable charges and to institute new charges and Fees at the end of the Initial Service Term or then-current renewal term, upon thirty (30) days prior notice to Customer which will be sent in writing. Email will constitute a written submission. If Customer believes that Company has billed Customer incorrectly, Customer must contact Company no later than 14 days after the closing date on the first billing statement in which the error or problem appeared, in order to receive an adjustment or credit. Inquiries should be directed to Company's Finance department.

4.2 The Company will bill Customer by invoice, in which case, full payment for invoices will be charged to the credit card on file or Customer will be required to facilitate the wire transfer upon invoice issuance. If Customer is paying by wire transfer, Customer must provide Company with a credit card as an alternative form of payment should Customer not pay within the fourteen (14) days indicated below. In the event that Customer does not pay by wire transfer within the time period listed below the credit card on file will be charged subsequent to Company providing notice to Customer. If payment can not be processed immediately upon invoice issuance, Customer must provide alternate credit card details and payment must be received by Company fourteen (14) days after the mailing date of the invoice. Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower, plus all expenses of collection and may result in immediate termination of Service. Nonpayment will be deemed to have occurred if the invoice is not paid within the aforementioned fourteen (14) days, at which point in time Company may choose to withhold delivery of Services until payment is received in full plus additional reactivation penalty fees at the discretion of the Company, not precluding Company to exercise termination rights set forth in Section 5.

5. TERM AND TERMINATION

5.1 Subject to earlier termination as provided below, this Agreement is for the Initial Service Term as specified in the Order Form, and shall be automatically renewed for additional periods of the same duration as the Initial Service Term (collectively, the “Term”), unless either party requests termination at least thirty (30) days prior to the end of the then-current term. .

5.2 In addition to any other remedies it may have, either party may also terminate this Agreement upon thirty (30) days’ notice (or without notice in the case of nonpayment), if the other party materially breaches any of the terms or conditions of this Agreement.

5.3 Should the Customer wish to terminate this Agreement prior to the end of the Term, the Customer will pay in full for the Services up to and including the last month on which the Services are provided, as well as a termination penalty equivalent to 50% of the remaining Agreement value (irrespective of whether Support Services Fees have started). Company will remotely disable the Customer’s software environment and disconnect their vehicles.

5.4 All sections of this Agreement which by their nature should survive termination will survive termination, including, without limitation, accrued rights to payment, confidentiality obligations, warranty disclaimers, and limitations of liability.

6. WARRANTY AND DISCLAIMER

6.1 Company shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Implementation Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Company or by third-party providers, or because of other causes beyond Company’s reasonable control, but Company shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption. However, Company does not warrant that the Services will be uninterrupted or error free; nor does it make any warranty as to the results that may be obtained from use of the Services. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES AND IMPLEMENTATION SERVICES ARE PROVIDED “AS IS” AND COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT.

7. INDEMNITY

7.1 Company shall hold Customer harmless from liability to third parties resulting from infringement by the Service of any world-wide patent or any copyright or misappropriation of any trade secret, provided Company is promptly notified of any and all threats, claims and proceedings related thereto and given reasonable assistance and the opportunity to assume sole control over defense and settlement; Company will not be responsible for any settlement it does not approve in writing. The foregoing obligations do not apply with respect to portions or components of the Service (i) not supplied by Company, (ii) made in whole or in part in accordance with Customer specifications, (iii) that are modified after delivery by Company, (iv) combined with other products, processes or materials where the alleged infringement relates to such combination, (v) where Customer continues allegedly infringing activity after being notified thereof or after being informed of modifications that would have avoided the alleged infringement, or (vi) where Customer’s use of the Service is not strictly in accordance with this Agreement. If, due to a claim of infringement, the Services are held by a court of competent jurisdiction to be or are believed by Company to be infringing, Company may, at its option and expense (a) replace or modify the Service to be non-infringing provided that such modification or replacement contains substantially similar features and functionality, (b) obtain for Customer a license to continue using the Service, or (c) if neither of the foregoing is commercially practicable, terminate this Agreement and Customer’s rights hereunder and provide Customer a refund of any prepaid, unused fees for the Service.

8. LIMITATION OF LIABILITY

8.1 NOTWITHSTANDING ANYTHING TO THE CONTRARY, EXCEPT FOR BODILY INJURY OF A PERSON, COMPANY AND ITS SUPPLIERS (INCLUDING BUT NOT LIMITED TO ALL EQUIPMENT AND TECHNOLOGY SUPPLIERS), OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OR CORRUPTION OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY OR LOSS OF

BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (C) FOR ANY MATTER BEYOND COMPANY'S REASONABLE CONTROL; OR (D) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID BY CUSTOMER TO COMPANY FOR THE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

9. DISPUTE RESOLUTION

9.1 If any dispute or controversy occurs between the Company and Customer relating to the interpretation or implementation of any of the provisions of this Agreement, the Customer and Company agree to a negotiation period of 90 (ninety) days before pursuing any other proceedings. All terms of service, agreements, and fees detailed within this contract will be applicable during this time.

Subject to the negotiation provisions set out above and if no resolution has been obtained, the dispute will be resolved by arbitration. Customer or Company may serve notice of its desire to refer a dispute to arbitration. The decision arrived at by the arbitrator(s) shall be final and binding and no appeal shall lie therefrom. The cost of the arbitration proceeding and any proceeding in court to confirm or to vacate any arbitration award, as applicable (including each party's reasonable attorneys' fees and costs), shall be borne by the unsuccessful party or, at the discretion of the arbitrator(s), may be prorated between the parties in such proportion as the arbitrator(s) determine(s) to be equitable and shall be awarded as part of the arbitrators' award.

10. LANGUAGE TRANSLATION

10.1 Anything that is added on the dashboard by Customer like Plan Title, Promo description, etc, will be shown in the language it is added in. If the text is added in English, it will display in English to the user and if it is added in Spanish it will display in Spanish. The following items will not be translated in the application: (i) All emails that the user receives, like verification, ride receipt, add wallet, deduction, support email acknowledgement and support email response (whatever language is added on the dashboard will show as it is), etc. (ii) country names on the app while the user registers (iii) all the links like How to ride, TnC, Privacy policy, etc will be displayed and redirected as on the website. We only have the ability to add one link each.

11. MODIFICATIONS

11.1 Any modification(s) to the front facing applications and/or back end dashboard requested by Customer after Customer's submission of the kick off list, as mentioned in the section "Statement of Work" in this agreement, will be considered a custom development which will be at the expense of Customer. Fees will be quoted on a case by case basis after Company evaluates the development effort required for the modification(s). Upon acceptance of quote, development work will be scheduled based on priority and can take up to four weeks for completion. Modification(s) include but are not limited to changes to Customer's logo, changes to Customer's application colours, or change of the application name provided by Customer in the kick off list.

12. NEW HARDWARE/VEHICLE INTEGRATION

12.1 If the selected hardware and/or vehicle is not already integrated into Company's Platform, Customer must first discuss their intention to purchase such hardware and/or vehicle and the number of units that will be purchased. Company will not integrate with any hardware and/or vehicle with a purchase of less than 1,000 units of the hardware and/or vehicle. Additionally, Company will evaluate the development effort, costs associated and it will be at the sole discretion of Company if they will work on the integration of Customer's selected hardware and/or vehicle. If Company agrees to complete the integration, Customer shall also provide and ship two pieces of each hardware component to the Company at the Customer's expense. Cost of development will be paid by Customer, an official quote will be provided by Company prior to the commencement of the integration of the hardware and/or vehicle.

13. MISCELLANEOUS

13.1 If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable, transferable or sublicensable by Customer except with Company's prior written consent. Company may transfer and assign any of its rights and obligations under this Agreement without consent. This Agreement is the

complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both parties, except as otherwise provided herein. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Customer does not have any authority of any kind to bind Company in any respect whatsoever. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. If the initial notice was sent electronically and receipt was not confirmed, a second notice will be sent 7 (seven) days following the initial submission. This Agreement shall be governed by the laws of the Province of Ontario, Canada without regard to its conflict of laws provisions. The parties shall work together in good faith to issue at least one mutually agreed upon press release within 90 days of the Effective Date, and Customer otherwise agrees to reasonably cooperate with Company to serve as a reference account upon request.

PRIVACY POLICY

The Company's full privacy policy, which extends to Company's information collection and use, use of data, analytics, legal requirements and GDPR compliance is outlined on the [Privacy Policy](https://joyride.city/privacy-policy-html/) page on Company's website: <https://joyride.city/privacy-policy-html/>.

EXHIBIT A – STATEMENT OF WORK

The initiation of the Services described herein will start no sooner than twenty-four (24) hours after receipt of payment of Implementation Service Fee in full.

The table below is a non-exhaustive list of certain key activities required for the Services to be delivered as part of this Agreement, and the associated party's responsibility to perform each activity. Any responsibility assigned to the Customer can be treated as a dependency for the Company to complete timely delivery of service, or execute service delivery to the Service Levels specified in this Agreement.

Category or Activity	Customer Responsibility	Company Responsibility
Implementation Services		
Customer Onboarding		
Send introductory kick-off e-mail to Customer		X
Provide Customer with a single point of contact to walk Company through Customer Onboarding process, details, and requirements		X
Provide unique, proprietary application name	X	
Provide unique, proprietary application logo source file	X	
Provide color scheme details	X	
Provide high-resolution images of onboarding screens detailing instructions on how the system is to be used, including short descriptions	X	
Provide a short (80 characters) and full (4,000) character description of the application to be displayed in the App Store and Play Store	X	
Host Company's Privacy Policy URL and Terms & Conditions URL on Customer's website	X	
Build and host frequently asked questions (FAQ) on Customer's website	X	
Host the customer support URL, and provide support email account and password for support tickets	X	
Provide a list of keywords, used to search the App Store or Play Store for the Customer's application	X	
Create Stripe account and provide details to Company, including Stripe Keys	X	
Set up and provide Company with access to Play Store and App Store Customer accounts	X	
Purchase vehicles and provide all relevant details in a spreadsheet	X	
Purchase all hardware required for a fully operational system (e.g., IoT device, SIM cards)	X	
(If chosen vehicles have not been integrated in the Joyride platform) Send two vehicles and associated devices for integration to Company, at Customer's cost	X	
Provide Company with Customer's credit card information to be billed upon go-live and commencement of Support Services	X	
Monitor completion of all Customer Onboarding activities		X
Mobile Application Development		

Provide mobile application for both iOS and Android devices, with all features outlined in the Statement of Work below		X
Integrate Customer's logo, onboarding images and color scheme into application		X
Provide an SMS One Time Password registration system		X
Web Dashboard Management		
Provide admin and manager user roles to Web Management Dashboard, with all features outlined in the Statement of Work below		X
Build user information management capabilities		X
Provide vehicle information management		X
Launching and Go-Live		
Provide Customer with up to two, one-hour virtual training sessions		X
Thoroughly test application prior to releasing it to the app store	X	
Compile a list of "bugs" in writing and provide to Company	X	
Add vehicles to dashboard		X
Release mobile application to App Store and Play Store	X	
Request Company publish the application to public App Store and Play Store	X	
Support Services		
Ongoing Services and Maintenance		
Make available resources and all applicable hardware for the purposes of testing and debugging	X	
Provide all public updates to software		X
Adding additional vehicles to the dashboard		X
Provide occasional software version upgrades and bug fixes		X
Test all changes to the application prior to having it uploaded to the app store	X	
Manage App Store and Google Play Store app listings	X	
Pay for all SMS One Time Password fees (see Twilio fees for rates)	X	

The only software features included* in this Agreement are:

- Mobile Application:
 - User registration based on unique phone number.
 - Terms and Conditions linked to Customer website
 - Onboarding screens displayed upon first use of the application
 - Vehicle rental flow
 - User rental statistics
 - User wallet system for rental
 - Offers screen to view promotions and passes
 - Ride History screen
 - User Profile screen
 - FAQ screen – to be linked to Customer website
 - Support screen – User to submit support tickets with custom message field
 - Settings screen to update password

- Statistics screen
- Private Fleet screen
- Private API access
- Web Dashboard:
 - Home Screen for high level usage data
 - Organization panel to create and edit user access
 - Map displaying all vehicles, including a heat map
 - Vehicle screen with the ability to view, edit, and add/remove vehicles. Last known location displayed on a map
 - Custom parking zones, custom restricted parking areas, and custom service area
 - Rides screen displaying historic and live rides
 - Payment screen displaying historic wallet debits, credits, and deposits.
 - Custom billing plans, promos, and offers. For an exhaustive list, please see the current Joyride Testing Environment
 - Support Ticket review with reply functionality
- Grow Plan Features:
 - Unlimited Fleets
 - Unlimited Staff Accounts
 - Unlimited Active Promos
 - Unlimited Active Advertisements
 - Parking Zones, Restricted Zones, Low Speed Zones, Service Areas
 - Mapping
 - Standard Support
 - SMS and Email Campaigns
- Additional Add Ons:
 - Special Features:
 - Drink and Ride - \$399/month
 - End Ride Photos - \$199/month
 - Support Photos - \$99/month
 - Operator App - \$299/month
 - Push notifications - \$50/month
 - Ride Pass - \$50/month
 - Custom menu - \$50/month
 - Google/Apple Pay - \$50/month
 - Premium parking - \$50/month
 -
 - Data Feeds: \$299/month (Data Feeds include: MDS, GBFS, DFT, Gaiyo, TOMP)
 - Removing *Powered by Joyride* in Rider App and Joyride Logo in Dashboard: \$6,000/year
 - Feature Development: Development cost + 25% for Product Manager + 25% for User Acceptance Testing
 - SMS Campaigns: \$0.15/message
 - For SMS sign-up: \$50/month + SMS Fees (variable by jurisdiction)
 - Business Workshop: \$2,500
 - Payment Gateway Migration: \$4,000
 - API: \$499/month (API's include: Payment and Open Data)
 - Additional Rider App: \$4,000
 - Docking Station Feeds: \$199/month
 - Weekly 1 Hour Support Calls: \$400/month (Four 1 hour calls)
 - Monthly 1 Hour Product Manager Calls: \$200/month
 - Data Migration: Pricing to be provided per migration
 - Website Development: Pricing to be provided per project

***Note – Certain features listed are only compatible with certain hardware, and as a result may not be available depending on the Customer’s choice in vehicle or supporting hardware. It is the Customer’s responsibility to verify the applicability of critical features with the Company prior to selecting a vehicle type or other hardware provider.**

Any features not listed above are out-of-scope, and not included in the Agreement. Should the Customer wish to incorporate any product features not listed above, Customer is required to submit in writing the details of the desired feature and a quote will be provided by the Company. Development work on new features will not begin until payment for development of the new features has been received by the Company. Development timelines for new features fall outside of any stated implementation and onboarding timelines.

Any additional services not listed above and below are out-of-scope, and not included in the Agreement. This includes but is not limited to consultation services that fall outside of regular support of the software. Should the Customer wish to have Company assist with out-of-scope services not listed above and below, Customer is required to submit in writing the details of the desired service and a quote will be provided by Company. Consultation services will not begin until payment for the consultation services has been received by Company. Timelines for these services fall outside of any stated implementation, onboarding and general support timelines.

Additional services or features NOT included in this Agreement include:

- Translation services (all Services will be available in English only, unless otherwise stated in the Order Form)
- Custom hardware integration
- Additional app screens
- New hardware functionality
- Other third party integrations

Any work outside of this Agreement that the Customer wishes performed will be quoted on a case-by-case basis.

EXHIBIT B – SUPPORT TERMS

This policy outlines Joyride’s support practices and resources. It also identifies your support obligations to your customers.

Technical Support

Joyride support includes:

- Answering questions about Joyride services and features
- Advice regarding best practices for fleet management (as available)
- Troubleshooting Joyride services and products
- Limited support of third-party applications, services and frameworks

Joyride support does not include:

- Fleet operations and deployment
- Specific users’ rides
- Troubleshooting hardware
- Performing manual system administration tasks

Support Business Hours

Joyride business hours are 9:00 am - 5:00 pm CEST, Monday to Friday, not including local statutory holidays.

Joyride will determine the severity level of each reported incident. Joyride strives to respond to and resolve incidents as quickly as possible. Expected response times are detailed in the following chart. First-response time refers to Joyride personnel receiving and acknowledging your incident and beginning mobilization and development of a resolution. In order to resolve issues, Customer resources must be made available and reasonable cooperation must be provided as required.

Severity	First-Response Time	Description
General guidance	1 business day	Customer has a general development question or wants to request a feature.
System impaired	1 business day	Non-critical functions of Customer’s application are behaving abnormally. This does not extend to any hardware or network related issues.
Production system impaired	4 hours	Important functions of Customer’s application are impaired or degraded. This does not extend to any hardware or network related issues.
Production system down	1 hour	Customer’s business is significantly impacted. Important functions of Customer’s application are not available. This does not extend to any hardware or network related issues.

Deprecation

We will announce if we intend to discontinue or make backwards incompatible changes to any Service. We will always try to give you as much time as possible to make any necessary modifications to your applications or processes. This policy does not apply to versions, features, and functionality that we label as “beta” or “experimental.”

Documentation

We may provide documentation for the Services and their use. Our documentation may specify restrictions on how Applications may be built or configured, or how Services must be configured. You agree to comply with any such restrictions as specified.

End User Support







You are responsible for providing customer service (if any) to End Users. We do not provide any support or services to End Users unless we have a separate agreement with you or an End User for the provision of such services.

Monitoring

Joyride's systems are continuously monitored by automated systems and health checks. In the event of any issue that adversely affects the performance, security, reliability, or integrity of the Services, we will receive notification and respond immediately.

Title	Joyride SaaS Agreement
File name	Joyride SaaS Agre...Mattamy Homes.pdf
Document ID	7258adaa9e46389adaaca871ed5d18442cf247c4
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document history

 SENT	08 / 04 / 2023 21:27:23 UTC	Sent for signature to Frank Sakuma (bsakuma@sdsinc.org) and Vince Cifani (vince@joyride.city) from payments@joyride.city IP: 24.137.217.194
 VIEWED	08 / 04 / 2023 22:14:11 UTC	Viewed by Frank Sakuma (bsakuma@sdsinc.org) IP: 73.85.53.152
 SIGNED	08 / 07 / 2023 14:35:16 UTC	Signed by Frank Sakuma (bsakuma@sdsinc.org) IP: 76.236.208.225
 VIEWED	08 / 07 / 2023 14:41:33 UTC	Viewed by Vince Cifani (vince@joyride.city) IP: 142.126.66.63
 SIGNED	08 / 07 / 2023 14:42:07 UTC	Signed by Vince Cifani (vince@joyride.city) IP: 142.126.66.63
 COMPLETED	08 / 07 / 2023 14:42:07 UTC	The document has been completed.

RESOLUTION 2023-21

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TRADITION
COMMUNITY DEVELOPMENT DISTRICT 3, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Tradition Community Development District 3 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF TRADITION COMMUNITY
DEVELOPMENT DISTRICT 3:**

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

Isiah Steinberg	Chairman
Rick Dufour	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
_____	Assistant Secretary
Kimberly Gorman	Assistant Secretary
Rosario “Roy” Perconte	Assistant Secretary

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

PASSED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2023.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT 3**

Secretary / Assistant Secretary

Chairman

RESOLUTION 2023-21

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT 11, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District 11 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT 11:

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

<u>Frank Covelli</u>	Chairperson
<u>Tyler Gaffney</u>	Vice-Chairperson
<u>B. Frank Sakuma, Jr.</u>	Secretary/Treasurer
<u>Tara Toto</u>	Assistant Secretary/Treasurer
<u>Steven Dassa</u>	Assistant Secretary/Treasurer
<u>Ricardo Mojica</u>	Assistant Secretary/Treasurer

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

PASSED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2023.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT 11**

Secretary / Assistant Secretary

Chairperson

RESOLUTION 2023-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO'S. 1-11 ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2023-2024**

WHEREAS, the Tradition Community Development District No's. 1-11 (the "Districts"), are a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

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

WHEREAS, the Board has proposed the Fiscal Year 2023-2024 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO'S. 1-11:**

1. The Fiscal Year 2023-2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A in hereby approved and will be published in accordance with the requirements of Florida law.

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

PASSED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2023.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO'S. 1, 2 &
7-11**

Secretary / Assistant Secretary

Chairman

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 3**

Secretary / Assistant Secretary

Chairman

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 4**

Secretary / Assistant Secretary

Chairman

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 5**

Secretary / Assistant Secretary

Chairperson

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 6**

Secretary / Assistant Secretary

Chairman

EXHIBIT “A”

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FISCAL YEAR 2023/2024 REGULAR BOARD MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Tradition Community Development District Nos. 1-11 (“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 4, 2023

November 1, 2023

December 6, 2023

January 3, 2024

February 7, 2024

March 6, 2024

April 3, 2024

May 1, 2024

June 5, 2024

July 3, 2024

August 7, 2024

September 4, 2024

***Irrigation Rate Committee Meeting - 9:00am**

Southern Grove CDD Meeting - 10:30am

Tradition CDD Meeting - 11:00am

An Irrigation Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the above dates, as indicated.

RESOLUTION 2023-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District Nos. 1-11 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11, THAT:

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District’s records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 6th day of September, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO.’S 1, 2,
7, 8, 9,10 & 11

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name

Print Name

Exhibit A: Amendments to General Records Schedules Established by the Division

Exhibit A

Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.



TRADITION COMMUNITY DEVELOPMENT DISTRICT

Western Grove Expansion Area Irrigation Rate Study

FINAL REPORT / AUGUST 2, 2023



August 2, 2023

Mr. B. Frank Sakuma
 District Manager
 Tradition Community Development District
 10807 S.W. Tradition Square
 Port St. Lucie, FL 34987

Subject: **Western Grove Expansion Area Irrigation Rate Study**

Dear Mr. Sakuma:

Raftelis has completed our Western Grove Irrigation Rate Study (Study) on behalf of the Tradition Community Development District (District). Raftelis was tasked with designing a cost-based irrigation quality water rate for the new Western Grove development. The District currently provides irrigation quality water to customers and neighborhoods divided among three (3) existing service areas, or customer tiers, which include the original service area and two (2) expansion areas. Due to the varying costs of operating and maintaining each service area's system, unique monthly base facility charges exist. As the third expansion area, Western Grove will be served irrigation quality water through on-site storage ponds and reclaimed water delivered to those ponds by the City of Port St. Lucie (City). The Tier 4 customer rate was developed, as summarized in the following report, to recover the costs associated with purchased reclaimed water from the City, as well as the District's costs to operate and maintain the irrigation system serving Western Grove. The existing customer tier rates were not re-evaluated as part of this Study.

Based on our analysis, the Tier 4 irrigation rate for Western Grove is recommended as follows:

Monthly Base Facility Charges by Customer Tier

Description	Existing			Proposed
	Tier 1	Tier 2	Tier 3	Tier 4
Monthly Charge per Month per Irrigated Acre	\$198.18	\$90.63	\$46.75	\$157.26
Monthly Charge per Month per ERU	\$22.78	\$10.41	\$5.37	\$18.08

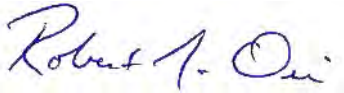
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Mr. B. Frank Sakuma
Tradition Community Development District
August 2, 2023
Page 2

We appreciate the opportunity to be of service to the District and would like to thank the District's staff for their assistance and cooperation during the course of this study.

Sincerely,

RAFTELIS FINANCIAL CONSULTANTS, INC.

A handwritten signature in blue ink that reads "Robert J. Ori".

Robert J. Ori
Executive Vice President

A handwritten signature in black ink that reads "Trevor McCarthy".

Trevor McCarthy, CGFM
Senior Consultant

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WESTERN GROVE EXPANSION AREA IRRIGATION RATE STUDY

General

Raftelis has completed our Western Grove Irrigation Rate Study (Study) on behalf of the Tradition Community Development District (District). Raftelis was tasked with designing a cost-based irrigation quality water rate for the new Western Grove development. The District currently provides irrigation quality water to customers and neighborhoods divided among three (3) existing service areas, or customer tiers, which include the original service area and two (2) expansion areas. Due to the varying costs of operating and maintaining each service area's system, unique monthly base facility charges exist. As the third expansion area, Western Grove will be served irrigation quality water through on-site storage ponds and reclaimed water delivered to those ponds by the City of Port St. Lucie (City). The Tier 4 customer rate was developed, as summarized in this report, to recover the costs associated with purchased reclaimed water from the City, as well as the District's costs to operate and maintain the irrigation system serving Western Grove. The existing customer tier rates were not re-evaluated as part of this Study.

The Study relied upon the District's adopted Fiscal Year 2023 budget, estimates of the costs associated with reclaimed water provided by the City, development information for Western Grove, and other information provided by District staff.

In determining a user rate, two factors must be known: i.) the anticipated accounts or units to be served and ii.) the anticipated costs to serve those accounts or units. The following two sections will discuss anticipated customers and billing units for Western Grove and revenue requirements associated with the provision of irrigation water to the new service area. Additionally, in order to set establish a rate that recovers the costs of service at buildout of the new expansion area, Fiscal Year 2027 was used as the *Test Year*, the year at which buildout is assumed to occur and the full cost of operations is recognized for determination of the proposed monthly base facility charge.

Service Area Customers and Demands

Based on discussions with District staff, the Western Grove development is estimated to be approximately 4,000 single-family units or equivalent residential connections (ERCs) at buildout. In addition to these 4,000 ERCs, it is expected that approximately 20.2 acres of pervious area in medians and rights-of-ways will also exist that will be irrigated. Based on the District's current factor of 8.7 ERCs per acre, Western Grove will contain approximately 4,176 irrigation ERCs or 480 irrigatable acres at buildout.

(Remainder of page intentionally left blank)

For the purposes of this analysis, the following development absorption schedule was assumed:

Western Grove – Estimated Absorption Schedule

Description	2024	2025	2026	2027
Number of ERCs by Year-end	120	240	360	480
Number of Irrigatable Acres by Year-end	1,044	2,088	3,132	4,176
Development Buildout	25%	50%	75%	100%

Revenue Requirements

The revenue requirements are those expenditures required to be recovered through irrigation user rates. Revenue requirements typically consist of operating and maintenance expenses, annual capital funding (known as pay-as-you-go funding), debt service, and other required transfers. The revenue requirements allocable to the Tier 4 customers consist primarily of operating and maintenance expenses, which include incremental expenses specific to the new service area including the costs of reclaimed water, allowances for renewals and replacements for related infrastructure, amortized guaranteed revenues, and franchise fees paid to the City of Port St. Lucie. The following sections will discuss these major components and the assumption relied upon to determine the total revenue requirements.

Operating Expenses

The forecast of operating expenses, as shown on Table 1 at the end of this report, was based on the District's adopted Fiscal Year 2023 budget, assumed growth and inflation rates to escalate costs based on industry trends and projections by the Congressional Budget Office (CBO), and discussion with District staff.

The District's irrigation system operating budget of approximately \$1.3 million served as the basis for the operating expense forecast. The forecast of operating expenses relied upon various escalation factors ranging from approximately 1% to 7% depending on the assumed costs being escalated. Table 2 at the end of this report provides a detailed listing of all applicable cost escalation assumptions. Budgeted operating expenses, before incremental costs, were assumed to increase approximately 3.8% annually. An allowance for \$35,000 in incremental operating expenses related to insurance, permit renewals, and aquatic weed control for the new expansion area were added to the existing budgeted operating expenses based on discussions with District staff.

(Remainder of page intentionally left blank)

Budgeted and Projected Operating Expenses

Description	Budget and Projection			Annualized Rate of Change
	2023	Esc. Factor	2027	
Field Operations	\$0	Labor	\$0	0.0%
Trustee Services	5,000	Labor	5,738	3.5%
Management	366,742	Labor	420,845	3.5%
Engineering	40,000	Services	45,901	3.5%
Professional Services, Other	5,000	Services	5,738	3.5%
Development Coordinator	61,100	Labor	70,114	3.5%
City Franchise Fee	0	Franchise	0	0.0%
Travel and per Diem	400	Inflation	441	2.4%
Telephone	1,930	Inflation	2,126	2.4%
Postage And Shipping	253	Inflation	279	2.4%
Bank Fees	1,250	Marginal	1,301	1.0%
Bad Debt	65,000	Revenues	85,498	7.1%
Office Supplies	250	Inflation	275	2.4%
Field Supplies (Other)	2,000	Inflation	2,203	2.4%
Dues, Licenses, Fees	2,300	Inflation	2,534	2.4%
Vehicle, Gasoline, and Repair	1,000	Inflation	1,102	2.4%
Electric	105,000	Electric	123,925	4.2%
Water	170	Water	195	3.4%
Other Utilities	1,550	Utilities	1,844	4.4%
General Insurance	21,102	Gen_Ins	24,215	3.5%
General Repair and Maintenance	153,000	ENR	175,571	3.5%
Landscaping Maintenance and Material	11,000	Inflation	12,118	2.4%
HVAC	4,500	Inflation	4,957	2.4%
Renewal And Replacement	200,000	ENR	229,505	3.5%
Other System Improvements	75,000	ENR	86,064	3.5%
Operating Reserves/Misc.	40,000	Exp_Growth	46,371	3.8%
Contingency	26,046	Exp_Growth	30,194	3.8%
	<u>35,000</u>	Inflation	<u>38,556</u>	2.4%
Total Budgeted Operating Expenses	<u>\$1,224,593</u>		<u>\$1,417,607</u>	3.7%

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The total projected operating costs in the Test Year (Fiscal Year 2027) were then allocated to the Tier 4 customers based on the allocation factors on Table 3 at the end of this report and as summarized below.

Tier 4 Allocation of Projected Operating Expenses

Description	Test Year O&M 2027	Allocation Basis [1]	Amount Allocable to Tier 4 [2]
Field Operations	\$0	ERU	\$0
Trustee Services	5,738	Tier 1	0
Management	420,845	Revenue	154,324
Engineering	45,901	Tier 1 / 4 Split	22,950
Professional Services, Other	5,738	ERU	1,826
Development Coordinator	70,114	ERU	22,310
City Franchise Fee	0	Revenue	0
Travel and per Diem	441	ERU	140
Telephone	2,126	ERU	677
Postage and Shipping	279	ERU	89
Bank Fees	1,301	Revenue	477
Bad Debt	85,498	Revenue	31,352
Office Supplies	275	ERU	88
Field Supplies (Other)	2,203	ERU	701
Dues, Licenses, Fees	2,534	ERU	806
Vehicle, Gas, and Repair	1,102	ERU	351
Electric	123,925	Tiers 1 and 2 ERU	0
Water	195	Tier 1	0
Other Utilities	1,844	Tiers 1 and 2 ERU	0
General Insurance	24,215	Tiers 1 and 2 ERU	0
General Repair and Maintenance	175,571	Tier 1 / 2 Split	0
Landscaping Maintenance and Material	12,118	Tier 1 / 2 Split	0
HVAC	4,957	Tier 1	0
Renewal & Replacement	229,505	Tier 1 / 2 Split	0
Other System Improvements	86,064	Tier 1 / 2 Split	0
Operating Reserves/Misc.	46,371	Revenue	17,004
Contingency	30,194	Revenue	11,072
Incremental O&M Contingency	38,556	Tier 4	38,556
Total Budgeted Operating Expenses	\$1,417,607		\$302,722

[1] Derived from Table 3.

[2] Derived from Table 8.

Allowance for Renewals and Replacements

In the establishment of the new irrigation service area, several assets will be placed in service to facilitate the delivery of reclaimed water to the stormwater ponds and the distribution and metering of the irrigation water to the Western Grove expansion area. These assets are assumed to be maintained by the District and thus, an allowance for the renewal and replacement of these assets with limited service lives should be included in the charges for service. The methodology used to determine a reasonable renewal and replacement allowance was to amortize the cost of such assets and equipment based on their reasonable service lives.

It is anticipated that Western Grove will be served through 12 master meter stations maintained by the District. The meter stations may include, but are not limited to, the flow meter, monitoring equipment, backflow prevention, and other associated components and installation costs which are estimated at \$10,000 each. The meter stations were assigned a 10-year service life and a discount rate, based on the 20-year average change in the Engineering News Record's Construction Costs Index, was applied in order to account for inflation. The amortized costs included in the Tier 4 rate are summarized in Table 4 at the end of this report and shown below.

Allowance for Renewal & Replacements – Master Meters

Description	Amount
Meter / Backflow / Monitoring Equipment and Installation per Master Meter	\$10,000
Number of Master Meters	12
Total Costs	\$120,000
Service Life (Years)	10
Discount Rate [1]	3.5%
Annual Amortized Costs	\$14,429
[1] ENR 20-year average as of March 2023.	

In addition to the master meter stations, two reuse stations located between the District's interconnect with the City of Port St. Lucie and the storage ponds are also anticipated to be constructed. The costs of the reuse stations are anticipated to be approximately \$450,000 each and will have an estimated service life of 20 years. The amortized costs included in the Tier 4 rate are summarized in Table 5 at the end of this report and shown on the following page.

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Allowance for Renewal & Replacements – Meter Stations

Description	Amount
Reuse Stations at Point of Connection with City System	\$450,000
Number of Connection Points	2
Total Costs	\$900,000
Service Life (Years)	20
Discount Rate [1]	3.5%
Annual Amortized Costs	\$63,325
[1] ENR 20-year average as of March 2023.	

Purchased Reclaimed Water

The District is anticipated to enter a bulk reclaimed water purchase agreement with the City of Port St. Lucie for the provision of reclaimed water delivered to the District's stormwater ponds. The arrangement will serve as an effluent disposal mechanism for the City and an irrigation water supply for the Western Grove expansion area. The agreement includes four (4) primary components: i.) a base charge of \$3.33 per 1,000 gallons (kgal) reserved at the take-or-pay level of three (3) million gallon per day (MGD); ii.) a volumetric charge based on actual reclaimed water sold by the District of \$0.19 per kgal ; iii.) a billing fee of \$3.50 per month; and iv.) capital charges of \$30,200 per month for 60 months. In lieu of paying the capital charges monthly, the District has decided to construct the assets in which the capital charge was anticipated to reimburse the City for construction. No capital charges are anticipated to be paid to the City and therefore have been excluded in the calculation of the recommended Tier 4 rate. Though future rate increases from the City are unknown at this time, an increase in the rates of 2.5% per year was assumed.

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Based on the proposed bulk reclaimed rates, estimates for inflationary adjustments on the proposed rates, and the development absorption schedule previously discussed, the following bulk reclaimed water costs are anticipated through Fiscal Year 2027.

Projected Bulk Reclaimed Water Costs

Description	2024	2025	2026	2027
Assumed Rate Index Factor	N/A	2.5%	2.5%	2.5%
Base Charge				
Base Facility Charge (per kgal Reserved)	\$3.33	\$3.41	\$3.50	\$3.59
Take or Pay Amount (GPD)	<u>3,000,000</u>	<u>3,000,000</u>	<u>3,000,000</u>	<u>3,000,000</u>
Projected Annual Base Facility Charge	\$119,880	\$122,760	\$126,000	\$129,240
Usage Charge				
Usage Fee (per kgal Sold)	\$0.19	\$0.20	\$0.20	\$0.21
Estimated Reclaimed Water Sold (kgal)	<u>750,000</u>	<u>1,500,000</u>	<u>2,250,000</u>	<u>3,000,000</u>
Projected Usage Charge	\$52,013	\$106,763	\$164,250	\$224,475
Billing Charge				
	<u>42.00</u>	<u>43.08</u>	<u>44.16</u>	<u>45.24</u>
Total Projected Reclaimed Water Costs	<u>\$171,935</u>	<u>\$229,566</u>	<u>\$290,294</u>	<u>\$353,760</u>

Revenues Guaranteed by District

Based on discussion with staff and our understanding of the proposed bulk reclaimed water purchase agreement, when the City of Port St. Lucie begins delivery of reclaimed water to the District's storage ponds, the District will be required to pay the base facility charge based on their capacity reservation of 3 MGD. In addition to the base facility charge, a usage for each thousand gallons of irrigation water sold by the District will be charged, along with a monthly billing fee. The City is expected to begin delivery of reclaimed water to the storage pond before the Western Grove expansion area reaches buildout. Therefore, for this period of time, the District will not be able to collect sufficient irrigation revenues from customers to pay the cost of bulk reclaimed water purchased from the City. It is assumed that the District's general fund will guarantee the payments to the City until irrigation revenues are sufficient to cover the costs. The payments made by the District's general fund should be reimbursed from irrigation system customers. An estimate of revenues that may be required to be guaranteed by the District's general fund has been made based on the development absorption schedule. The guaranteed revenues have been amortized over a five- (5) year term and an interest rate based on the five- (5) year treasury rate. The development of the amortized revenue guarantee included in the Tier 4 charges for service is shown on Table 7 at the end of this report and summarized below.

Guaranteed Revenue

Description	Amount
Total Revenues Guaranteed by District	\$316,284
Amortization Period (Years)	5
Interest Rate [1]	3.37%
Annual Amortized Costs	\$69,793
[1] Based on the 5-year U.S Treasury rate as of May 2023.	

Principal Findings

Based on the anticipated ERUs to be served and the estimated costs of operation and maintenance, including renewals and replacements, and the cost of purchased reclaimed water, the calculation of the proposed Tier 4 base facility charge is shown below.

Revenue Requirements

Description	Allocation Amount
Allocation of Budgeted Operating Expenses	\$264,166
Direct Operating Expenses	85,043
Purchased Water from PSL	353,760
Renewals and Replacements	84,187
Total Operating Expenses	\$787,157
Amortized Revenue Guarantee	\$69,793
Gross Revenue Requirements	\$856,951
Less Other Revenues (Engineering Fees)	\$5,533
Net Revenue Requirements	\$851,418
Net Revenue Requirements Adjusted for City Franchise Fee (6% of Revenues)	905,764
Total Irrigated Acres (Buildout)	480
Calculated Monthly Charge per Acre	\$157.26
Calculated Monthly Charge per ERU (Single-family) [1]	\$18.08
[1] 8.7 ERUs per acre.	

Conclusions and Recommendations

Based on the assumptions, considerations, and analyses as summarized herein, we are of the opinion that the proposed Tier 4 monthly irrigation base facility charge for the Western Grove expansion area are anticipated to fund the revenue requirements allocable to the service area. The proposed monthly charges are shown below.

Recommended Monthly Base Facility Charges

Description	Charge
Calculated Charge per Acre	\$157.26
Calculated Charge per ERU (Single-family)	18.08
Calculated Charge per 0.4 ERU (Multi-family)	7.23
Calculated Charge per 0.1 ERU (Apartment)	1.81
1 Acre = 8.7 ERUs	

Additionally, we recommend that the District's excess usage charges of \$2.21 for usage greater than 90,000 gallons but less than 140,000 gallons and \$3.31 for usage equal to or great than 140,000 gallons, which are the same among the existing service areas, also apply to the Tier 4 customers.

To the extent there are significant changes in the timing or character of the development of Western Grove, differences in the final bulk reclaimed water purchase agreement or the bulk reclaimed water costs imposed by the City of Port St. Lucie, or other material changes from the assumptions made herein, the monthly base facility charge should be revised to account for such changes to ensure that such rates are adequate to recover the revenue requirements of the system.

Finally, we recommend that the District review the cost of service for all irrigation rates within the next three (3) to five (5) years to ensure equity among customer tiers and ensure the sufficiency of revenues.

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Tables

- Table 1: Development of Budgeted and Projected Operating Expenses
- Table 2: Development of Escalation Factors
- Table 3: Development of Allocation Factors
- Table 4: Amortization of Western Grove Service Meters
- Table 5: Amortization of Reuse Stations at City Interconnects
- Table 6: Projected Bulk Reclaimed Water Costs
- Table 7: Development of Revenue Guarantee from District
- Table 8: Summary of Revenue Requirements and Rate Design

Table 1

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Development of Budgeted and Projected Operating Expenses

Line No.	Description	2023	Adjustments	Adjusted	Escalation	Projected Fiscal Year			
		Budget		2023		2024	2025	2026	2027
Budgeted Operating Expenses [1]									
1	Field Operations	\$0	\$0	\$0	Labor	\$0	\$0	\$0	\$0
2	Trustee Services	5,000	0	5,000	Labor	5,175	5,356	5,544	5,738
3	Management	366,742	0	366,742	Labor	379,578	392,863	406,613	420,845
4	Engineering	40,000	0	40,000	Services	41,400	42,849	44,349	45,901
5	Professional Services, Other	5,000	0	5,000	Services	5,175	5,356	5,544	5,738
6	Development Coordinator	61,100	0	61,100	Labor	63,239	65,452	67,743	70,114
7	City Franchise Fee	109,421	(109,421)	0	Franchise	0	0	0	0
8	Travel And Per Diem	400	0	400	Inflation	414	423	432	441
9	Telephone	1,930	0	1,930	Inflation	1,996	2,042	2,084	2,126
10	Postage And Shipping	253	0	253	Inflation	262	268	273	279
11	Bank Fees	1,250	0	1,250	Marginal	1,263	1,275	1,288	1,301
12	Bad Debt	65,000	0	65,000	Revenues	69,610	74,548	79,836	85,498
13	Office Supplies	250	0	250	Inflation	259	264	270	275
14	Field Supplies (Other)	2,000	0	2,000	Inflation	2,068	2,116	2,160	2,203
15	Dues, Licenses, Fees	2,300	0	2,300	Inflation	2,378	2,433	2,484	2,534
16	Vehicle, Gas, & Repair	1,000	0	1,000	Inflation	1,034	1,058	1,080	1,102
17	Electric	105,000	0	105,000	Electric	109,442	114,071	118,896	123,925
18	Water	170	0	170	Water	176	182	188	195
19	Other Utilities	1,550	0	1,550	Utilities	1,619	1,691	1,766	1,844
20	General Insurance	21,102	0	21,102	Gen_Ins	21,841	22,605	23,396	24,215
21	General Repair & Maintenance	153,000	0	153,000	ENR	158,355	163,897	169,634	175,571
22	Landscaping Maintenance & Material	11,000	0	11,000	Inflation	11,374	11,636	11,880	12,118
23	HVAC	4,500	0	4,500	Inflation	4,653	4,760	4,860	4,957
24	Renewal And Replacement	200,000	0	200,000	ENR	207,000	214,245	221,744	229,505
25	Other System Improvements	75,000	0	75,000	ENR	77,625	80,342	83,154	86,064
26	Operating Reserves/Misc.	40,000	0	40,000	Exp_Growth	41,505	43,068	44,689	46,371
27	Contingency	26,046	0	26,046	Exp_Growth	27,026	28,043	29,099	30,194
28	Total Budgeted Operating Expenses	\$1,299,014	(\$109,421)	\$1,189,593		\$1,234,464	\$1,280,842	\$1,329,004	\$1,379,051
Incremental Operating Expenses [2]									
29	Purchased Water from PSL	\$0	\$0	\$0	Calculated	\$171,935	\$229,566	\$290,294	\$353,760
30	General Maintenance and Equipment Replacement Costs	42,200	0	42,200	Inflation	43,635	44,638	45,576	46,487
31	Other O&M Costs [3]	35,000	0	35,000	Inflation	36,190	37,022	37,800	38,556
32	Allowance for Meter Replacement	14,429	0	14,429	Constant	14,429	14,429	14,429	14,429
33	Allowance for Reuse Stations (2) Replacements	63,325	0	63,325	Inflation	65,478	66,984	68,391	69,758
34	Total Incremental Operating Expenses	\$154,954	\$0	\$154,954		\$331,666	\$392,639	\$456,489	\$522,991
35	Total Operating Expenses	\$1,453,968	(\$109,421)	\$1,344,547		\$1,566,131	\$1,673,481	\$1,785,493	\$1,902,042

Footnotes

- [1] Amounts based on the District's adopted Fiscal Year 2023 Operating Budget.
 [2] Incremental operating expenses associated with the Western Grove expansion area as estimated based on discussion with District staff.
 [3] Includes estimated incremental operating costs associated with insurance, permit renewals, and aquatic weed control related to the Western Grove expansion area.

Table 2

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Development of Escalation Factors

Line No.	Description	Reference	2024	2025	2026	2027
1	General Inflation	Inflation	1.0340	1.0230	1.0210	1.0200
2	Labor	Labor	1.0350	1.0350	1.0350	1.0350
3	General Insurance	Gen_Ins	1.0350	1.0350	1.0350	1.0350
4	Professional / Contractual Services	Services	1.0350	1.0350	1.0350	1.0350
5	Electricity	Electric	1.0423	1.0423	1.0423	1.0423
6	Water Utilities	Water	1.0343	1.0343	1.0343	1.0343
7	Marginal	Marginal	1.0100	1.0100	1.0100	1.0100
8	Repairs and Maintenance	ENR	1.0350	1.0350	1.0350	1.0350
9	Other Utilities	Utilities	1.0444	1.0444	1.0444	1.0444
10	Operating Expense Growth	Exp_Growth	1.0376	1.0376	1.0376	1.0376
11	Revenue Requirements	Revenues	1.0709	1.0709	1.0709	1.0709
12	Franchise Fee	Franchise	1.0709	1.0709	1.0709	1.0709
13	Constant	Constant	1.0000	1.0000	1.0000	1.0000
14	Eliminate	Eliminate	0.0000	0.0000	0.0000	0.0000

Table 3

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Development of Allocation Factors

Line No.	Description	Reference	Tier 1	Tier 2	Tier 3	Tier 4	Total
1	Direct Tier 1	Tier 1	100.0%	0.0%	0.0%	0.0%	100.0%
2	Direct Tier 2	Tier 2	0.0%	100.0%	0.0%	0.0%	100.0%
3	Direct Tier 3	Tier 3	0.0%	0.0%	100.0%	0.0%	100.0%
4	Direct Tier 4	Tier 4	0.0%	0.0%	0.0%	100.0%	100.0%
5	Equivalent Residential Units	ERU	61.5%	0.0%	6.7%	31.8%	100.0%
6	Revenues Requirements	Revenue	63.1%	0.0%	0.3%	36.7%	100.0%
7	Tier 1 and 2 ERUs	Tier 1 & 2 ERU	100.0%	0.0%	0.0%	0.0%	100.0%
8	Tier 1 & 2 Split - 2/3 / 1/3	Tier 1 / 2 Split	100.0%	0.0%	0.0%	0.0%	100.0%
9	Tier 1 & 4 50/50	Tier 1 / 4 Split	50.0%	0.0%	0.0%	50.0%	100.0%

Table 4

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Amortization of Western Grove Service Meters

Line No.	Description	Amount
1	Meter/Backflow/Monitoring Equipment and Installation per Master Meter [1]	\$10,000
2	Number of Retail Master Meters	12
3	Total Costs	<hr/> \$120,000
4	Service Life	10.0
4	Discount Rate	3.50%
6	Annual Amortized Costs	<hr/> \$14,429

Footnotes

[1] Based on estimates provided by District staff.

Table 5

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Amortization of Reuse Stations at City Interconnects

Line No.	Description	Amount
1	Reuse Stations at Point of Connection with City System [1]	\$450,000
2	Number of Connection Points	2
3	Total Costs	<hr/> \$900,000
4	Service Life	20.0
4	Discount Rate	3.50%
6	Annual Amortized Costs	<hr/> \$63,325

Footnotes

[1] Based on estimates provided by District staff.

Table 6

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Projected Bulk Reclaimed Water Costs

Line No.	Description	Inputs	2023	2024	2025	2026	2027
1	<u>Assumed Rate Index Factor</u>		N/A	0.0%	2.5%	2.5%	2.5%
	<u>Base Charge [1]</u>						
2	Base Facility Charge (per kgal reserved)	\$3.33	\$3.33	\$3.33	\$3.41	\$3.50	\$3.59
3	Take or Pay Amount (GPD)	3,000,000	0	3,000,000	3,000,000	3,000,000	3,000,000
4	Projected Annual Base Facility Charge		\$0	\$119,880	\$122,760	\$126,000	\$129,240
	<u>Usage Charge</u>						
5	Usage Fee (per kgal sold)	\$0.19	\$0.19	\$0.19	\$0.20	\$0.20	\$0.21
6	Estimated Reclaimed Water Sold [2]		0	750,000	1,500,000	2,250,000	3,000,000
7	Projected Usage Charge		\$0	\$52,013	\$106,763	\$164,250	\$224,475
8	<u>Billing Fee (per month)</u>	\$3.50	\$0.00	\$3.50	\$3.59	\$3.68	\$3.77
9	Billing Fee (Annual)		\$0.00	\$42.00	\$43.08	\$44.16	\$45.24
10	Total Projected Reclaimed Water Costs		\$0	\$171,935	\$229,566	\$290,294	\$353,760

Footnote:

- [1] Represents the Base Facility Charge per thousand gallons of reclaimed water capacity reserved at a minimum take-or-pay capacity of 3.0 MGD.
- [2] Projected reclaimed water sold based on estimated Western Grove expansion area absorption schedule as summarized below:

Description	2023	2024	2025	2026	2027
Acres	N/A	120	240	360	480
ERUs	N/A	1,044	2,088	3,132	4,176
Percent of Anticipated Buildout	N/A	25%	50%	75%	100%

Table 7

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Development of Revenue Guaranteed by District						
Line No.	Description	2023	2024	2025	2026	2027
1	Annual Base Charge per Unit at Buildout	\$0.00	\$249.85	\$255.86	\$262.61	\$269.36
1	Annual Volumetric Charges per Unit at Buildout	\$0.00	\$108.37	\$222.44	\$342.21	\$467.69
2	Total Cost per Unit	\$0.00	\$358.22	\$478.29	\$604.82	\$737.05
4	Neighborhood Absorption Schedule	0	120	240	360	480
5	Projected Revenues Based on Absorption Schedule	\$0	\$42,986	\$114,790	\$217,734	\$353,760
6	Projected Reclaimed Water Costs	\$0	\$171,935	\$229,566	\$290,294	\$353,760
7	Revenues Guaranteed by District	\$0	\$128,948	\$114,776	\$72,560	\$0
8	Total Revenues Guaranteed By District	\$316,284				
9	Amortization Period (Years)	5				
9	Interest Rate	3.37%				
11	Annual Amortized Revenue Guarantee	\$69,793				

Table 8

**Tradition Community Development District
Western Grove Franchise Expansion - Reclaimed Water Rate Study**

Summary of Revenue Requirements and Rate Design

Line No.	Description	Test Year 2027 Requirements	Allocation Basis	Customer Tier 4 Allocation Percent Amount (\$)	
Operating Expenses					
1	Field Operations	\$0	ERU	32%	\$0
2	Trustee Services	5,738	Tier 1	0%	0
3	Management	420,845	Revenue	37%	154,324
4	Engineering	45,901	Tier 1 / 4 Split	50%	22,950
5	Professional Services, Other	5,738	ERU	32%	1,826
6	Development Coordinator	70,114	ERU	32%	22,310
7	City Franchise Fee	0	Revenue	37%	0
8	Travel And Per Diem	441	ERU	32%	140
9	Telephone	2,126	ERU	32%	677
10	Postage And Shipping	279	ERU	32%	89
11	Bank Fees	1,301	Revenue	37%	477
12	Bad Debt	85,498	Revenue	37%	31,352
13	Office Supplies	275	ERU	32%	88
14	Field Supplies (Other)	2,203	ERU	32%	701
15	Dues, Licenses, Fees	2,534	ERU	32%	806
16	Vehicle, Gas, & Repair	1,102	ERU	32%	351
17	Electric	123,925	Tier 1 & 2 ERU	0%	0
18	Water	195	Tier 1	0%	0
19	Other Utilities	1,844	Tier 1 & 2 ERU	0%	0
20	General Insurance	24,215	Tier 1 & 2 ERU	0%	0
21	General Repair & Maintenance	175,571	Tier 1 / 2 Split	0%	0
22	Landscaping Maintenance & Material	12,118	Tier 1 / 2 Split	0%	0
23	HVAC	4,957	Tier 1	0%	0
24	Renewal And Replacement	229,505	Tier 1 / 2 Split	0%	0
25	Other System Improvements	86,064	Tier 1 / 2 Split	0%	0
26	Operating Reserves/Misc.	46,371	Revenue	37%	17,004
27	Contingency	30,194	Revenue	37%	11,072
28	Total Operating Expenses	\$1,379,051			\$264,166
Incremental Operating Expenses (Tier 4 Western Grove)					
29	Purchased Water from PSL	\$353,760	Tier 4	100%	\$353,760
30	General Maintenance and Equipment Replacement Costs	46,487	Tier 4	100%	46,487
31	Other O&M Costs [3]	38,556	Tier 4	100%	38,556
32	Allowance for Meter Replacement	14,429	Tier 4	100%	14,429
33	Allowance for Reuse Stations (2) Replacements	69,758	Tier 4	100%	69,758
34	Total Incremental Operating Expenses	\$522,991			\$522,991
35	Total Operating Expenses	\$1,902,042			\$787,157
Other System Requirements					
36	Debt Service	\$367,525	Tier 1	0%	\$0
37	Amortized Revenue Guarantee	69,793	Tier 4	100%	69,793
38	Renewal and Replacements	0	Tier 1 / 2 Split	0%	0
39	Other Irrigation System Improvements Funded From Rates	0	ERU	32%	0
40	Transfer to Operating Reserves	0	ERU	32%	0
41	Total Operating Required Transfers	\$437,318			\$69,793
42	Gross Revenue Requirements	\$2,339,361			\$856,951
Less Other Revenues					
43	Engineering Revenue Fees	\$17,388	ERU	32%	\$5,533
44	Other Miscellaneous Revenues	0	ERU	32%	0
45	Interest Income	0	ERU	32%	0
46	Total Other Revenues	\$17,388			\$5,533
47	Net Revenue Requirements	\$2,321,973			\$851,418
Net Revenue Requirements Adjusted for City Franchise Fee (6% of Gross Revenues)					
48		2,470,184			905,764
49	Existing Total Acres Irrigated				0
50	Total Tier 4 Irrigated Acres				480
51	Total Irrigated Acres (Buildout)				480
52	Calculated Monthly Charge Per Acre				\$157.26
53	Calculated Monthly Charge Per ERU (single family)				\$18.08
54	Calculated Monthly Charge Per 0.4 ERU (multi-family)				\$7.23
55	Calculated Monthly Charge Per 0.1 ERU (apartment)				\$1.81
1 Acre = 8.7 Equivalent Residential Units (ERUs)					



EXHIBIT B

WATER CONSERVATION POLICY

For

Tradition Community Development District No. 1

It is the policy of the Tradition Community Development District No. 1 to conserve our water resources, not only in the drier months, but also throughout the year. Even though the water being delivered to the Customer is not of potable quality, it is important that all Customers do their part in protecting the water resources in this area. The restrictive covenants prohibit individual private wells within the development; therefore, all irrigation water users must cooperate in conserving water for current and future users of the Community.

In implementing its water conservation program, the Tradition Community Development District No. 1 has adopted the following as part of its water conservation policy:

1. The Customer shall ensure landscape is not being over watered. Over watering is not good for water conservation or for the lawn and shrubs. The South Florida Water Management District Chapter 40E-24, FAC "Mandatory Year-Round Landscape Irrigation Conservation Measures" provides regulations for watering and has been adopted a part of this policy.
2. Natural vegetation should be used in the landscape plan wherever possible. Native plants require less water. Natural areas which have been preserved should not be irrigated.
3. Each Customer is encouraged to utilize Florida-Friendly Landscaping principles including appropriate plant selection and an adequate supply of mulch in plantings beds to help conserve water. <https://www.sfwmd.gov/community-residents/florida-friendly-landscaping-guide>
4. Landscape irrigation shall be prohibited daily between the hours of 10:00 a.m. and 4:00 p.m., except as otherwise provided herein. Each customer may irrigate up to three days a week on days assigned by the CDD. No irrigation is allowed on Fridays.
5. Exceptions to the assigned irrigation schedule are as follows:
 - a. On the day the new landscaping is installed, the new landscaping may be irrigated once without regard to the normally allowable watering days and times. Irrigation of the soil immediately prior to the installation of the new landscaping is also allowable without regard to the normal allowable watering dates and times.
 - b. The ninety (90) day period begins the day the new landscaping is installed. The new landscaping shall be installed with a dated receipt or invoice.
 - c. Irrigation of new landscaping which has been in place for thirty (30) days or less may be accomplished on Monday, Tuesday, Wednesday, Thursday, Saturday, and/or Sunday.
 - d. Irrigation of new landscaping which has been in place for thirty-one (31) to ninety (90) days may be accomplished on Monday, Wednesday, Thursday, and/or Saturday.
 - e. Landscape irrigation systems may be operated during restricted days and/or times for cleaning, maintenance, and repair purposes with an attendant on site in the area being tested. Landscape irrigation systems may routinely be operated for such purposes, no

more than once per week, and the run time for any one test should not exceed ten (10) minutes per zone.

- f. Any plant material may be watered using low volume irrigation, micro-irrigation, low-volume hand watering methods, and rain barrels, cisterns, or other similar rain harvesting devices without regard to the watering days or times allowed pursuant to this Section.
- 6. Moisture sensor or rain gauge equipment shall be required and installed on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall and/or soil moisture—one per controller. The sensors or gauge equipment shall have the ability to override the operation of the irrigation system when adequate rainfall has occurred.
- 7. Irrigation systems must be designed to automatically shut down the complete irrigation system or select zones if excessive water usage is sensed due to damaged or ruptured lines.
- 8. Irrigation systems shall be designed to minimize overspray and runoff onto paved surfaces, structures, and non-vegetated areas. Systems shall be designed to ensure turf and landscape areas are irrigated on separate zones. In addition, all spray, rotor, and drip zones shall be zoned separately. Systems shall use efficient pressure regulated, low volume rotary heads, bubblers, or other water conserving fixtures appropriate for the landscape material.

Water shortages generally occur in South Florida during the spring months, when the evapotranspiration is high and rainfall is low. Water shortages can also occur, however, throughout an entire year, particularly if summer rains are below normal. The Tradition Community Development District No. 1 and its Irrigation System Customers are required to comply with any and all water restriction requirements imposed by the South Florida Water Management District and local government.

For more detailed state and local irrigation regulation please see Tradition CDD ; City of Port St. Lucie Code Chapter 65, Sections 65.06 through 65.08 and 154.03; and Utility Standards Manual; along with Florida Administrative Code of Ordinances, Rules 40E-24.201 and 40E-24.301.

REQUEST FOR QUALIFICATIONS

RFQ # 2023-05

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES TO COMPLETE AN IRRIGATION SYSTEM CAPACITY AND OPERATIONAL ANALYSIS FOR TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

The Tradition Community Development District No. 1 (“District”), located in the City of Port St. Lucie, Florida, announces that professional engineering and consulting services will be required to perform a comprehensive capacity and operational analysis for the existing Tier 1 irrigation distribution system and irrigation plant. The Irrigation Plant has run out of water supply in the storage tank numerous times in the last two to three years. Tradition is at 95% build out and the ~~CDD~~ District is requesting an independent study be conducted to assess and evaluate the ~~CDD’s~~ District’s existing Tier 1 irrigation capacity.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data.

Among other things, Applicants must submit information in the form of a response to this request for qualifications (“RFQ”) relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience conducting similar evaluations; e) the current and projected workloads of the Applicant; and f) the volume of work previously awarded to the Applicant by the District.

Further, each Applicant must identify the specific individual affiliated with the Applicant who would be assigned to the project.

The District will review all ~~Applicants~~ responses and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All applicants interested must submit eight (8) copies of Letter of Interest; Executive Summary; Standard Form No. 330 and Qualification Statement by 3:00 p.m. EST on May __, 2023 to the attention of Frank Sakuma, c/o Special District Services, 10807 SW Tradition Square, Port St. Lucie, Florida 34987 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the

publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

The ~~Tradition-CDD District~~ reserves the right to reject any and all submittals and to waive any non-substantial irregularity. The ~~Tradition-CDD District~~ shall not be liable for any expense incurred by any Applicant as a result of being a respondent to this solicitation.

The ~~Tradition-CDD District~~ is an independent, local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. Government in the State of Florida is conducted in the sunshine and all records of the ~~Tradition-CDD District~~ are subject to the Florida Public Records Laws. As such, they are available for the public's review upon request.

Proposed Schedule

Month xx, 2023	Release of RFQ # 2023-05
Month xx, 2023	Questions / Comments due to District Manager
Month xx, 2023	Bids-Responses/Qualification Statements are due by 2:00 p.m.

RFP Response Organization:

To ~~facility~~ facilitate the ~~CDD's District's~~ objective review of the submittals, Applicant's are requested to organize the main document using a standardized format. Each RFQ response should contain the following.

1. A cover letter on company letterhead signed by a Principal or other authorized member of the firm to commit the firm to contract for professional services. Include email of person to be notified of interview request or award notice. (4 page limit)
2. Table of Contents with page numbers.
3. Team information (20 page limit)
 - a. Executive Summary
 - b. Work Plan / Project Approach
 - c. Project Team (Form 330)
 - d. Project Examples
 - e. Licenses and Certifications
 - f. References (minimum of 3)

Selection of Consultant:

This Request does not commit the ~~CDD District~~ to enter into an agreement, pay any costs incurred in the preparation and submittal of a proposal in response to this request or in subsequent interview and negotiation, or to procure a contract for the project. The ~~CDD District~~ will require the selected Consultant to participate in negotiations of the fees for the project and to submit such scope, technical and/or other revisions to the proposals as may request from the negotiations. The ~~CDD District~~ reserves the right to perform all or some of the services described in this document with its own work force.

RFQ responses are evaluated and ranked based on objective Qualification Based criteria. The ~~CDD District~~ reserves the right to request an interview with any Applicant during the selection process. Should the ~~CDD District~~ see the need to interview Applicants, the Applicant will be notified as early as possible in the proposal review process. The selection criteria are as follows:

- Understanding of the project scope of services (20%)
- Demonstration of exceptional strengths in the scope of services (15%)
- Experience of project team and personnel (30%)
- Firm's experience on similar projects (20%)
- Compliance with the requirements of the RFQ (5%)
- Compliance with MWBE participation requirements (10%)

Cone of Silence:

Prohibited Communications. The cone of silence prohibits any communication regarding a RFB, RFP, RFQ or other competitive solicitation between any bidder or responder (or its agents or representatives) or other entity with the potential for a financial interest in the award (or their respective agents or representatives) regarding such competitive solicitation, AND any ~~CDD District~~ Supervisor or ~~CDD District~~ employee, selection committee member or other persons authorized to act on behalf of the Board including the ~~CDD's District's~~ Engineer or their subconsultants, or to provide a recommendation to award a particular contract, other than District Manager (BSakuma@SDS-Inc.org). The cone of silence shall be in effect from the time of advertisement until contract award. Such communication shall result in disqualification.

PROJECT BACKGROUND

Project Description

Irrigation quality water is supplied to ~~Tradition CDD's District's~~ Tier 1 users via a pressurized system from an irrigation supply facility. The Tier 1 area services area encompasses 2,825 gross acres and 7,407 Equivalent Residential Connections. The irrigation supply plant was constructed in 2003 and is permitted through the South Florida Water Management District ("SFWMD") for 3.29 MGD average daily flow. Since the ~~CDD District~~ acquired the Tier 1 irrigation system in August of 2017, larger valves and filters have been replaced, motors and pumps upgraded, one of the intake structures has been replaced and the replacement of the backup intake is scheduled, repair of individual meters is in process to allow an assessment of individual customer usage times and durations.

The Irrigation Plant has run out of water supply in the storage tank numerous times in the last two to three years. Tradition is at 95% build out and the ~~CDD District~~ is requesting an independent study be conducted to assess and evaluate the ~~CDD's District's~~ existing Tier 1 irrigation capacity and operation.

SCOPE OF SERVICES

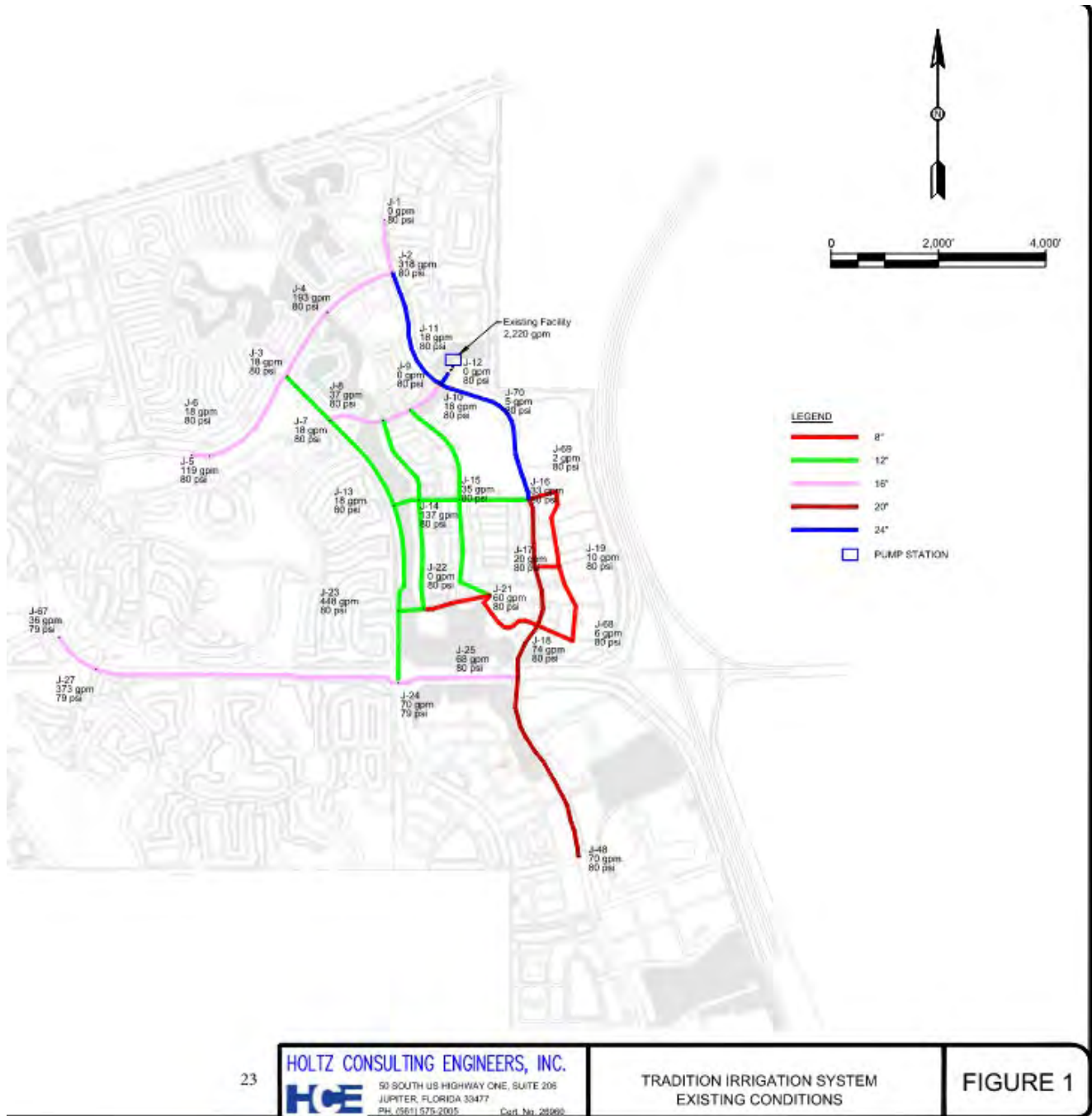
Data Collection

~~Selected~~The selected firm will review and compile hard copy data for plant down times along with electronically available raw and distributed water pumping rates for the last five years. ~~Selected~~The selected firm will inspect pumping and distribution system and perform any testing it feels are needed for an evaluation of the system.

The ~~CDD District~~ will provide:

1. 2017 Engineers Report Existing Irrigation System (Raw Water Pumping, Filtration, and Distribution Facilities) Owned by Tradition Irrigation Company LLC prepared by Kimley-Horn.
2. 2014 Tradition Irrigation Company Capacity Analysis prepared by Holz Engineering.
3. List of upgrades to the plant and distribution system since 2017.
4. Available individual customer readings. Only a limited number of historic monthly readings are available. Tier 1 includes approximately 72 customers. Most of the residential developments are billed as a single customer.
5. ~~CDD District~~ Adopted Irrigation rules and standards.
6. Access to the Irrigation Plant.

The approximate extent of the existing Tradition Tier 1 distribution system is shown below.



Evaluation Report

The draft report shall be presented to the Board within 180 days of the notice to proceed.

Report shall include

- Capacity of plant to supply Tier 1 user demands
- Determination of Equivalent Residential Connection equivalent (ERC) based on industry standards, landscape demands, and quantity of irrigated acres.
- Determination of the remaining ERC capacity of the Tier 1 system by volume and plant performance.
- Hydraulic analysis to identify system deficiencies and recommendations of remedies.
- Recommendation for improved plant capacity and reduction of down times. Detail operational or capital improvements need to meet these objectives.

- Water chemistry / quality evaluation

TRADITION COMMUNITY
DEVELOPMENT DISTRICTS 1-10

**Financial Report For
July 2023**

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
MONTHLY FINANCIAL REPORT
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TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - JULY 31, 2023
RECAP

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 07/31/23 ACTUAL	% Of Budget	COMMENTS
REVENUES				
O & M ASSESSMENTS	2,621,290	2,575,235	98.24%	
DEBT ASSESSMENTS	5,379,577	4,771,045	88.69%	Direct billed portion of Series 2021 Bond Assessments
BOND PREPAYMENTS	0	11,628	0.00%	
INTEREST INCOME	0	100,844	0.00%	
STORMWATER	825,000	974,432	118.11%	
OTHER INCOME	0	112,840	0.00%	
DEVELOPER CONTRIBUTION - BEEP	0	1,381,680	0.00%	
FUND CARRY FORWARD	0	0	0.00%	
Total Revenues	\$ 8,825,868	\$ 9,927,704	112.48%	
EXPENDITURES - ADMIN				
AUDIT	55,000	9,200	16.73%	
BANK FEES	670	0	0.00%	
DISSEMINATION AGENT	2,000	0	0.00%	
DISTRICT COUNSEL	80,000	28,622	35.78%	
MANAGEMENT	96,161	80,134	83.33%	
ASSESSMENT ROLL	10,000	0	0.00%	
DUES, LICENSES, FEES	1,750	1,875	107.14%	One Additional CDD (#11)
ENGINEERING	50,000	85,681	171.36%	
IMPACT FEE ADMINISTRATION	0	0	0.00%	
GENERAL INSURANCE	110,860	100,912	91.03%	
WEBSITE	7,500	6,250	83.33%	
LEGAL ADVERTISING	6,500	3,990	61.38%	
MISCELLANEOUS	0	16,736	100.00%	CDD #11 Establishment
TRAVEL AND PER DIEM	1,000	779	77.91%	
FINANCIAL ADVISORY FEES	0	85	0.00%	
OFFICE SUPPLIES	2,500	2,785	111.40%	
POSTAGE AND SHIPPING	200	1,100	549.88%	
COPIES	1,000	3,417	341.71%	
SUPERVISOR FEES	64,800	35,800	55.25%	
SUPERVISOR PAYROLL TAXES	0	2,739	0.00%	
SUPERVISOR PAYROLL FEES	0	553	0.00%	
TRUSTEE SERVICES	18,000	16,663	92.57%	
OFFICE RENT	25,000	73,823	295.29%	
CONTINUING DISCLOSURE FEE	3,000	1,750	58.33%	
GENERAL RESERVES	25,000	0	0.00%	
TOTAL ADMIN EXPENSES	560,941	472,892	84.30%	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - JULY 31, 2023
RECAP

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 07/31/23 ACTUAL	% Of Budget	COMMENTS
EXPENDITURES - MAINT				
LAKE MAINTENANCE	255,000	162,426	63.70%	
BEEP OPERATIONS	300,956	234,618	77.96%	
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	89,336	223.34%	
DEVELOPMENT COORDINATOR	61,100	50,917	83.33%	
PAINTING	0	0	0.00%	
FENCE MAINTENANCE	0	0	0.00%	
ELECTRIC	70,000	69,095	98.71%	
ENGINEERING - MAINT.	100,000	90,884	90.88%	
FIELD MANAGEMENT	197,667	164,723	83.33%	
FOUNTAIN MAINTENANCE	30,000	14,599	48.66%	
LANDSCAPING MAINTENANCE & MATERIALS	870,000	858,372	98.66%	
IRRIGATION	152,000	128,169	84.32%	
IRRIGATION PARTS & REPAIR	25,000	41,014	164.05%	
PEST CONTROL	0	2,137	0.00%	
SECURITY	0	3,400	0.00%	
SIDEWALK CLEANING	30,000	30,000	100.00%	
SIDEWALK REPAIR	45,000	0	0.00%	
SIGNAGE	10,000	116,773	1167.73%	Alligator Signs
STREETLIGHTS	45,000	104,869	233.04%	Four 37' concrete poles
STORMWATER MANAGEMENT	6,000	76,748	1279.13%	Labor & Equipment costs for clearing sand, debris and materials from canals
TREE/PLANT REPLACEMENT & TRIM	90,000	86,874	96.53%	
WETLAND UPLAND MAINTENANCE	0	375	0.00%	
TOTAL MAINTENANCE EXPENSES	2,699,723	2,327,056	86.20%	
<hr/>				
Total Expenditures	\$ 3,260,664	\$ 2,799,948	85.87%	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - JULY 31, 2023
RECAP

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 07/31/23 ACTUAL	% Of Budget	COMMENTS
EXCESS / (SHORTFALL)	\$ 5,565,204	\$ 7,127,756	128.08%	
PAYMENT TO TRUSTEE	(4,949,211)	(4,259,544)	86.07%	
BOND PREPAYMENTS	-	(11,628)		
BALANCE	\$ 615,993	\$ 2,856,584		
COUNTY APPRAISER & TAX COLLECTOR FEE	(307,996)	(280,146)	90.96%	
DISCOUNTS FOR EARLY PAYMENTS	(307,996)	(267,877)	86.97%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,308,561		

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

	Oct '22 - Jul ...	Budget	\$ Over Budget	% of Budget
Income				
01-1610 · BEEP Developer Contribution	1,381,680.00	0.00	1,381,680.00	100.0%
01-3100 · O & M Assessments	45,049.32	45,855.00	-805.68	98.2%
01-3810 · Debt Assessments (2014)	4,197,565.46	62,341.00	4,135,224.46	6,733.2%
01-3811 · Debt Assessments (2021)	573,479.62			
01-3820 · Debt Assess-Pd To Trustee-2014	-3,964,295.34	-57,353.00	-3,906,942.34	6,912.1%
01-3821 · Debt Assess-Pd To Trustee-2021	-964,096.81			
01-3830 · Assessment Fees	-3,894.97	-4,178.00	283.03	93.2%
01-3831 · Assessment Discounts	-3,638.72	-4,178.00	539.28	87.1%
01-3921 · Debt Assess-Direct Bill-2021	400,623.04			
01-9000 · Bond Prepayments - Series 2014	11,627.94	0.00	11,627.94	100.0%
01-9010 · Prepaid Bonds To Trustee (2014)	-11,627.94	0.00	-11,627.94	100.0%
01-9400 · Other Income	107,087.56	0.00	107,087.56	100.0%
01-9405 · Stormwater Fees	13,392.83	11,339.00	2,053.83	118.1%
01-9407 · Engineering Revenue Fees	3,877.00	0.00	3,877.00	100.0%
01-9408 · Application Fee	18,785.00	0.00	18,785.00	100.0%
01-9410 · Interest Income (GF)	100,844.37	0.00	100,844.37	100.0%
Total Income	1,906,458.36	53,826.00	1,852,632.36	3,541.9%
Expense				
01-1308 · Dissemination Agent	0.00	27.00	-27.00	0.0%
01-1310 · Engineering	605.30	353.00	252.30	171.5%
01-1311 · Management Fees	566.12	679.00	-112.88	83.4%
01-1313 · Field Management	2,264.06	2,717.00	-452.94	83.3%
01-1315 · Legal Fees	202.23	565.00	-362.77	35.8%
01-1317 · Travel and Per Diem	5.55	7.00	-1.45	79.3%
01-1318 · Assessment/Tax Roll	0.00	71.00	-71.00	0.0%
01-1320 · Audit Fees	65.03	6,500.00	-6,434.97	1.0%
01-1325 · Supervisor Fees	3,580.00	6,480.00	-2,900.00	55.2%
01-1326 · Payroll tax expense	273.87	0.00	273.87	100.0%
01-1327 · Payroll Processing fees	55.27	0.00	55.27	100.0%
01-1330 · Arbitrage Rebate Fee	0.00			
01-1331 · Financial Advisory Fees	0.65			
01-1332 · Development Coordinator	699.86	840.00	-140.14	83.3%
01-1335 · Administrative Contingency	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	521.53	177.00	344.53	294.6%
01-1450 · Insurance	37,006.00	783.00	36,223.00	4,726.2%
01-1480 · Legal Advertisements	28.24	46.00	-17.76	61.4%
01-1511 · Bank Fees	0.00	5.00	-5.00	0.0%
01-1512 · Miscellaneous	118.26	0.00	118.26	100.0%
01-1513 · Postage and Delivery	7.82	1.00	6.82	782.0%
01-1514 · Office Supplies	19.72	18.00	1.72	109.6%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	24.18	7.00	17.18	345.4%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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	300.00	175.00	125.00	171.4%
01-1550 · Trustee Fees (GF)	117.75	247.00	-129.25	47.7%
01-1600 · BEEP Capital	0.00	0.00	0.00	0.0%
01-1606 · BEEP O&M				
01-1607 · Insurance	65,399.35	0.00	65,399.35	100.0%
01-1608 · Legal	2,502.50	0.00	2,502.50	100.0%
01-1606 · BEEP O&M - Other	-64,981.43	3,746.00	-68,727.43	-1,734.7%
Total 01-1606 · BEEP O&M	2,920.42	3,746.00	-825.58	78.0%
01-1743 · Continuing Disclosure Fee	24.09	41.00	-16.91	58.8%
01-1801 · Landscaping Maintenance	11,797.95	11,958.00	-160.05	98.7%
01-1802 · Tree/Plant Replacement & Trim	1,194.07	1,237.00	-42.93	96.5%
01-1805 · Stormwater Management (GF)	1,054.89	82.00	972.89	1,286.5%
01-1807 · Irrigation Parts & Repair	563.75	344.00	219.75	163.9%
01-1808 · Irrigation	1,761.66	2,089.00	-327.34	84.3%
01-1810 · Engineering / Inspections	1,249.19	1,374.00	-124.81	90.9%

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

	Oct '22 - Jul ...	Budget	\$ Over Budget	% of Budget
01-1812 · Signage & Amenities Repair	1,605.01	138.00	1,467.01	1,163.1%
01-1813 · Wetland Upland Maintenance	5.19	0.00	5.19	100.0%
01-1814 · Electricity	949.72	962.00	-12.28	98.7%
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	1,227.91	550.00	677.91	223.3%
01-1818 · Fountain Maintenance & Chemical	200.69	412.00	-211.31	48.7%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	29.40	0.00	29.40	100.0%
01-1825 · Lake Maintenance	2,232.50	3,505.00	-1,272.50	63.7%
01-1827 · Streetlights	1,441.40	619.00	822.40	232.9%
01-1829 · Sidewalk Cleaning	412.37	412.00	0.37	100.1%
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	75,827.22	53,826.00	22,001.22	140.9%
Net Income	1,830,631.14	0.00	1,830,631.14	100.0%

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

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	2,714,839.49
Total Checking/Savings	2,714,839.49
Accounts Receivable	
11000 · Accounts Receivable	1,438,818.36
Total Accounts Receivable	1,438,818.36
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	4,154,857.63
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	4,136,146.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	345,317.81
Total Accounts Payable	345,317.81
Other Current Liabilities	
01-2023 · Due To Other Funds	396,051.84
01-2025 · Deposits - Engr Deposit	48,467.33
01-2026 · Deposits - Lake Bank Restoratio	535,941.27
01-2030 · Due to CDD2	37,433.62
01-2031 · Due to CDD3	71,781.54
01-2032 · Due to CDD4	68,907.63
01-2033 · Due to CDD5	66,760.64
01-2034 · Due to CDD6	65,026.09
01-2035 · Due to CDD7	28,943.31
01-2036 · Due to CDD8	-12,140.07
01-2037 · Due to CDD9	-5,096.78
01-2038 · Due to CDD10	-76,129.65
01-3010 · General Reserve - Signage	500,000.00
Total Other Current Liabilities	1,725,946.77
Total Current Liabilities	2,071,264.58
Total Liabilities	2,071,264.58
Equity	
30000 · Opening Balance Equity	639,977.15
99-9999 · Retained Earnings	-405,726.24
Net Income	1,830,631.14
Total Equity	2,064,882.05
TOTAL LIABILITIES & EQUITY	4,136,146.63

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	171,957.65	175,032.00	-3,074.35	98.2%
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	-17,971.13	-19,277.00	1,305.87	93.2%
01-3831 · Assessment Discounts	-16,788.82	-19,277.00	2,488.18	87.1%
01-9405 · Stormwater Fees	70,146.11	59,389.00	10,757.11	118.1%
01-9410 · Interest Income (GF)	257.15	0.00	257.15	100.0%
Total Income	207,600.96	221,987.00	-14,386.04	93.5%
Expense				
01-1308 · Dissemination Agent	0.00	144.00	-144.00	0.0%
01-1310 · Engineering	3,170.00	1,850.00	1,320.00	171.4%
01-1311 · Management Fees	2,964.78	3,558.00	-593.22	83.3%
01-1315 · Legal Fees	1,058.94	2,960.00	-1,901.06	35.8%
01-1317 · Travel and Per Diem	28.82	37.00	-8.18	77.9%
01-1318 · Assessment/Tax Roll	0.00	370.00	-370.00	0.0%
01-1320 · Audit Fees	340.37	5,500.00	-5,159.63	6.2%
01-1325 · Supervisor Fees	3,580.00	6,480.00	-2,900.00	55.2%
01-1326 · Payroll Taxes	273.87	0.00	273.87	100.0%
01-1327 · Payroll Processing Fees	55.27	0.00	55.27	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	3,665.33	4,398.00	-732.67	83.3%
01-1440 · Rents & Leases	2,731.28	925.00	1,806.28	295.3%
01-1450 · Insurance	11,340.00	4,102.00	7,238.00	276.5%
01-1480 · Legal Advertisements	147.61	240.00	-92.39	61.5%
01-1511 · Bank Fees	0.00	25.00	-25.00	0.0%
01-1512 · Miscellaneous	619.18	0.00	619.18	100.0%
01-1513 · Postage and Delivery	40.68	6.00	34.68	678.0%
01-1514 · Office Supplies	103.03	92.00	11.03	112.0%
01-1516 · Copies	126.42	36.00	90.42	351.2%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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)	616.47	1,296.00	-679.53	47.6%
01-1606 · BEEP Operations	15,295.61	19,620.00	-4,324.39	78.0%
01-1743 · Continuing Disclosure Fee	125.97	216.00	-90.03	58.3%
01-1801 · Landscaping Maintenance	61,791.54	62,629.00	-837.46	98.7%
01-1802 · Tree/Plant Replacement & Trim	6,253.79	6,479.00	-225.21	96.5%
01-1805 · Stormwater Management (GF)	5,524.85	432.00	5,092.85	1,278.9%
01-1807 · Irrigation Parts & Repair	2,952.44	1,800.00	1,152.44	164.0%
01-1808 · Irrigation	9,226.49	10,942.00	-1,715.51	84.3%
01-1809 · Field Management	11,857.86	14,229.00	-2,371.14	83.3%
01-1810 · Engineering / Inspections	6,542.43	7,199.00	-656.57	90.9%
01-1812 · Signage & Amenities Repair	8,406.09	720.00	7,686.09	1,167.5%
01-1813 · Wetland Upland Maintenance	26.99	0.00	26.99	100.0%
01-1814 · Electricity	4,973.94	5,039.00	-65.06	98.7%
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	6,431.01	2,879.00	3,552.01	223.4%
01-1818 · Fountain Maintenance & Chemical	1,050.96	2,160.00	-1,109.04	48.7%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	153.81			
01-1825 · Lake Maintenance	11,692.53	18,357.00	-6,664.47	63.7%
01-1826 · Streetlights	7,549.16	3,239.00	4,310.16	233.1%
01-1829 · Sidewalk Cleaning	2,159.60	2,160.00	-0.40	100.0%
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	194,049.54	221,987.00	-27,937.46	87.4%
Net Income	13,551.42	0.00	13,551.42	100.0%

Tradition CDD No. 2

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1173	8,869.37
Total Checking/Savings	8,869.37
Other Current Assets	
01-1210 · Due from CDD1	37,433.62
Total Other Current Assets	37,433.62
Total Current Assets	46,302.99
TOTAL ASSETS	46,302.99
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	4,869.12
99-9999 · Retained Earnings	27,882.45
Net Income	13,551.42
Total Equity	46,302.99
TOTAL LIABILITIES & EQUITY	46,302.99

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	426,174.16	433,796.00	-7,621.84	98.2%
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	-52,325.77	-56,128.00	3,802.23	93.2%
01-3831 · Assessment Discounts	-48,883.27	-56,128.00	7,244.73	87.1%
01-9405 · Stormwater Fees	208,262.69	176,325.00	31,937.69	118.1%
01-9410 · Interest Income (GF)	0.56	0.00	0.56	100.0%
Total Income	533,228.37	575,417.00	-42,188.63	92.7%
Expense				
01-1308 · Dissemination Agent	0.00	427.00	-427.00	0.0%
01-1310 · Engineering	9,411.67	5,492.00	3,919.67	171.4%
01-1311 · Management Fees	8,802.37	10,563.00	-1,760.63	83.3%
01-1315 · Legal Fees	3,143.96	8,788.00	-5,644.04	35.8%
01-1317 · Travel and Per Diem	85.57	110.00	-24.43	77.8%
01-1318 · Assessment/Tax Roll	0.00	1,098.00	-1,098.00	0.0%
01-1320 · Audit Fees	1,010.57	5,500.00	-4,489.43	18.4%
01-1325 · Supervisor Fees	3,580.00	6,480.00	-2,900.00	55.2%
01-1326 · Payroll Taxes - Supervisors	273.87	0.00	273.87	100.0%
01-1327 · Payroll Fees - Supervisors	55.27	0.00	55.27	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	10,882.26	13,059.00	-2,176.74	83.3%
01-1440 · Rents & Leases	8,109.11	2,746.00	5,363.11	295.3%
01-1450 · Insurance	7,150.00	12,177.00	-5,027.00	58.7%
01-1480 · Legal Advertisements	438.27	714.00	-275.73	61.4%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,838.33	0.00	1,838.33	100.0%
01-1513 · Postage and Delivery	120.80	22.00	98.80	549.1%
01-1514 · Office Supplies	305.91	275.00	30.91	111.2%
01-1516 · Copies	375.35	110.00	265.35	341.2%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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)	1,830.30	3,847.00	-2,016.70	47.6%
01-1606 · BEEP Operations	0.00	0.00	0.00	0.0%
01-1743 · Continuing Disclosure Fee	374.02	641.00	-266.98	58.3%
01-1801 · Landscaping Maintenance	183,457.46	185,943.00	-2,485.54	98.7%
01-1802 · Tree/Plant Replacement & Trim	18,567.34	19,235.00	-667.66	96.5%
01-1805 · Stormwater Management (GF)	16,403.14	1,282.00	15,121.14	1,279.5%
01-1807 · Irrigation Parts & Repair	8,765.71	5,343.00	3,422.71	164.1%
01-1808 · Irrigation	27,393.21	32,487.00	-5,093.79	84.3%
01-1809 · Field Management	35,205.70	42,247.00	-7,041.30	83.3%
01-1810 · Engineering / Inspections	19,424.31	21,373.00	-1,948.69	90.9%
01-1812 · Signage & Amenities Repair	24,957.48	2,137.00	22,820.48	1,167.9%
01-1813 · Wetland Upland Maintenance	80.14	0.00	80.14	100.0%
01-1814 · Electricity	14,767.50	14,961.00	-193.50	98.7%
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	19,093.50	8,549.00	10,544.50	223.3%
01-1818 · Fountain Maintenance & Chemical	3,120.28	6,412.00	-3,291.72	48.7%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	456.68			
01-1825 · Lake Maintenance	34,714.83	54,500.00	-19,785.17	63.7%
01-1826 · Streetlights	22,413.27	9,618.00	12,795.27	233.0%
01-1829 · Sidewalk Cleaning	6,411.82	6,412.00	-0.18	100.0%
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	494,925.74	575,417.00	-80,491.26	86.0%
Net Income	38,302.63	0.00	38,302.63	100.0%

Tradition CDD No. 3

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1181	19.03
Total Checking/Savings	19.03
Other Current Assets	
01-1210 · Due from CDD1	71,781.54
Total Other Current Assets	71,781.54
Total Current Assets	71,800.57
TOTAL ASSETS	71,800.57
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,295.39
99-9999 · Retained Earnings	32,202.55
Net Income	38,302.63
Total Equity	71,800.57
TOTAL LIABILITIES & EQUITY	71,800.57

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	431,147.22	438,858.00	-7,710.78	98.2%
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	-52,950.38	-56,798.00	3,847.62	93.2%
01-3831 · Assessment Discounts	-49,466.79	-56,798.00	7,331.21	87.1%
01-9405 · Stormwater Fees	210,773.77	178,451.00	32,322.77	118.1%
01-9410 · Interest Income (GF)	45.32	0.00	45.32	100.0%
Total Income	539,549.14	582,200.00	-42,650.86	92.7%
Expense				
01-1308 · Dissemination Agent	0.00	433.00	-433.00	0.0%
01-1310 · Engineering	9,525.15	5,558.00	3,967.15	171.4%
01-1311 · Management Fees	8,908.51	10,690.00	-1,781.49	83.3%
01-1315 · Legal Fees	3,181.87	8,894.00	-5,712.13	35.8%
01-1317 · Travel and Per Diem	86.60	111.00	-24.40	78.0%
01-1318 · Assessment/Tax Roll	0.00	1,112.00	-1,112.00	0.0%
01-1320 · Audit Fees	1,022.76	5,500.00	-4,477.24	18.6%
01-1321 · Field Management	35,630.20	42,756.00	-7,125.80	83.3%
01-1325 · Supervisor Fees	3,580.00	6,480.00	-2,900.00	55.2%
01-1326 · Payroll Taxes - Supervisors	273.87	0.00	273.87	100.0%
01-1327 · Payroll Fees - Supervisors	55.27	0.00	55.27	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	11,013.48	13,216.00	-2,202.52	83.3%
01-1440 · Rents & Leases	8,206.89	2,779.00	5,427.89	295.3%
01-1450 · Insurance	7,240.00	12,326.00	-5,086.00	58.7%
01-1480 · Legal Advertisements	443.55	723.00	-279.45	61.3%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,860.50	0.00	1,860.50	100.0%
01-1513 · Postage and Delivery	122.26	22.00	100.26	555.7%
01-1514 · Office Supplies	309.60	278.00	31.60	111.4%
01-1516 · Copies	379.87	111.00	268.87	342.2%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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)	1,852.36	3,893.00	-2,040.64	47.6%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	378.53	649.00	-270.47	58.3%
01-1801 · Landscaping Maintenance	185,669.57	188,185.00	-2,515.43	98.7%
01-1802 · Tree/Plant Replacement & Trim	18,791.23	19,467.00	-675.77	96.5%
01-1805 · Stormwater Management (GF)	16,600.93	1,298.00	15,302.93	1,279.0%
01-1807 · Irrigation Parts & Repair	8,871.41	5,408.00	3,463.41	164.0%
01-1808 · Irrigation	27,723.51	32,878.00	-5,154.49	84.3%
01-1810 · Engineering / Inspections	19,658.53	21,630.00	-1,971.47	90.9%
01-1812 · Signage & Amenities Repair	25,258.42	2,163.00	23,095.42	1,167.7%
01-1813 · Wetland Upland Maintenance	81.11	0.00	81.11	100.0%
01-1814 · Electricity	14,945.56	15,141.00	-195.44	98.7%
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	19,323.73	8,652.00	10,671.73	223.3%
01-1818 · Fountain Maintenance & Chemical	3,157.90	6,489.00	-3,331.10	48.7%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	462.19			
01-1825 · Lake Maintenance	35,133.42	55,158.00	-20,024.58	63.7%
01-1826 · Streetlights	22,683.53	9,734.00	12,949.53	233.0%
01-1829 · Sidewalk Cleaning	6,489.13	6,489.00	0.13	100.0%
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	500,840.51	582,200.00	-81,359.49	86.0%
Net Income	38,708.63	0.00	38,708.63	100.0%

Tradition CDD No. 4
Balance Sheet
As of July 31, 2023

	<u>Jul 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1211	1,563.11
Total Checking/Savings	1,563.11
Other Current Assets	
01-1210 · Due from CDD1	68,907.63
Total Other Current Assets	68,907.63
Total Current Assets	70,470.74
TOTAL ASSETS	<u>70,470.74</u>
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,491.35
99-9999 · Retained Earnings	30,270.76
Net Income	38,708.63
Total Equity	70,470.74
TOTAL LIABILITIES & EQUITY	<u>70,470.74</u>

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	428,163.58	435,821.00	-7,657.42	98.2%
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	-52,575.61	-56,396.00	3,820.39	93.2%
01-3831 · Assessment Discounts	-49,116.68	-56,396.00	7,279.32	87.1%
01-9405 · Stormwater Fees	209,267.83	177,176.00	32,091.83	118.1%
01-9410 · Interest Income (GF)	96.49	0.00	96.49	100.0%
Total Income	535,835.61	578,131.00	-42,295.39	92.7%
Expense				
01-1308 · Dissemination Agent	0.00	430.00	-430.00	0.0%
01-1310 · Engineering	9,457.06	5,519.00	3,938.06	171.4%
01-1311 · Management Fees	8,844.83	10,614.00	-1,769.17	83.3%
01-1315 · Legal Fees	3,159.13	8,830.00	-5,670.87	35.8%
01-1317 · Travel and Per Diem	85.98	110.00	-24.02	78.2%
01-1318 · Assessment/Tax Roll	0.00	1,104.00	-1,104.00	0.0%
01-1320 · Audit Fees	1,015.45	5,500.00	-4,484.55	18.5%
01-1321 · Field Management	35,375.50	42,451.00	-7,075.50	83.3%
01-1325 · Supervisor Fees	3,580.00	6,480.00	-2,900.00	55.2%
01-1326 · Payroll Taxes - Supervisors	273.87	0.00	273.87	100.0%
01-1327 · Payroll Fees - Supervisors	55.27	0.00	55.27	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	10,934.75	13,122.00	-2,187.25	83.3%
01-1440 · Rents & Leases	8,148.22	2,759.00	5,389.22	295.3%
01-1450 · Insurance	6,820.00	12,236.00	-5,416.00	55.7%
01-1480 · Legal Advertisements	440.38	717.00	-276.62	61.4%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,847.20	0.00	1,847.20	100.0%
01-1513 · Postage and Delivery	121.38	22.00	99.38	551.7%
01-1514 · Office Supplies	307.39	276.00	31.39	111.4%
01-1516 · Copies	377.16	110.00	267.16	342.9%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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)	1,839.12	3,866.00	-2,026.88	47.6%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	375.82	644.00	-268.18	58.4%
01-1801 · Landscaping Maintenance	184,342.30	186,840.00	-2,497.70	98.7%
01-1802 · Tree/Plant Replacement & Trim	18,656.90	19,328.00	-671.10	96.5%
01-1805 · Stormwater Management (GF)	16,482.26	1,289.00	15,193.26	1,278.7%
01-1807 · Irrigation Parts & Repair	8,807.99	5,369.00	3,438.99	164.1%
01-1808 · Irrigation	27,525.33	32,643.00	-5,117.67	84.3%
01-1810 · Engineering / Inspections	19,518.00	21,476.00	-1,958.00	90.9%
01-1812 · Signage & Amenities Repair	25,077.86	2,148.00	22,929.86	1,167.5%
01-1813 · Wetland Upland Maintenance	80.53	0.00	80.53	100.0%
01-1814 · Electricity	14,838.72	15,033.00	-194.28	98.7%
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	19,185.60	8,590.00	10,595.60	223.3%
01-1818 · Fountain Maintenance & Chemical	3,135.32	6,443.00	-3,307.68	48.7%
01-1822 · Pest Control	458.88			
01-1825 · Lake Maintenance	34,882.26	54,763.00	-19,880.74	63.7%
01-1826 · Streetlights	22,521.37	9,664.00	12,857.37	233.0%
01-1829 · Sidewalk Cleaning	6,442.74	6,443.00	-0.26	100.0%
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	496,925.65	578,131.00	-81,205.35	86.0%
Net Income	38,909.96	0.00	38,909.96	100.0%

Tradition CDD No. 5

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,328.07
Total Checking/Savings	3,328.07
Other Current Assets	
01-1210 · Due from CDD1	66,760.63
Total Other Current Assets	66,760.63
Total Current Assets	70,088.70
TOTAL ASSETS	70,088.70
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	559.76
99-9999 · Retained Earnings	30,618.98
Net Income	38,909.96
Total Equity	70,088.70
TOTAL LIABILITIES & EQUITY	70,088.70

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	393,355.10	400,390.00	-7,034.90	98.2%
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	-48,203.32	-51,706.00	3,502.68	93.2%
01-3831 · Assessment Discounts	-45,032.04	-51,706.00	6,673.96	87.1%
01-9405 · Stormwater Fees	191,689.08	162,293.00	29,396.08	118.1%
01-9410 · Interest Income (GF)	494.44	0.00	494.44	100.0%
Total Income	492,303.26	530,651.00	-38,347.74	92.8%
Expense				
01-1308 · Dissemination Agent	0.00	393.00	-393.00	0.0%
01-1310 · Engineering	8,662.67	5,055.00	3,607.67	171.4%
01-1311 · Management Fees	8,101.86	9,722.00	-1,620.14	83.3%
01-1315 · Legal Fees	2,893.76	8,088.00	-5,194.24	35.8%
01-1317 · Travel and Per Diem	78.76	101.00	-22.24	78.0%
01-1318 · Assessment/Tax Roll	0.00	1,011.00	-1,011.00	0.0%
01-1320 · Audit Fees	930.15	5,500.00	-4,569.85	16.9%
01-1325 · Supervisor Fees	3,580.00	6,480.00	-2,900.00	55.2%
01-1326 · Payroll Taxes - Supervisors	273.87	0.00	273.87	100.0%
01-1327 · Payroll Fees - Supervisors	55.27	0.00	55.27	100.0%
01-1329 · Development Coordinator	10,016.23	12,019.00	-2,002.77	83.3%
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%
01-1332 · Management Fees - SpikeRush	0.00			
01-1337 · Lake Maintenance	0.00	50,163.00	-50,163.00	0.0%
01-1440 · Rents & Leases	7,463.77	2,528.00	4,935.77	295.2%
01-1450 · Insurance	6,820.00	11,208.00	-4,388.00	60.8%
01-1480 · Legal Advertisements	403.39	657.00	-253.61	61.4%
01-1511 · Bank Fees	0.00	68.00	-68.00	0.0%
01-1512 · Miscellaneous	1,692.03	0.00	1,692.03	100.0%
01-1513 · Postage and Delivery	111.18	20.00	91.18	555.9%
01-1514 · Office Supplies	281.57	253.00	28.57	111.3%
01-1516 · Copies	345.47	101.00	244.47	342.0%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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)	1,684.64	3,541.00	-1,856.36	47.6%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	344.25	590.00	-245.75	58.3%
01-1801 · Landscaping Maintenance	168,857.55	171,145.00	-2,287.45	98.7%
01-1802 · Tree/Plant Replacement & Trim	17,089.72	17,705.00	-615.28	96.5%
01-1805 · Stormwater Management (GF)	15,097.75	1,180.00	13,917.75	1,279.5%
01-1807 · Irrigation Parts & Repair	8,068.12	4,918.00	3,150.12	164.1%
01-1808 · Irrigation	25,213.20	29,901.00	-4,687.80	84.3%
01-1809 · Field Management	32,403.96	38,885.00	-6,481.04	83.3%
01-1810 · Engineering / Inspections	17,878.49	19,672.00	-1,793.51	90.9%
01-1812 · Signage & Amenities Repair	22,971.32	1,967.00	21,004.32	1,167.8%
01-1813 · Wetland Upland Maintenance	73.76	0.00	73.76	100.0%
01-1814 · Electricity	13,592.27	13,770.00	-177.73	98.7%
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	17,574.01	7,869.00	9,705.01	223.3%
01-1818 · Fountain Maintenance & Chemical	2,871.96	5,902.00	-3,030.04	48.7%
01-1822 · Pest Control	420.34	0.00	420.34	100.0%
01-1825 · Streetlights	52,581.73	8,852.00	43,729.73	594.0%
01-1829 · Sidewalk Cleaning	5,901.55	5,902.00	-0.45	100.0%
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	456,152.35	530,651.00	-74,498.65	86.0%
Net Income	36,150.91	0.00	36,150.91	100.0%

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Accrual Basis

Tradition CDD No. 6

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	17,053.89
Total Checking/Savings	17,053.89
Other Current Assets	
01-1210 · Due from CDD1	
01-1211 · Due From CDD1 - Spikerush	9,742.24
01-1210 · Due from CDD1 - Other	55,283.86
Total 01-1210 · Due from CDD1	65,026.10
Total Other Current Assets	65,026.10
Total Current Assets	82,079.99
TOTAL ASSETS	82,079.99
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	970.27
99-9999 · Retained Earnings	44,958.81
Net Income	36,150.91
Total Equity	82,079.99
TOTAL LIABILITIES & EQUITY	82,079.99

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	183,547.38	186,830.00	-3,282.62	98.2%
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	-8,727.80	-9,362.00	634.20	93.2%
01-3831 · Assessment Discounts	-8,153.60	-9,362.00	1,208.40	87.1%
01-9405 · Stormwater Fees	25,112.00	21,261.00	3,851.00	118.1%
01-9410 · Interest Income (GF)	144.43	0.00	144.43	100.0%
Total Income	191,922.41	198,718.00	-6,795.59	96.6%
Expense				
01-1308 · Dissemination Agent	0.00	51.00	-51.00	0.0%
01-1310 · Engineering	11,257.69	6,570.00	4,687.69	171.3%
01-1311 · Management Fees	10,528.89	12,635.00	-2,106.11	83.3%
01-1315 · Legal Fees	3,760.63	10,511.00	-6,750.37	35.8%
01-1317 · Travel and Per Diem	102.36	131.00	-28.64	78.1%
01-1318 · Assessment/Tax Roll	0.00	1,314.00	-1,314.00	0.0%
01-1320 · Audit Fees	1,208.79	5,500.00	-4,291.21	22.0%
01-1321 · Field Management	4,245.06	5,094.00	-848.94	83.3%
01-1325 · Supervisor Fees	3,580.00	6,480.00	-2,900.00	55.2%
01-1326 · Payroll Taxes - Supervisors	273.87	0.00	273.87	100.0%
01-1327 · Payroll Fees - Supervisors	55.27	0.00	55.27	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	1,312.17	1,575.00	-262.83	83.3%
01-1440 · Rents & Leases	9,699.64	3,285.00	6,414.64	295.3%
01-1450 · Insurance	6,134.00	14,566.00	-8,432.00	42.1%
01-1480 · Legal Advertisements	524.23	854.00	-329.77	61.4%
01-1511 · Bank Fees	0.00	88.00	-88.00	0.0%
01-1512 · Miscellaneous	2,198.91	0.00	2,198.91	100.0%
01-1513 · Postage and Delivery	144.49	26.00	118.49	555.7%
01-1514 · Office Supplies	365.91	328.00	37.91	111.6%
01-1516 · Copies	448.97	131.00	317.97	342.7%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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)	2,189.29	464.00	1,725.29	471.8%
01-1606 · BEEP Operations	54,319.49	69,678.00	-15,358.51	78.0%
01-1743 · Continuing Disclosure Fee	45.09	77.00	-31.91	58.6%
01-1801 · Landscaping Maintenance	22,121.07	22,421.00	-299.93	98.7%
01-1802 · Tree/Plant Replacement & Trim	2,238.82	2,319.00	-80.18	96.5%
01-1805 · Stormwater Management (GF)	1,977.87	155.00	1,822.87	1,276.0%
01-1807 · Irrigation Parts & Repair	1,056.95	644.00	412.95	164.1%
01-1808 · Irrigation	3,303.04	3,917.00	-613.96	84.3%
01-1809 · Field Maintenance	0.00			
01-1810 · Engineering / Inspections	2,342.16	2,577.00	-234.84	90.9%
01-1812 · Signage & Amenities Repair	3,009.34	258.00	2,751.34	1,166.4%
01-1813 · Wetland Upland Maintenance	9.66	0.00	9.66	100.0%
01-1814 · Electricity	1,780.64	1,804.00	-23.36	98.7%
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	2,302.27	1,031.00	1,271.27	223.3%
01-1818 · Fountain Maintenance & Chemical	376.23	773.00	-396.77	48.7%
01-1822 · Pest Control	55.06	0.00	55.06	100.0%
01-1825 · Lake Maintenance	4,185.87	6,572.00	-2,386.13	63.7%
01-1826 · Streetlights	2,702.56	1,160.00	1,542.56	233.0%
01-1829 · Sidewalk Cleaning	773.12	773.00	0.12	100.0%
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	161,572.77	198,718.00	-37,145.23	81.3%
Net Income	30,349.64	0.00	30,349.64	100.0%

Tradition CDD No. 7

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	4,981.66
Total Checking/Savings	4,981.66
Other Current Assets	
01-1210 · Due from CDD1	28,943.01
Total Other Current Assets	28,943.01
Total Current Assets	33,924.67
TOTAL ASSETS	33,924.67
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	3,575.03
Net Income	30,349.64
Total Equity	33,924.67
TOTAL LIABILITIES & EQUITY	33,924.67

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	191,028.11	103,859.00	87,169.11	183.9%
01-3830 · Assessment Fees	-12,623.06	-2,188.00	-10,435.06	576.9%
01-3831 · Assessment Discounts	-11,945.32	-2,188.00	-9,757.32	545.9%
01-9410 · Interest Income (GF)	123.51	0.00	123.51	100.0%
Total Income	166,583.24	99,483.00	67,100.24	167.4%
Expense				
01-1310 · Engineering	6,133.60	4,636.00	1,497.60	132.3%
01-1311 · Management Fees	5,200.77	8,916.00	-3,715.23	58.3%
01-1315 · Legal Fees	2,099.68	7,417.00	-5,317.32	28.3%
01-1317 · Travel and Per Diem	30.87	93.00	-62.13	33.2%
01-1318 · Assessment/Tax Roll	0.00	927.00	-927.00	0.0%
01-1320 · Audit Fees	852.98	5,000.00	-4,147.02	17.1%
01-1325 · Supervisor Fees	3,909.14	6,480.00	-2,570.86	60.3%
01-1331 · Financial Advisory Fees	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	5,050.40	2,318.00	2,732.40	217.9%
01-1450 · Insurance	0.00	10,278.00	-10,278.00	0.0%
01-1480 · Legal Advertisements	342.97	603.00	-260.03	56.9%
01-1511 · Bank Fees	0.00	62.00	-62.00	0.0%
01-1512 · Miscellaneous	18.57	0.00	18.57	100.0%
01-1513 · Postage and Delivery	95.17	19.00	76.17	500.9%
01-1514 · Office Supplies	163.21	232.00	-68.79	70.3%
01-1516 · Copies	170.15	93.00	77.15	183.0%
01-1518 · Web Site	437.50	750.00	-312.50	58.3%
01-1540 · Dues, License & Subscriptions	0.00	175.00	-175.00	0.0%
01-1550 · Trustee Fees (GF)	1,544.86	0.00	1,544.86	100.0%
01-1743 · Continuing Disclosure Fee	0.00	0.00	0.00	0.0%
01-1820 · TIM Operations	26,944.52	49,168.00	-22,223.48	54.8%
01-1835 · General Reserves	0.00	2,316.00	-2,316.00	0.0%
Total Expense	52,994.39	99,483.00	-46,488.61	53.3%
Net Income	113,588.85	0.00	113,588.85	100.0%

Tradition CDD No. 8

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,260.02
Total Checking/Savings	4,260.02
Other Current Assets	
01-1210 · Due from CDD1	82,358.14
Total Other Current Assets	82,358.14
Total Current Assets	86,618.16
TOTAL ASSETS	86,618.16
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-26,970.69
Net Income	113,588.85
Total Equity	86,618.16
TOTAL LIABILITIES & EQUITY	86,618.16

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	68,633.53	69,861.00	-1,227.47	98.2%
01-3830 · Assessment Fees	-1,461.78	-1,568.00	106.22	93.2%
01-3831 · Assessment Discounts	-1,365.61	-1,568.00	202.39	87.1%
01-9410 · Interest Income (GF)	116.57	0.00	116.57	100.0%
Total Income	65,922.71	66,725.00	-802.29	98.8%
Expense				
01-1310 · Engineering	4,955.50	2,889.00	2,066.50	171.5%
01-1311 · Management Fees	4,634.69	5,562.00	-927.31	83.3%
01-1315 · Legal Fees	1,655.38	4,627.00	-2,971.62	35.8%
01-1317 · Travel and Per Diem	45.05	58.00	-12.95	77.7%
01-1318 · Assessment/Tax Roll	0.00	578.00	-578.00	0.0%
01-1320 · Audit Fees	532.09	5,000.00	-4,467.91	10.6%
01-1325 · Supervisor Fees	3,909.14	6,480.00	-2,570.86	60.3%
01-1331 · Financial Advisory Fees	4.91	0.00	4.91	100.0%
01-1440 · Rents & Leases	4,269.67	1,446.00	2,823.67	295.3%
01-1450 · Insurance	6,134.00	6,412.00	-278.00	95.7%
01-1480 · Legal Advertisements	230.76	376.00	-145.24	61.4%
01-1511 · Bank Fees	0.00	39.00	-39.00	0.0%
01-1512 · Miscellaneous	967.93	0.00	967.93	100.0%
01-1513 · Postage and Delivery	63.60	12.00	51.60	530.0%
01-1514 · Office Supplies	161.07	145.00	16.07	111.1%
01-1516 · Copies	197.63	58.00	139.63	340.7%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	963.70	0.00	963.70	100.0%
01-1743 · Continuing Disclosure Fee	0.00	0.00	0.00	0.0%
01-1820 · TIM Operations	23,910.80	30,672.00	-6,761.20	78.0%
01-1821 · Hydrilla Control	0.00			
01-1835 · General Reserves	0.00	1,446.00	-1,446.00	0.0%
Total Expense	53,435.92	66,725.00	-13,289.08	80.1%
Net Income	12,486.79	0.00	12,486.79	100.0%

Tradition CDD No. 9

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	4,020.71
Total Checking/Savings	4,020.71
Other Current Assets	
01-1210 · Due from CDD1	-5,096.78
Total Other Current Assets	-5,096.78
Total Current Assets	-1,076.07
TOTAL ASSETS	-1,076.07
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-13,562.86
Net Income	12,486.79
Total Equity	-1,076.07
TOTAL LIABILITIES & EQUITY	-1,076.07

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

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	325,172.50	330,987.00	-5,814.50	98.2%
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	-46,983.93	-50,398.00	3,414.07	93.2%
01-3831 · Assessment Discounts	-43,892.85	-50,398.00	6,505.15	87.1%
01-9405 · Stormwater Fees	45,787.66	38,766.00	7,021.66	118.1%
01-9410 · Interest Income (GF)	163.55	0.00	163.55	100.0%
Total Income	280,246.93	353,520.00	-73,273.07	79.3%
Expense				
01-1308 · Dissemination Agent	0.00	94.00	-94.00	0.0%
01-1310 · Engineering	20,692.06	12,075.00	8,617.06	171.4%
01-1311 · Management Fees	19,352.49	23,223.00	-3,870.51	83.3%
01-1315 · Legal Fees	6,912.18	19,320.00	-12,407.82	35.8%
01-1317 · Travel and Per Diem	188.14	242.00	-53.86	77.7%
01-1318 · Assessment/Tax Roll	0.00	2,415.00	-2,415.00	0.0%
01-1320 · Audit Fees	2,221.81	5,500.00	-3,278.19	40.4%
01-1325 · Supervisor Fees	3,909.14	6,480.00	-2,570.86	60.3%
01-1331 · Financial Advisory Fees	20.52	0.00	20.52	100.0%
01-1332 · Development Coordinator	2,392.52	2,871.00	-478.48	83.3%
01-1440 · Rents & Leases	17,828.32	6,037.00	11,791.32	295.3%
01-1450 · Insurance	6,134.00	26,773.00	-20,639.00	22.9%
01-1480 · Legal Advertisements	963.57	1,570.00	-606.43	61.4%
01-1511 · Bank Fees	0.00	162.00	-162.00	0.0%
01-1512 · Miscellaneous	4,041.68	0.00	4,041.68	100.0%
01-1513 · Postage and Delivery	265.59	48.00	217.59	553.3%
01-1514 · Office Supplies	672.57	604.00	68.57	111.4%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	825.22	242.00	583.22	341.0%
01-1518 · Web Site	625.00	750.00	-125.00	83.3%
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)	4,024.01	846.00	3,178.01	475.7%
01-1743 · Continuing Disclosure Fee	82.23	141.00	-58.77	58.3%
01-1801 · Landscaping Maintenance	40,334.09	40,881.00	-546.91	98.7%
01-1802 · Tree/Plant Replacement & Trim	4,082.13	4,229.00	-146.87	96.5%
01-1805 · Stormwater Management (GF)	3,606.31	282.00	3,324.31	1,278.8%
01-1806 · Lake Maintenance	7,632.24	11,982.00	-4,349.76	63.7%
01-1807 · Irrigation Parts & Repair	1,927.18	1,175.00	752.18	164.0%
01-1808 · Irrigation	6,022.54	7,142.00	-1,119.46	84.3%
01-1809 · Field Management	7,740.16	9,288.00	-1,547.84	83.3%
01-1810 · Engineering / Inspections	4,270.53	4,699.00	-428.47	90.9%
01-1812 · Signage & Amenities Repair	5,487.03	470.00	5,017.03	1,167.5%
01-1813 · Wetland Upland Maintenance	17.62	0.00	17.62	100.0%
01-1814 · Electricity	3,246.71	3,289.00	-42.29	98.7%
01-1815 · Miscellaneous Maintenance	81.29	0.00	81.29	100.0%
01-1816 · Building Maintenance	0.00	14,097.00	-14,097.00	0.0%
01-1817 · Common Area Maintenance	4,197.80	1,880.00	2,317.80	223.3%
01-1818 · Fountain Maintenance & Chemical	686.01	1,410.00	-723.99	48.7%
01-1822 · Pest Control	100.40			
01-1825 · TIM Operations	99,841.28	128,071.00	-28,229.72	78.0%
01-1826 · Sidewalk Cleaning	1,409.67	1,410.00	-0.33	100.0%
01-1827 · Sidewalk Repair	0.00	2,110.00	-2,110.00	0.0%
01-1828 · Streetlights	4,927.67	2,115.00	2,812.67	233.0%
01-1835 · General Reserves	0.00	7,448.00	-7,448.00	0.0%
Total Expense	287,096.47	353,520.00	-66,423.53	81.2%
Net Income	-6,849.54	0.00	-6,849.54	100.0%

Tradition CDD No. 10

Balance Sheet

As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,641.29
Total Checking/Savings	5,641.29
Other Current Assets	
01-1210 · Due from CDD1	-76,129.63
Total Other Current Assets	-76,129.63
Total Current Assets	-70,488.34
TOTAL ASSETS	-70,488.34
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-63,638.80
Net Income	-6,849.54
Total Equity	-70,488.34
TOTAL LIABILITIES & EQUITY	-70,488.34

Tradition Irrigation

Profit & Loss Budget vs. Actual

October 2022 through July 2023

	Oct '22 - Jul 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
01-3300 · Irrigation Revenue	1,604,444.41	1,650,000.00	-45,555.59	97.2%
01-3820 · Debt Assess-Paid To Trustee	-307,437.50	-368,325.00	60,887.50	83.5%
01-9400 · Other Income	0.01			
01-9407 · Engineering Revenue Fees	0.00	17,338.00	-17,338.00	0.0%
01-9410 · Interest Income (GF)	37,802.64	0.00	37,802.64	100.0%
Total Income	1,334,809.56	1,299,013.00	35,796.56	102.8%
Gross Profit	1,334,809.56	1,299,013.00	35,796.56	102.8%
Expense				
01-1310 · Engineering	68,255.09	40,000.00	28,255.09	170.6%
01-1311 · Management Fees	305,618.60	366,742.00	-61,123.40	83.3%
01-1314 · Professional Fees - Other	16,225.00	5,000.00	11,225.00	324.5%
01-1316 · Field Supplies (Other)	0.00	2,000.00	-2,000.00	0.0%
01-1317 · Travel and Per Diem	36.02	400.00	-363.98	9.0%
01-1318 · Vehicle, Gas & Repair	0.00	1,000.00	-1,000.00	0.0%
01-1319 · Water	263.34	170.00	93.34	154.9%
01-1320 · General Repair & Maintenance	148,896.08	153,000.00	-4,103.92	97.3%
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	50,916.60	61,100.00	-10,183.40	83.3%
01-1332 · Bad Debt	0.00	65,000.00	-65,000.00	0.0%
01-1335 · City Franchise Fee	157,656.29	109,421.00	48,235.29	144.1%
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	3,670.52	0.00	3,670.52	100.0%
01-1513 · Postage and Delivery	175.27	253.00	-77.73	69.3%
01-1514 · Office Supplies	90.90	249.00	-158.10	36.5%
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%
01-1808 · Irrigation Maintenance	1,062.82	0.00	1,062.82	100.0%
01-1814 · Electricity	121,887.10	105,000.00	16,887.10	116.1%
01-1820 · Contingency	0.00	26,046.00	-26,046.00	0.0%
01-1825 · Renewal and Replacement	179,995.71	200,000.00	-20,004.29	90.0%
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	1,055,987.29	1,299,013.00	-243,025.71	81.3%
Net Ordinary Income	278,822.27	0.00	278,822.27	100.0%
Net Income	278,822.27	0.00	278,822.27	100.0%

Tradition Irrigation

Balance Sheet

As of July 31, 2023

	Jul 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	1,356,712.36
Total 01-1001 · Valley National #4703	1,392,584.93
Total Checking/Savings	1,392,584.93
Accounts Receivable	
01-1200 · Accounts Receivable	222,983.70
Total Accounts Receivable	222,983.70
Other Current Assets	
01-2023 · Due From Other Funds	17,900.21
Total Other Current Assets	17,900.21
Total Current Assets	1,633,468.84
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	-23,955.18
Total Other Assets	-23,860.18
TOTAL ASSETS	1,633,565.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	62,095.94
Total Accounts Payable	62,095.94
Other Current Liabilities	
01-2026 · Deposits - Security Deposit	1,390.22
01-2027 · Deferred Revenue	10,000.00
Total Other Current Liabilities	11,390.22
Total Current Liabilities	73,486.16
Long Term Liabilities	
11-2180 · Note Payable	93,787.00
Total Long Term Liabilities	93,787.00
Total Liabilities	167,273.16
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,274,821.75
Net Income	278,822.27
Total Equity	1,466,292.50
TOTAL LIABILITIES & EQUITY	1,633,565.66

Tradition Irrigation A/R Aging Summary As of July 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
Ardie R. Copas, State Veterans Nursing	0.00	1,024.59	0.00	0.00	0.00	1,024.59
Aycock at Tradition	0.00	204.13	0.00	0.00	0.00	204.13
Baron Shoppes Tradition, LLC	0.00	190.25	190.25	0.00	240.25	620.75
Bedford Park	0.00	8,866.57	0.00	0.00	8,866.57	17,733.14
Brennity at Tradition	0.00	3,051.97	0.00	0.00	0.00	3,051.97
Cellular Sales of Northern Florida LLC	0.00	0.00	86.41	0.00	0.00	86.41
Chesterbrook Academy	0.00	134.37	0.00	0.00	0.00	134.37
Christ Fellowship Church	0.00	1,646.88	0.00	0.00	0.00	1,646.88
Cleveland Clinic Florida	0.00	443.92	443.92	443.92	6,658.80	7,990.56
Cleveland Clinic Martin Health -Tradition	0.00	64.80	0.00	0.00	0.00	64.80
Del Webb at Tradition Homeowners Assoc	0.00	3,519.15	3,519.15	0.00	7,038.30	14,076.60
Estates at Tradition	0.00	5,763.07	5,763.07	5,763.07	0.00	17,289.21
Florida International University	0.00	1,091.97	1,091.97	1,091.97	13,103.64	16,379.55
Grande Palms at Tradition I & II	0.00	879.92	879.92	879.92	0.00	2,639.76
Grande Palms at Tradition III	0.00	1,708.31	1,708.31	1,708.31	0.00	5,124.93
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	0.00	961.53	2,145.71
Hilton - Homewood Suites, PSL	0.00	346.82	0.00	0.00	0.00	346.82
Innovo Development Group, LLC	0.00	188.27	188.27	0.00	0.00	376.54
Kite Realty Group	0.00	2,815.73	0.00	0.00	0.00	2,815.73
Manderlie at Tradition	0.00	-4,768.84	4,935.87	0.00	0.00	167.03
Martin Health System	0.00	921.54	921.54	921.54	10,136.94	12,901.56
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	467.40	0.30	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	0.00	0.00	0.00	768.94
Seven Restaurants, LLC	0.00	89.18	89.18	89.18	0.00	267.54
SG Mini Golf	0.00	158.54	0.00	0.00	0.00	158.54
South Florida Orthopedic	0.00	178.36	0.00	0.00	0.00	178.36
St Lucie County Fire Dept.	0.00	223.94	223.94	0.00	0.00	447.88
TH PSL Village Parkway LLC	0.00	89.18	89.18	0.00	0.00	178.36
The Lakes at Tradition	0.00	16,228.93	584.66	584.63	0.00	17,398.22
The Preserves Phase I & II	0.00	933.43	933.43	933.43	0.00	2,800.29
Town Park Master Assoc., Inc.	0.00	26,916.81	0.00	0.00	0.00	26,916.81
Tradition CDD #1	0.00	13,971.69	0.00	0.00	0.00	13,971.69
Treasure Coast Physicians Properties, LLC	0.00	6.54	0.00	0.00	0.00	6.54
Truist Bank	0.00	91.16	91.16	91.16	91.16	364.64
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
Wawa, Inc.	0.00	0.00	0.00	0.00	-95.92	-95.92
Westcliffe Estates HOA	0.00	120.10	120.10	120.10	480.40	840.70
TOTAL	0.00	108,543.51	22,201.30	12,627.23	79,611.66	222,983.70