



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11
PORT ST. LUCIE
REGULAR BOARD MEETING &
PUBLIC HEARING
NOVEMBER 1, 2023
11:00 A.M.**

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

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
www.traditioncdd10.org
www.traditioncdd11.org

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

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
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
November 1, 2023
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions
- E.** Comments from the Public for Items Not on the Agenda
- F.** Public Hearing – Rule Updates for Policies & Procedures Manual
 - 1. Proof of Publication.....Page 3
 - 2. Receive Public Comments on Updated Policies & Procedures Manual
 - 3. Consider Adopting Updated Policies & Procedures Manual.....Page 4
- G.** Consent Items
 - 1. Approval of September 6, 2023, Regular Board Meeting & Public Hearing Minutes.....Page 67
 - 2. Approve WA #19-143-164; 9516 SW Royal Poinciana Dr. – Pool.....Page 74
 - 3. Approve WA #19-143-165; Tradition Tower North – Fiber Bore.....Page 76
- H.** Old Business
- I.** New Business
 - 1. Consider Resolution No. 2023-24 for District Nos. 1-11; Adopting Fiscal Year 2023/2023
Final Amended Budget.....Page 78
 - 2. Review RFQ #2023-05 – Irrigation Capacity and Operational Analysis.....Page 106
 - 3. Irrigation System Update/Draft.....Page 112
 - 4. Consideration of Appointment to Board Vacancies
- J.** Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - 4. Financial ReportPage 124
 - 5. Founder’s Report

K. Board Member Discussion Requests and Comments

L. Adjourn

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

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

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

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

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim

record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/25/23

Ad Preview

Notice of Public Hearing of the
Tradition Community Development
District No. 1 to Consider Adoption
of Revised Irrigation System Rules
and Regulations; Revising the
Schedule of Irrigation Tariffs,
Rates, Miscellaneous Service
Charges

The Boards of Supervisors of the
Tradition Community Development
District No. 1 ("District") will hold
a Public Hearing on November 1,
2023, at 11:00 a.m., or as soon there-
after as can be heard, at Tradition
Town Hall located at 10799 SW Civic
Lane, Port St. Lucie, Florida 34987.

The purpose of the Public Hearing is
to receive public comment on revi-
sions of the Irrigation System Rules
and Regulations, Schedule of Irriga-
tion Tariffs, Rates and Miscella-
neous Service Charges. A copy of
the proposed revisions may be
obtained from the office of the
District Manager, Special District
Services, Inc., 10807 SW Tradition
Square, Port St. Lucie, Florida,
during normal business hours. Any
person who wishes to provide the
Districts with a proposal for a lower
cost regulatory alternative as
provided by Section 120.541(1),
Florida Statutes, must do so in writ-
ing within twenty one (21) days
after publication of this notice.

The meeting is 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 date, time and place
specified on the record.

In accordance with the provisions of
the Americans with Disabilities Act,
any person requiring special accom-
modations 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 Meet-
ing, 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 No. 1
PUBLISH OCT 2, 2023
TCN 9329700

Tradition Community Development District No. 1 Irrigation System Rules and Regulations

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Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

EXHIBIT A: SCHEDULE OF IRRIGATION TARIFFS, RATES, MISCELLANEOUS SERVICE CHARGES, AND
BILLING INFORMATION

EXHIBIT B: WATER CONSERVATION POLICY

EXHIBIT C: STANDARD FORMS

CUSTOMER GUARANTEE DEPOSIT RECEIPT

APPLICATION FOR IRRIGATION WATER SERVICE

1.0 DEFINITIONS –

“ACQUISITION” – The acquisition by the District of the operating assets of TIC that comprise the Existing System.

“ASSIGNMENT” – The assignment by TIC to the District of the Irrigation Franchise Agreement.

“AVERAGE METER ERROR” – The algebraic average of the errors determined for the minimum, intermediate, and maximum test flowrates, where the meter error is calculated as $(V_i - V_a) / V_a \times 100$. V_i is the indicated volume read from the meter register. V_a is the actual volume of water passed through the meter for a given duration.

“BASE FACILITY CHARGE” – minimum monthly charge for per irrigated acre for providing irrigation water service to a Customer.

“CONSUMER” – Any person, entity, firm, association, corporation, government agency or similar organization directly supplied with irrigation water service by the District.

“CUSTOMER” – Means the person, entity, firm, association or corporation who has made application for irrigation water service from the District and who is liable for the payment of that irrigation water service.

“CUSTOMER’S INSTALLATION” – All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of an installation for utilizing irrigation water for any purpose ordinarily located on the Customer’s side of the “Point of Delivery”, whether such installation is owned by Customer, or used by Consumer under lease or otherwise.

“DISCOUNTED NON-TRANSITION TIER ONE CUSTOMERS” shall mean and include all Tier One Customers that (i) are, as of January 1, 2020, being billed at a five percent (5%) discounted rate and (ii) are not Transition Tier One Customers.

“DISTRICT” – Tradition Community Development District No. 1, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

“EXISTING SYSTEM” – That portion of the District’s Irrigation System comprised of the plant and facilities acquired by the District from TIC in the Acquisition, and any additions to such facilities as necessary to serve the Existing System Service Area.

“EXISTING SYSTEM SERVICE AREA” – That portion of the Service Area that is or will receive irrigation service using the Existing System, and comprised of the lands lying within the District, Tradition Community Development District No. 2, Tradition Community Development District No. 3, Tradition Community Development District No. 4, Tradition Community Development District No. 5, ~~and Tradition Community Development District No. 6,~~ and those portions of Tradition Community Development District No. 7 and those portions of Southern Grove Community Development District No. 5 receiving or committed to receiving service from TIC at the time of the Acquisition.

Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

“EXPANSION SYSTEM” – That portion of the District’s Irrigation System comprised of all plant and facilities not included within the Existing System, and constructed or to be constructed to serve the Expansion System Service Area.

“EXPANSION SYSTEM SERVICE AREA” – That portion of the Service Area that is or will receive irrigation service using the Expansion System, and comprised of the lands lying within Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, Southern Grove Community Development District No. 10, and that portion of Southern Grove Community Development District No. 5 not contained within the Existing System Service Area, Tradition Community Development District No. 8, Tradition Community Development District No. 9, Tradition Community Development District No. 10, Tradition Community Development District No. 11, and that portion of Tradition Community Development District No. 7 not contained within the Existing Service Area.

“IRRIGATION FRANCHISE AGREEMENT” – The Amended and Restated Irrigation Franchise Agreement [Tradition and Southern Grove], dated November 14, 2016, by and between the City of Port St. Lucie and TIC, assigned by TIC to the District pursuant to the Assignment, and authorizing the District to provide irrigation service within the Service Area.

“IRRIGATION SYSTEM” – The irrigation quality water supply system operated or to be operated by the District, consisting of the Existing System together with the Expansion System.

“IRRIGATION WATER CAPACITY” – shall be the volume of irrigation water generated from the physically constructed water treatment and distribution facilities available for service.

“MAIN” – Shall refer to a pipe, conduit, or other facility installed to convey irrigation water services to individual service lines or to other mains to the “Point of Delivery” outside of the Customer property unless located within a recorded easement acceptable to the District.

“NON-DISCOUNTED NON-TRANSITION TIER ONE CUSTOMERS” shall mean and include all Tier One Customers that (i) are, as of January 1, 2020, being billed at a non-discounted rate and (ii) are not Transition Tier One Customers.

“OTHER DISTRICTS” - Tradition Community Development District No. 2, Tradition Community Development District No. 3, Tradition Community Development District No. 4, Tradition Community Development District No. 5, Tradition Community Development District No. 6, Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6, each a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, and all of the lands of which, together with the lands of the District, comprise the Service Area.

“POINT OF DELIVERY” – The point where the District’s pipes or meters are connected with pipes of the Customer. Unless otherwise designated on utility service as-built drawings on file with the District, the point of delivery for irrigation water service shall be at (i) the output side of the irrigation

Tradition Community Development District No. 1

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meter, or (ii) the point of connection of the District's irrigation transmission main with the distribution or individual service line serving the Customer.

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Irrigation System Rules and Regulations (10/23/2023)

“RATE SCHEDULE” – Refers to rates or charges for the particular classification of service as established by the District from time to time.

“RECLAIM WATER” – Water that is treated wastewater effluent from the City of Port St. Lucie’s waste water treatment plants or other water used by the District to provide irrigation water service to the Customer.

“REGULAR WORKING HOURS” – shall be Monday through Friday from 9:00 A.M. to 5:00 P.M., except generally recognized holidays.

“RULES” – shall mean these Irrigation System Rules and Regulations, as amended from time to time by the District in the exercise of its rulemaking authority under Chapter 190 and Section 120.54, Florida Statutes.

“SERVICE AREA” – Those lands that comprise the “T&SG Franchise” area, as defined and described in the Irrigation Franchise Agreement, consisting of the Existing System Service Area together with the Expansion System Service Area.

“TIC” – Tradition Irrigation Company, LLC, the original owner and operator of the Existing System sold to the District pursuant to the Acquisition, and the original franchise holder under the Irrigation Franchise Agreement assigned to the District pursuant to the Assignment.

“TIER ONE CUSTOMERS” shall mean and include all Customers of the Existing System.

“TIER TWO CUSTOMERS” shall mean and include all Customers of the Expansion System that (i) withdraw irrigation water from District lakes, canals, or permitted wells through a remote District-owned, operated, and maintained pump station and (ii) distribute irrigation water from such pump station through distribution lines and facilities owned, operated, and maintained by the Customer; the Point of Delivery for Tier Two Customers is the output side of the District-owned pump station.

“TIER THREE CUSTOMERS” shall mean and include all Customers of the Expansion System that (i) withdraw irrigation water from District lakes, canals, or permitted wells through a remote Customer-owned, operated, and maintained pump station and (ii) distribute irrigation water from such pump station through distribution lines and facilities also owned, operated, and maintained by the Customer; the Point of Delivery for Tier Three Customers is the input side of the Customer-owned pump station.

“TIER FOUR CUSTOMERS” shall mean and include all Customers of the Expansion System that (i) withdraw irrigation water from District lakes, canals, or permitted wells through a remote Customer-owned, operated, and maintained pump station and (ii) distribute irrigation water from such pump station through distribution lines and facilities also owned, operated, and maintained by the Customer; the Point of Delivery for Tier Four Customers is the input side of the Customer-owned pump station

“TRANSITION TIER ONE CUSTOMERS” shall mean and include those Customers of the Existing System that were, prior to January 1, 2020, served by the Tradition Irrigation Company, LLC, under private service agreements, and identified as Bedford Park at Tradition Homeowners Association, Inc., Heritage Oaks Homeowners Association, Inc., and The Lakes at Tradition Homeowners Association, Inc.

Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

“USAGE CHARGE” – monthly charge for irrigation water consumption at the current rate per 1,000 gallons of water consumed.

2.0 GENERAL INFORMATION –

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Irrigation System Rules and Regulations (10/23/2023)

2.1 In the event of any inconsistency between these Rules and any applicable statute, law, or ordinance, then such statute, law, or ordinance, shall control to the extent of such inconsistency.

2.2 In the absence of specific written agreement of the District to the contrary, these Rules shall apply to each and every Customer to whom the District renders irrigation water service.

2.3 In the event any portion of these Rules is declared unconstitutional or void for any reason by any court of competent jurisdiction, such decision shall in no way affect the validity of the remaining portions of these Rules unless such court order or decision shall so direct.

3.0 SIGNED APPLICATION NECESSARY - Irrigation water service is furnished only upon signed application accepted by the District and the conditions of such application are binding upon the Customer. Applications are accepted by the District with the understanding that there is no obligation on the part of the District to render irrigation service other than that which is then available from its existing irrigation water production and distribution equipment and service lines and facilities. The form of application for irrigation water service is set forth in Exhibit C of these Rules. Payment of all fees will be required with the application as required by these Rules. Initiation of service and billing will begin on the date the meter is installed.

4.0 APPLICATION BY AGENTS - Applications for irrigation water service requested by persons, firms, entities, partnerships, associations, corporations, and others, shall be rendered only by duly authorized parties. When irrigation water service is rendered under one or more applications submitted to and accepted by the District and an agent of the principal, the use of such irrigation water service by the principal shall constitute full and complete ratification by the principal of the application or applications submitted by the agent to the District and under which such irrigation water service is rendered.

5.0 APPLICATION FOR IRRIGATION SERVICE – Upon the Application for Irrigation Service being signed by Customer and accepted by the District, the obligations of Customer under such Application shall be binding upon the Customer, its successors and assigns. The District shall not be required to provide irrigation service prior to the Customer obtaining an Environmental Resources Permit from SFWMD for the area to be serviced.

6.0 WITHHOLDING SERVICE - The District may withhold or discontinue irrigation water service rendered under application made by any member or agent of a household, association, organization or business unless all prior indebtedness to the District of such household, association, organization or business for irrigation water service has been settled in full. **It shall be the responsibility of the applicant to make inquiry as to the delinquent status of the account for such service location and bring such account current as a condition precedent to re-initiation or continuation of service.** Service may also be discontinued for any violation by the Customer of any of these Rules. The District will provide a written notice to the Customer of its intent to withhold service ten (10) days prior to the date service will be withheld. The notice will state the reason for withholding service, a demand for cure, and the date service will be withheld if such cure is not completed by Customer.

7.0 LIMITATIONS OF USE –

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7.1 Irrigation water service provided by the District shall be used by the Customer only for the purposes specified in the application for irrigation water service and the Customer shall not sell or otherwise dispose of such irrigation water service supplied by the District. Irrigation water service furnished to the Customer shall be rendered directly to the Customer through the District's individual meter and may not be re-metered by the Customer for the purpose of selling or otherwise disposing of irrigation water service to lessees, tenants, or others and, under no circumstances, shall such Customer or Customer's agent or any other individual, association or corporation install meters for the purpose of so re-metering said irrigation water service. In no case shall any Customer, except with the written consent of the District, extend its lines across a street, alley, lane, court, property lines, avenue, or other way, in order to furnish irrigation water service for adjacent property through one meter, even though such adjacent property may be owned by such Customer. In case of such unauthorized extension, re-metering, sale or disposition of service, the Customer's irrigation water service is subject to discontinuance until such unauthorized extension, re-metering, sale or disposition is discontinued and full payment is made of bills for irrigation water service, calculated on proper classification and rate schedules and reimbursement in full made to the District for all extra expenses incurred for clerical work, testing, and inspections.

7.2 **The irrigation water is not suitable for domestic use.** Restricted uses include but are not limited to the following:

- DO NOT** drink
- DO NOT** have hose connections on the irrigation system
- DO NOT** fill swimming pools, hot tubs, wading pools, etc.
- DO NOT** use for recreational activities such as squirt guns, water slides, etc.

8.0 **CONTINUITY OF SERVICE** - The District will, subject to force majeure, at all times use reasonable diligence to provide continuous irrigation water service, and provided it has used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous irrigation water service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigation, breakdowns, shutdowns for repairs or adjustments, acts of sabotage, enemies of the United States, wars, governmental interference, acts of God, or other causes beyond its control.

9.0 **TYPE AND MAINTENANCE** - The Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained by Customer, at its expense, in accordance with the standard practice, conforming with these Rules, and in full compliance with all Laws and Governmental Regulations applicable to same. The District shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. All Customer pipes, apparatus and equipment four (4) inches and above shall be installed and designed in accordance with the "**Irrigation System Design and Construction Standards**," latest edition. By accepting irrigation service from the District, the Customer expressly agrees not to utilize any appliance or device that is not properly constructed, controlled and protected, or which may adversely affect the irrigation water service; and the District reserves the right to discontinue or withhold irrigation water service to any such apparatus or device.

10.0 **CHANGE OF CUSTOMER'S INSTALLATION** - No change or increase in the Customer's installation that will materially affect the proper operation of the pipes, mains, or stations of the District shall be made without the express written consent of the District. The Customer will be responsible for the cost of any change or repair resulting from a violation of this Rule, and the District may require

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Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

~~payment or reimbursement of such cost as a condition of continued service. No change or increase in the Customer's installation that will materially affect the proper operation of the pipes, mains, or stations of the District shall be made without the express written consent of the District. The Customer will be re-~~

~~sponsible for the cost of any change or repair resulting from a violation of this Rule, and the District may require payment or reimbursement of such cost as a condition of continued service.~~

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11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All of the Customer's irrigation water service installations or changes shall be inspected, at the Customer's expense, upon completion by competent authority to ensure that Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and such local governmental or other rules as may be in effect. Where municipal or other governmental inspection is required by local rules or ordinances, the District cannot render irrigation water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the District. The District reserves the right to inspect the Customer's installation prior to rendering irrigation water service and from time to time thereafter, but assumes no responsibility whatsoever for any portion of such installation.

12.0 PROTECTION OF DISTRICT PROPERTY - The Customer shall exercise reasonable diligence to protect the District's property on the Customer's premises, and shall knowingly permit no one but the District's agents, or persons authorized by law, to have access to the District's pipes and apparatus. In the event of any loss or damage to property of the District caused by or arising out of the carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer, and full payment or reimbursement to the District for such cost shall be a condition of continued service.

13.0 ACCESS TO PREMISES - As a condition of providing irrigation service, the Customer shall grant to the duly authorized agents of the District access to the premises of the Customer at all reasonable hours and, in the event of an emergency, at any time, for the purpose of installing, maintaining, and inspecting or removing the District's property, reading meters, and other purposes incident to providing irrigation service to such premises, and in such performance shall not be liable for trespass.

14.0 RIGHTS OF WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the District and without cost to the District all rights, easements, permits, and privileges that are necessary for the rendering of irrigation water service to the Customer's premises. Such grant or conveyance shall be in form satisfactory to the District. The District has the right to enter any and all District Irrigation System easements and right-of-way to install, maintain, operate, repair, replace, or renew District Irrigation System facilities. All landscaping and improvements planted or constructed within the boundaries of any District Irrigation System easement or right-of-way are the responsibility and liability of the property owner. Any damage caused to a District Irrigation System facility by such landscaping or improvement shall be the responsibility of the property owner.

15.0 BILLING PERIODS - For all Customers, including Customers who have reserved capacity and are subject to Guaranteed Revenue charges as described in Section 35, a statement of account ("Billing Statement") for irrigation water service will be rendered to the address provided on the Application for Irrigation Service via U.S. Mail monthly or periodically at intervals not to exceed ninety (90) days, as determined by the District ("Statement Date"), for the prior period's service. Payment shall be due within twenty (20) days of the Statement Date ("Due Date"). For connected Customers receiving irrigation service, the Billing Statement (i) shall include the current and previous month meter readings, date the meter was read, and the year to date usage for metered service, and (ii) shall detail the billing interval and acreage irrigated for Customers receiving service on an acreage basis.

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For Customers subject to Guaranteed Revenue charges as described in Section 35, the Billing Statement shall include the billing period and the irrigated acreage for which service has been reserved. Non-receipt of a Billing Statement by the Customer shall not release or diminish the obligation of the Customer with respect to payment of such statement.

16.0 DELINQUENT BILLS: SERVICE AND OTHER DISPUTES – All statements and billings for irrigation services shall be deemed delinquent if not paid within twenty (20) days of the due date shown thereon, and shall accrue late charges, finance charges, and reconnection charges in the manner set forth in Exhibit A of these Rules. Any Customer contesting any statement or billing, or disagreeing with any service or other decision or action of the District in its provision of irrigation water service, shall follow the following dispute procedure:

16.1 The Customer shall file a written statement contesting the bill or statement with the District prior to the bill becoming delinquent. The written statement shall contain the Customer's name, address, an explanation outlining the reasons why the bill or statement is being contested, and any supporting documentation that shall at the minimum include a copy of the bill or statement being contested.

16.2 District staff shall review the Customer's written statement and provide written notice to the Customer within seven (7) business days of receipt of the Customer's written statement informing the Customer either (i) that the contested bill or statement is being corrected, or (ii) the reasons why the bill or statement is correct and informing the Customer of its opportunity to appeal the matter to the District Manager in accordance with this Rule.

16.3 If unsatisfied with the decision of District staff, the Customer may appeal the decision of staff by filing a written appeal with the District Manager within seven (7) business days of receipt of staff's written notice. The written appeal shall contain the Customer's name, address, an explanation outlining the reasons why the bill or statement is being contested, and any supporting documentation, which shall include at a minimum a copy of the contested bill or statement, a copy of the Customer's written statement to District staff, and a copy of staff's written notice.

16.4 The District Manager shall review the Customer's appeal and provide a written determination within seven (7) business days of receipt of the Customer's appeal. The written determination shall include a statement regarding the Customer's right to an appearance before the Board of Supervisors of the District in accordance with this Rule.

16.5 If the Customer is unsatisfied with the determination of the District Manager, the Customer may request an appearance before the Board of Supervisors by filing a written request with the District Manager within seven (7) days of receipt of the District Manager's determination. The written request shall include the Customer's name, address, an explanation outlining the reasons why the bill or statement is contested, and any supporting documentation, which shall include at a minimum a copy of the contested bill or statement, a copy of the Customer's written statement to District staff, a copy of staff's written notice, a copy of the Customer's appeal, and a copy of the District Manager's written determination.

~~16.6~~ Within seven (7) business days of receipt of the Customer's request for an appearance before the Board of Supervisors, the District Manager shall provide written notice to the Customer of the date, time, and location of the meeting of the Board at which the Customer may appear. The meet-

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Tradition Community Development District No. 1
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ing shall be the next regularly scheduled meeting of the Board of Supervisors that is scheduled at least fourteen (14) business days after receipt of the customer's request for appearance. The written notice to the Customer shall be sent at least seven (7) days prior to the date of the Board meeting. The Customer shall have ten (10) minutes to present its case to the Board of Supervisors. After the meeting, a written decision shall be provided to the Customer within seven (7) business days. The decision of the Board of Supervisors shall be final.

~~16.7~~16.6 All irrigation Billing Statements shall be paid on or before the due date to avoid discontinuance of service. If during the dispute procedure an adjustment to the billing is made, a refund to the Customer shall be rendered either by check or as a credit to Customer's active account.

~~16.8~~16.7 In the event service is disconnected due to Customer breach, the Customer shall remain liable for minimum Guaranteed Revenue charges as set forth in Exhibit A of these Rules.

~~16.9~~16.8 No partial payment of any Billing Statement will be accepted by the District as payment in full and will be considered delinquent until such time as full payment is received, except by agreement with the District.

~~16.10~~16.9 Any dispute by a Customer arising from a decision or action of the District with respect to its provision of irrigation water service that involves a substantial interest shall be referred by the District to the Division of Administrative Hearings for proceedings under Section 120.569 through 120.574, Florida Statutes. A party who is adversely affected by final District action is entitled to judicial review as provided in Section 120.68, Florida Statutes.

17.0 CHANGE OF OCCUPANCY –

17.1 For individual Commercial Customers - When change of occupancy takes place on any premises supplied by the District with irrigation water service, WRITTEN NOTICE thereof shall be given at the office of the District not less than three (3) days prior to the date of the change by the outgoing Customer, which will be held responsible for all irrigation water service used on such premises until such written notice is so received and the District has had reasonable time to discontinue irrigation water service. However, if such written notice has not been received, the application of a succeeding occupant for irrigation water service will automatically terminate the prior account. The Customer's deposit may be transferred from one service location to another, if both locations are supplied by the District. The Customer's deposit may NOT be transferred from one name to another.

17.2 For Home Owners Association/Master Commercial Association - The respective Association shall be responsible for all irrigation charges as set forth in Exhibit A, SCHEDULE OF IRRIGATION RATES, MISCELLANEOUS SERVICE CHARGES, AND BILLING INFORMATION for individual parcels/units and common areas regardless of occupancy.

18.0 UNAUTHORIZED CONNECTIONS - Connections to the District's Irrigation System for any purpose whatsoever are to be made only by District agents, contractors, or employees. Unauthorized connections render the service subject to immediate discontinuance without notice and the person, entity, firm, association, or corporation responsible for such unauthorized connection shall be liable for all applicable irrigation service charges at the current rate. Irrigation water service will not be restored until such unauthorized connections have been removed and unless settlement is

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made in full for all irrigation water service charges estimated by the District to have been used by reason of such unauthorized connection. Unauthorized use may result in appropriate criminal complaint by the District.

19.0 METERS - All irrigation water meters shall be ~~furnished by the District, approved by the District prior to installation and shall remain become~~ the property of the District upon acceptance of the Point of Connection by the District, and shall be accessible and subject to its control. The Customer shall provide meter space to the District at a suitable and readily accessible location and when the District considers it advisable, within the premises to be served, adequate and proper space for the installation of meters and other similar devices. The Customer is responsible for all costs associated with meter installations and such costs shall be paid upon application for irrigation service.

20.0 ALL WATER THROUGH METER; EXCEPTION - Except for Customers receiving service via direct connection to the District's irrigation transmission mains, the Customer's installation for irrigation water service shall be so arranged that all irrigation water service shall pass through the meter. No temporary pipes, nipples, or spaces are permitted and under no circumstances are connections allowed that may permit irrigation water to by-pass the meter or metering equipment. All irrigation water passing through the meter shall be paid for by the Customer at the appropriate rate established in the rate schedule set forth in Exhibit A of these Rules. The Customer is responsible for all leaks within the Customer's system. The District, at its discretion, may offer a payment plan for Customer payment due to leaks. However, the volume of water lost due to leaks will be counted against the monthly and annual allocation of irrigation water.

21.0 ADJUSTMENT OF BILLS - When a Customer is determined by the District to have been overcharged or undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other reason, the amount shall be credited or billed to the Customer as the case may be, subject to any written settlement between the parties.

22.0 CUSTOMER DEPOSIT-ESTABLISHMENT OF CREDIT - Before rendering service, the District requires an applicant for service to establish satisfactory credit, but such establishment of credit shall not relieve the Customer from complying with the District's rules for prompt payment. Credit will be deemed so established as follows:

22.1 The Customer furnishes a satisfactory guarantor to secure payment of bills for the service requested.

22.2 The Customer pays a cash deposit.

22.3 The Customer furnishes an irrevocable letter of credit from a bank or a surety bond.

22.4 The amount of initial deposit shall be equivalent to the two months billing based on the average allocation.

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22.5 The District may require an additional or new deposit upon reasonable written notice of not less than thirty (30) days, such request or notice being separate and apart from any bill for service, where the Customer's deposit was previously waived or returned, or used to secure payment of current bills; provided, however, that the total amount of the required deposit shall not exceed an amount equal to the average actual charge for irrigation water service for two (2) monthly billing periods for the twelve (12) month period immediately prior to the date of the notice. In the event the Customer has had service less than twelve (12) months, then the District shall base the new or additional deposit upon the average actual monthly billing available.

23.0 REQUEST FOR METER TEST BY CUSTOMER - Should any Customer request in writing a bench test of the Customer's irrigation water meter, the District may require a deposit to defray the cost of testing based upon the schedule of such fees set forth in Exhibit A of these Rules. If the meter is found to register in excess of the accuracy limits prescribed in these Rules, the deposit will be refunded; but if below such accuracy limit, the deposit will be retained by the District as a service charge for conducting the test.

24.0 ADJUSTMENT OF BILLS FOR METER ERROR – Billing Statements shall be adjusted for meter error based on meter tests made by the District. The accuracy of registration of the meter and its performance in service shall be determined by the Average Meter Error.

25.0 FAST METERS - Whenever a meter tested is found to register in excess of the tolerance provided in the Meter Accuracy Requirements provision of these Rules, the District shall refund to the Customer the amount billed in error for one half the period since the last test, such one half period not to exceed six (6) months, provided, however, that if it can be shown that the error was due to some cause, the date of which can be fixed, the overcharge shall be computed back to but not beyond such date. The refund shall not include any part of any minimum charge.

26.0 METER ACCURACY REQUIREMENTS - All meters used for measuring quantity of irrigation water delivered to a Customer shall be in good mechanical condition and shall be adequate in size and design for the type of service that they measure. Before being installed for the use of any Customer, every irrigation water meter, whether new, repaired, or removed from service for any cause, shall be adjusted to register within the accuracy limits set forth in the following table:

ACCURACY LIMITS IN PERCENT

METER TYPE	<u>MAXIMUM</u>	<u>INTERMEDIATE</u>	<u>MINIMUM RATE</u>	
	<u>RATE</u>	<u>RATE</u>	<u>NEW</u>	<u>REPAIRED</u>
Displacement	98.5-101.5	98.5-101.5	95-101.5	90-101.5
Current	97-102	97-103	95-102	90-102

27.0 QUALITY OF WATER - The District does not in any way represent that the quality of the irrigation water meets state drinking water standards or is suitable for use as construction water. **THE IRRIGATION WATER IS TO BE USED FOR LANDSCAPE IRRIGATION PURPOSES ONLY.** All lines must be underground, and no hose bibs will be allowed on the Customer's irrigation system. The Customer is responsible for designing its irrigation system to take into account the quality of the water.

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This would include possible strainers on the irrigation heads to account for sand, grit, silt particles, and biological matter, which may be in the irrigation delivery system from time to time. The District is not responsible for discoloration, spotting, or rusting of the Customer's property. The Customer should design and install its irrigation system to avoid spray onto homes, driveways, walks, automobiles, or other property. **THE DISTRICT RESERVES THE RIGHT TO USE TREATED WASTEWATER EFFLUENT (RECLAIMED WATER) AS A SOURCE OF IRRIGATION WATER.**

28.0 **MISCELLANEOUS CHARGES AND REIMBURSEMENTS** - A schedule of charges for various services provided by the District in connection with the delivery of irrigation water to the Customer is set forth in Exhibit A of these Rules.

29.0 **WATERING RESTRICTIONS** – The District has established a level of service for the Irrigation System to ensure that the consumptive needs of turf grass and landscape plants are met, consistent with the District's Water Conservation Policy set forth in Exhibit B of these Rules. This established level of service is based on the irrigation needs of plants and watering restrictions periodically imposed by the South Florida Water Management District (SFWMD). All Customers are expected to comply with the watering restrictions established by the District and SFWMD. Failure to comply with the restrictions may subject the Customer to discontinuance of irrigation water service. The District will give a written or electronic notice of any reductions in allocation to the Customer necessitated by a reduction mandated by SFWMD within forty-eight (48) hours of such notice by SFWMD. Upon the effective date of the restriction as provided in the notice, each Customer shall receive its fair share of irrigation water, which fair share shall in no event be less than its pro rata share of any reduced allocation (in other words, any reduction shall be allocated by the District proportionately on the percentage allocation among all Customers under normal operating conditions), subject to the provisions of any applicable legal requirements.

30.0 **GENERAL IRRIGATION SYSTEM OPERATING PARAMETERS** –

30.1 The District's Irrigation System uses water drawn from the storm water retention lakes within the Tradition project treated with filtration, pH adjustment, and chlorination. It is the intention of the District to receive treated waste water effluent (Reclaim Water) from the City of Port St. Lucie to supplement the irrigation water supply. The District has an easement and appropriate permits from SFWMD to use the storm water retention lakes in such manner, and as such Customers are prohibited from withdrawing water from the storm water retention lakes within the Tradition Project unless agreed to in writing by the District.

30.3 The distribution system is pressurized at the District's irrigation water supply plant to 80 pounds per square inch (psi). The minimum pressure in the District's distribution system at the point of connection is 50 psi. The Customer's distribution system shall be designed to meet the maximum demand for any given irrigation period within the Customer's property at a minimum pressure of 50 psi unless otherwise agreed to in writing by the District. The pressures in the distribution system will fluctuate at higher and lower pressures from those stated above as systems turn-on and shut-off, and designers shall appropriately account for these conditions in the design of the Customer's distribution systems.

~~30.4~~—The District is permitted for consumptive use of water through SFWMD, which regulates the amount of water that can be used for irrigation purposes. The amount of supplemental irrigation

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water allocated varies by month depending on the expected rainfall for a given month. The supplemental allocation varies from 0.76-inches in January to 4.58-inches in May.

~~30.5~~30.4 A table of projected water use by month is provided in the District’s “**Irrigation System Design and Construction Standards**”, latest edition. For all irrigation service areas, the District’s Irrigation System is designed to supply on average 0.68 inches per week (gross) during a 3-day per week, 18- hour per day irrigation period for any Customer.

~~30.6~~30.5 Each Customer will be provided with an allocation of irrigation water during times assigned by the District. Such allocation and irrigation times shall be identified by the District in writing on the approved Application for Irrigation Service. The irrigation within each development must be controlled by time clocks at individual homes or in larger blocks. It is the responsibility of the Customer to design its internal irrigation distribution system to operate within the parameters of the irrigation distribution system of the District as described above. Assistance in determining the best application time will be provided by District staff.

~~30.7~~30.6 The District’s Irrigation System will operate 24-hours per day to allow for maintenance of Customer irrigation systems as required during the day. If any Customer irrigation system needs to be operated outside of the assigned times for maintenance or grow-in of new landscape material, the Customer shall notify the District.

~~30.8~~30.7 Each Customer shall be provided irrigation on a set time and flow basis to facilitate spreading the flow to the greatest extent possible. Each Customer will be provided water based on number of living units, amount of irrigated area, common areas, and other factors deemed pertinent. Typical criteria are show in Table 2 set forth below.

~~30.9~~30.8 At the District’s option, a central radio based control system opens a supply valve at each individual development for a predetermined period of time. Each development will also be allocated a definite amount of water for each application period. When the predetermined time of flow is met the water service will close. Individual subdivision irrigation designers and operators must design each irrigation system correctly, and the amount of water used for each unit must be correct, to ensure that each unit receives the proper amount of supplemental irrigation. Otherwise, all irrigation cycles may not receive the proper amount of irrigation water.

~~30.10~~30.9 Irrigation Service Sizing criteria:

**Table 2-Tradition Irrigation
 Irrigation Service Sizing**

Size of Service	Flow(gpm) Range		Irrigated Area (acres)	
	From	To	From	To
2"	50	100	0	10
3"	100	250	10	25
4"	250	500	25	50
6"	500	1000	50	100
8"	1000	1800	100	200

*Based on average residential values

31.0 **IRRIGATION SCHEDULE** -The District has established in the SFWMD permit an irrigation schedule for each Customer serviced by the District. The irrigation schedules shall be strictly adhered to.

31.1 The District will provide written or electronic notification of any change, alteration, or modification of the irrigation schedule at least forty-eight (48) hours before such change, alteration, or modification shall take place.

31.2 The Customer shall not change, alter, or modify the schedule without approval of the District; provided, however, the Customer shall have the right, without the approval of the District, to change, alter, or modify the schedule as needed within its portion of the irrigation system in a manner to sufficiently serve its landscaping if such actions are in accordance with the irrigation schedule established in the SFWMD permit, the Customer's Application for Irrigation Service, and any other agreement that may have been entered into between the District and the Customer.

32.0 **RATE SCHEDULE ADJUSTMENTS AND OTHER RULE AMENDMENTS** – A schedule of tariffs, rates, and charges for delivery of irrigation service is set forth in Exhibit A of these Rules. The schedule may include different rates and charges for the Existing System Service Area and the Expansion System Service Area, as explained in Section 36.0. This schedule and other provisions of these Rules may be amended from time to time by rule of the Board of Supervisors of the District upon public notice and at least one public hearing, and following all additional procedures required by that certain Irrigation System Interlocal Agreement dated November 9, 2016, among the District and each of the Other Districts. When enacted, all such amendments shall become a part of these Rules. Any person substantially affected by these Rules or a proposed amendment to these Rules may seek an administrative determination of invalidity on the ground that such rule or amendment is an invalid exercise of delegated authority in the manner provided in Section 120.56, Florida Statutes, before an administrative law judge of the Division of Administrative Hearings. A final order of an administrative law judge entered in a proceeding under Section 120.56, Florida Statutes, is subject to judicial review as provided in Section 120.68(9) and (10), Florida Statutes.

33.0 **SYSTEM CAPACITY CHARGE** - The District requires that all Customers pay a pro rata share of the cost for the District's water treatment and distribution facilities, as a system capacity charge, regardless of whether the facilities have been constructed or will be constructed in the future. The system capacity charges are calculated based on the Customer's estimated demand for irrigation water and the total cost of the District's water treatment and distribution system (Facilities) required to serve the planned service area. The system capacity charge will be calculated using the Customer's estimated irrigated acres times the cost of the District's Facilities per irrigated acre, as set forth in the schedule of tariffs, rates, and charges in Exhibit A of these Rules. The schedule may include different rates and charges for the Existing System Service Area and the Expansion System Service Area, as explained in Section 36.0. The System Capacity Charges are payable upon application for service. At the District's discretion one half (1/2) of the charges may be payable upon application and the remainder paid upon installation of the Point of Delivery. At no time shall services be rendered prior to the System Capacity Charge being paid in full.

34.0 **RESERVATION OF CAPACITY**- Upon execution of an application for service by the District and the Customer, payment of all costs, charges, and fees by the Customer required by the District, and execution of the application, the District will reserve Irrigation Water Capacity, as set forth in the application. The District is not obligated to provide excess irrigation water to the Customer above that necessary to meet the demand for irrigated acreage physically connected to the system. The District may allocate irrigation water capacity reserved for the Customer to other developers or Customers if the District (i) has funds available to replace the facilities utilized by other such Customers; (ii) the District has preliminary approval by governmental agencies for the replacement facilities; and (iii) the anticipated completion date for the new/replacement facilities is adequate to meet the demand of existing Customers in accordance with the plan of development delivered to the District.

35.0 **GUARANTEED REVENUES** - Customers who have reserved capacity and have not physically connected and are not actively irrigating the irrigated acreage shall pay a Guaranteed Revenue to the District. The Guaranteed Revenue shall be paid monthly based on the unit price per irrigated acre set forth in Exhibit A, SCHEDULE OF IRRIGATION TARIFFS, RATES, MISCELLANEOUS SERVICE CHARGES, AND BILLING INFORMATION. The schedule may include different rates and charges for the Existing System Service Area and the Expansion System Service Area, as explained in Section 36.0.

36.0 **NEW DEVELOPMENT—DECLARATION OF POLICY** - New development may require the extension of irrigation mains to provide service, as well as expansion of facilities to accommodate new development. The cost of providing extensions, modifications, and expansions of facilities is to be borne by property owners, builders, or developers within the District's irrigation service area to defray the costs of these extensions, modifications, and expansions. New customers within the Expansion System Area, outside of the Existing Service Area for existing and future-committed customers, will be charged at levels commensurate with the costs to serve them as determined under these Rules. In this way, existing and future-committed customers will not be exposed to the costs of system expansion to serve the needs of future new customers. The allocable share of each extension, modification, or expansion for new customers is to be charged as described in these Rules. It is the declared policy of the District by these Rules to establish a uniform method of determining charges for availability of services so that all such contributions shall be non-discriminatory among the various Customers served by the District's Irrigation System, and shall be applied as nearly as possible with uniformity to all Customers and prospective Customers within the District's irrigation service area. The District specifically reserves its rights to fix and determine rates, fees, charges, and contributions required for the provision, consumption, operation, maintenance, extension, and expansion of its irrigation services as provided in these Rules and as authorized by law. Each Customer is hereby notified that the District, in the exercise of its governmental responsibility to provide for the welfare of all Customers of its irrigation service, has the authority and responsibility to amend its schedules of rates, fees, charges, and contributions from time to time to ensure the perpetuation of service.

36.1 **Easements and Rights-of-Way** –

(a) — As a prerequisite to the construction of any irrigation water distribution system proposed to be connected to the facilities of the District, the developer shall agree to grant to the District such easements or rights-of-way corresponding with the installation of the proposed facilities. Such

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grant or conveyance shall be in the form satisfactory to the District. Such conveyances, when located on the property of developer, shall be made without cost to the District. The District reserves the right to require such easement or right of way to the point at which the meter is proposed to be installed or at the point of delivery of service, being the point at which the facilities of the District join with the consumer. Such easements and rights-of-way shall be conveyed and accepted upon completion, approval, and acceptance of the work done by the developer.

~~(b)~~(a) The District has the right to enter any and all District utility easements and rights-of-way to install, maintain, operate, repair, replace, or renew District utility facilities (collectively, "District Utility Work"). All landscaping and improvements planted or constructed within the boundaries of any District utility easement or right of way are the responsibility and liability of the property owner. Any damage caused to a District utility facility by such landscaping or improvement shall be the responsibility and liability of the property owner.

~~(c)~~(b) All landscaping and improvements in District utility easements or rights of way are subject to removal, at the expense of the property owner, if and when such landscaping or improvements interfere with District Utility Work. Except as provided in paragraph (d) of this Section 36.1, the District shall in no way be liable for damage to landscaping or improvements as a result of District Utility Work within a District utility easement or right of way.

~~(d)~~(c) If District Utility Work within a District utility easement or right of way results in the removal of or damage to landscaping or improvements, the District will make reasonable effort to restore such landscaping or improvements if and only if all of the following conditions apply: (i) Restoration of such landscaping or improvements will not create any unnecessary risk of future damage to District utility facilities; (ii) The District Utility Work was not the result of damage to a District utility facility caused, directly or indirectly, by either (A) such landscaping or improvements or (B) the act or conduct of any person or entity not affiliated with the District; and (iii) The plat, easement, or other instrument by which the District received such utility easement expressly limited the District's right to perform District Utility Work upon the specific condition that such landscaping or improvements be restored.

36.2 Inspection - The District shall inspect the installation of all irrigation water distribution facilities installed by developer or developer's contractors, which facilities are proposed to be transferred to District ownership, operation, and control. Representatives of the District may be present at tests of component parts of irrigation water distribution systems for the purpose of determining that the system, as constructed, conforms to the District's criteria. Such tests will be performed by the developer or the developer's contractor, but only under the direct supervision of the engineer of record or the engineer's authorized inspector. The results of such testing shall be certified by the engineer of record. The District shall be notified at least 48 hours prior to any inspection or testing performed in accordance with these regulations.

36.3 Transfer of Contributed Property; Bills of Sale -

~~(a)~~ - Each developer who has constructed portions of the irrigation water distribution system, prior to interconnection with the District's existing facilities, shall convey such component parts of the irrigation water distribution system to the District by bill of sale in form satisfactory to the District, together with such evidence as may be required by the District that the irrigation water distribution system proposed to be transferred to the District is free of all liens and encumbrances.

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~~(b)~~(a) Any facility in the category of consumer's lines, plumber's lines, or consumer's installation, located on the discharge side of the water meter or on the consumer's side of the point of delivery of service shall not be transferred to the District and shall remain the property of the developer, a subsequent owner-occupant, or their successors and assigns. Such consumer's lines, plumber's lines, or consumer's installation shall remain the maintenance responsibility of the developer or subsequent consumers.

~~(c)~~(b) The District shall not be required to accept title to any component part of the irrigation water distribution system as constructed by the developer until the District Engineer has approved the construction of such lines and accepted the tests to determine that such construction is in accordance with the criteria established by District, and the Board of Supervisors has approved acceptance of such lines for the District's ownership, operation, and maintenance.

~~(d)~~(c) The developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by the developer and proposed to be transferred to the District. Such cost information shall be furnished to the District concurrently with the bill-of-sale and such cost information shall be a prerequisite to the acceptance by the District of any portion of the irrigation water distribution system constructed by the developer.

~~(e)~~(d) The District may refuse connection and deny the commencement of service to any consumer seeking to be connected to portions of the irrigation water distribution system installed by the developer until such time as the provisions of this section have been fully met by the developer or the developer's successors or assigns.

36.4 Improvements to and Extensions of Irrigation Distribution System - The location, size, or proposed density of a developer's property may make utility service to the property dependent upon extension of irrigation water distribution facilities as defined in these policies. A developer may advance funds to the District pursuant to a developer's agreement with the District; or in the alternative and if the District agrees, the developer may contribute funds to the District that will be non-reimbursable so that the District may design, construct, inspect, and thereafter operate and maintain such improvements and extensions. If the developer chooses and the District agrees to proceed with the latter method, the facilities will be designed and permitted, at the sole expense of the developer, in accordance with an engineering design agreement with the District. Upon the completion of the design and approval by the District, the District will solicit competitive bids, again at the sole expense of the developer. Upon receipt from the developer of the bid amount plus twenty percent (20%) for engineering, legal, and contingencies, the District will award a contract to the lowest responsible bidder and proceed to construct the improvements as identified in the approved plans and specifications.

Specific Authority: Sections 120.54, 190.011(5), and 190.35, Florida Statutes
Law Implemented: Sections 120.54, 190.011(5), and 190.35, Florida Statutes
History: Adopted Oct. 11, 2016
Revised Feb. 14, 2017; Apr. 11, 2017

EXHIBIT A

**SCHEDULE OF IRRIGATION TARIFFS, RATES, MISCELLANEOUS SERVICE CHARGES, AND
BILLING INFORMATION**

EXISTING SYSTEM SERVICE AREA CUSTOMERS—TIER ONE:

For purposes of these rules:

Each irrigated acre contains 8.7 Equivalent Residential Units (ERUs).

Each single family residential unit is 1.0 ERU.

Each multifamily residential unit is 0.4 ERU.

Each apartment unit is 0.1 ERU.

Monthly Base Facility Charge¹: Per month per Irrigated Acre

\$ 186.96	Discounted Non-Transition Tier One Customers through 09/30/20
\$ 195.75	Non-Discounted Non-Transition Tier One Customers through 09/30/20
\$ 137.03	Transition Tier One Customers, through 09/30/20
\$ 198.18	All Tier One Customers, commencing 10/01/20

Per month per ERU (single family)

\$ 21.38	Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 22.50	Non-Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 15.75	Transition Tier One Customers, through 09/30/20
\$ 22.78	All Tier One Customers, commencing 10/01/20

Per month per 0.4 ERU (multifamily)

\$ 8.55	Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 9.00	Non-Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 6.30	Transition Tier One Customers, through 09/30/20
\$ 9.11	All Tier One Customers, commencing 10/01/20

Per month per 0.1 ERU (apartment)

\$ 2.14	Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 2.25	Non-Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 1.58	Transition Tier One Customers, through 09/30/20
\$ 2.28	All Tier One Customers, commencing 10/01/20

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Monthly Volume and Excess Usage Charge (All Tier One Customers):

Excess Level I

\$2.18 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre (through 09/30/20)

\$2.21 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre (commencing 10/01/21)

Excess Level II

\$3.27 per 1,000 gallons for usage ≥140,000 gallons per irrigated acre (through 09/30/20)

\$3.31 per 1,000 gallons for usage ≥140,000 gallons per irrigated acre (commencing 10/01/20)

Miscellaneous Charges (All Tier One Customers):

Account setup charge: \$20.00

Account transfer charge: \$20.00

Initial Connection (Meter) Fee:

Controller (Motorola Piccolo)	<u>\$ 2,000</u>	(estimated; once facilities have been sized by the designer and fees paid, the District will order the controller, valve, and meter as required)
Control Valve/Meter 1-1/2"	<u>\$ 750</u>	
2"	<u>\$ 750</u>	
3"	<u>\$ 1,100</u>	
4"	<u>\$ 1,750</u>	
6"	<u>\$ 3,200</u>	
8"	<u>\$ 4,500</u>	

Rules and Regulations Violation Charge: \$50.00 per occurrence

Damage to District Facilities caused by Customer: Actual cost of repair

Late Fee Charge: 5.0% of balance due, not to exceed \$250.00 per month, if not paid by Due Date

Finance Charge: 18.0% per annum on balance more than thirty (30) days past due

Plan Review and Inspection Fee: \$2,500.00 including first inspection; additional inspections billed at hourly service charge rate

Meter Test Fee/Deposit: Under 2" \$75.00
2" and above Actual cost of test

Returned Check Charge (Not Sufficient Funds): \$25.00

Reconnection Charge: \$85.00

Reconnection Charge (if after 5:00 PM or on weekends): \$105.00/hr., 1 hr. minimum

Transfer of Service Charge: \$30.00

Service Problem Identification Charge²: \$85.00/hr., 1 hr. minimum

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Service Problem Identification Charge (if after 5:00 PM or on weekends)²: \$125.00/hr., 1 hr. minimum

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After a minimum of ten (10) days written notice, service may be discontinued.

Notes:

1. Charged regardless of volume quantity used per irrigated acre served.
2. Charged only if Service Problem is **NOT** the fault of the District.

EXPANSION SYSTEM SERVICE AREA CUSTOMERS—TIER ~~TWO~~, ~~THREE~~ AND ~~TIER THREE~~FOUR:

For purposes of these rules:

Each irrigated acre contains 8.7 Equivalent Residential Units (ERUs).
Each single family residential unit is 1.0 ERU.
Each multifamily residential unit is 0.4 ERU.
Each apartment unit is 0.1 ERU.

Monthly Base Facility Charge¹: Per month per Irrigated Acre

\$ 90.63 Tier Two Customers

\$ 46.75 Tier Three Customers

\$ 157.26~~46.75~~ Tier ~~Three~~Four
Customers

Per month per ERU (single family)
\$ 10.41 Tier Two Customers

\$ 5.37 Tier Three Customers

\$ 5.37~~18.08~~ Tier ~~Three~~Four

Customers Per month per 0.4 ERU

(multifamily)
\$ 4.16 Tier Two Customers

\$ 2.15 Tier Three Customers

\$ 7.23~~2.15~~ Tier ~~Three~~Four

Customers Per month per 0.1 ERU

(apartment)
\$ 1.04 Tier Two Customers

\$ 0.54 Tier Three Customers

\$ 0.54~~1.81~~ Tier ~~Three~~Four Customers.

Monthly Volume and Excess Usage Charge (Tier Two & Tier Three Customers):

Excess Level I

\$2.18 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre
(through 09/30/20)

\$2.21 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre
(commencing 10/01/20)

Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

Excess Level II

\$3.27 per 1,000 gallons for usage \geq 140,000 gallons per irrigated acre
(through 09/30/20)

\$3.31 per 1,000 gallons for usage \geq 140,000 gallons per irrigated acre
(commencing 10/01/20)

Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

Miscellaneous Charges (Tier Two, Three and ~~Tier Three~~Four Customers):

Account setup charge: \$20.00
Account transfer charge: \$20.00

Initial Connection (Meter) Fee:

Controller (Motorola Piccolo)	<u>\$ 2,000</u>	(estimated; once facilities have been sized by the designer and fees paid, the District will order the controller, valve, and meter as required)
Control Valve/Meter	1-1/2" <u>\$ 750</u>	
	2" <u>\$ 750</u>	
	3" <u>\$ 1,100</u>	
	4" <u>\$ 1,750</u>	
	6" <u>\$ 3,200</u>	
	8" <u>\$ 4,500</u>	

Rules and Regulations Violation Charge: \$50.00 per occurrence
Damage to District Facilities caused by Customer: Actual cost of repair

Late Fee Charge: 5.0% of balance due, not to exceed \$250.00 per month, if not paid by Due Date
Finance Charge: 18.0% per annum on balance more than thirty (30) days past due

Plan Review and Inspection Fee: \$2,500.00 including first inspection; additional inspections billed at hourly service charge rate

Meter Test Fee/Deposit: Under 2" \$75.00
2" and above Actual cost of test

Returned Check Charge (Not Sufficient Funds): \$25.00
Reconnection Charge: \$85.00
Reconnection Charge (if after 5:00 PM or on weekends): \$105.00/hr., 1 hr. minimum

Transfer of Service Charge: \$30.00

Service Problem Identification Charge²: \$85.00/hr., 1 hr. minimum

Service Problem Identification Charge (if after 5:00 PM or on weekends)²: \$125.00/hr., 1 hr. minimum

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After a minimum of ten (10) days written notice, service may be discontinued.

Notes:

1. Charged regardless of volume quantity used per irrigated acre served.
2. Charged only if Service Problem is **NOT** the fault of the District.

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 should make sure 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 publication, "Water Use Restrictions - Phase 1" provides guidelines for watering and has been adopted a part of this policy.~~
- ~~2. The Customer is encouraged but not required to utilize an adequate supply of mulch in its planting beds which helps retain moisture.~~
- ~~3. 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.~~
- ~~4. The Customer is encouraged to utilize xeriscape landscape practices. Xeriscape is an excellent way to have a beautiful landscape that saves between 30 percent and 80 percent of the water used to irrigate a traditional landscape.~~

~~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.~~

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.,

Draft - August 14, 2023

Tradition Community Development District No. 1 Irrigation System Rules and Regulations (10/23/2023)

Each customer may irrigate up to three days a week on any day designated by the Board of Directors, 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

Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

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.

Tradition Community Development District No. 1
Irrigation System Rules and Regulations (10/23/2023)

EXHIBIT C

STANDARD FORMS

CUSTOMER GUARANTEE DEPOSIT RECEIPT

APPLICATION FOR IRRIGATION WATER SERVICE

Draft - August 14, 2023

Tradition Community Development District No. 1
Irrigation System Rules and Regulations

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
CUSTOMER GUARANTEE DEPOSIT RECEIPT
ACCOUNT NO. _____

1. I HEREBY REQUEST AND AUTHORIZE THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 TO SUPPLY IRRIGATION SERVICE TO THE BELOW DESCRIBED PROPERTY UNTIL RECEIPT OF FORMAL NOTICE FROM ME REQUESTING DISCONTINUANCE OF SUCH IRRIGATION SERVICE.
2. I AGREE TO PROMPTLY PAY FOR IRRIGATION SERVICE AT THE RATES AND WITHIN THE TIME PERIODS DELINEATED IN THE DISTRICT'S RULES AND REGULATIONS.
3. I HEREBY AGREE TO ABIDE BY THE RULES AND REGULATIONS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1.

SIGNATURE: _____ DATE: _____

NAME: _____

SERVICE ADDRESS: _____

BILLING ADDRESS: _____

CITY: _____ STATE: _____ zip: _____

DEPOSIT AMOUNT: _____ ☐ Check No: _____ ☐ Other: _____

RECEIVED BY: _____ Date: _____

TO GUARANTEE THE PAYMENT OF ANY AND ALL INDEBTEDNESS FOR IRRIGATION SERVICES WHICH MAY BE OR BECOME DUE TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 (DISTRICT) BY SAID CUSTOMER. CUSTOMER AGREES THAT SUCH DEPOSIT OR ANY PART THEREOF MAY BE APPLIED BY THE DISTRICT AT ANY TIME IN SATISFACTION OF SAID GUARANTEE. THAT AFTER SUCH APPLICATION, THE REMAINDER THEREOF MAY BE APPLIED IN DISCHARGE OF ANY INDEBTEDNESS OF THE CUSTOMER TO THE DISTRICT WHATSOEVER AND THAT THE DISTRICT MAY USE SAID DEPOSITS AS IF THE DISTRICT WERE THE ABSOLUTE OWNER THEREOF. UPON DISCONTINUANCE OF ANY OR ALL SERVICES COVERED BY THIS DEPOSIT AND THE PRESENTATION OF THE RECEIPT AND PROPER IDENTIFICATION, THE DISTRICT AGREES TO REFUND TO THE CUSTOMER THAT PORTION OF THE DEPOSIT APPLYING TO THE SERVICE OR SERVICES DISCONTINUED, LESS ANY AMOUNTS THEN DUE THE DISTRICT. THIS DEPOSIT SHALL NOT PRECLUDE THE DISTRICT FROM DISCONTINUING FOR NONPAYMENT ANY AND ALL SERVICES COVERED BY THIS DEPOSIT REGARDLESS OF THE SUFFICIENCY OF SAID DEPOSIT TO COVER SUCH INDEBTEDNESS FOR SUCH SERVICES.

Tradition Community Development District No. 1 Irrigation System Rules and Regulations

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
APPLICATION FOR IRRIGATION SERVICE

Type of Service: Residential General

Applicant Information:

Applicant Name: _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____

Email: _____

Social Security Number/Driver License or Tax Identification Number: _____

Applicant/Agents Signature: _____

Agents Name: _____

Service Location:

Service Address: _____

Subdivision: _____ Plat Book: _____ Pages: _____

Block Number: _____ Lot Number: _____ Unit Number: _____

Tax ID #: _____

(To be completed by TIC)

Service Information:

Requested Meter Size: 1" 1-1/2" 2" 3" 4" 6" 8" Other: _____

Service Irrigable Area: _____ Square Feet _____ Acres

Annual Allocation: _____ M.G. Avg. Monthly Allocation _____ M.G.

Max. Month Allocation _____ M.G. Estimated Peak Demand: _____ GPM (during hours of operation)

General Service Applicants shall submit three (3) sets of construction documents (plans and specifications).

Account Number: _____ Service Start Date: _____

Meter ID No: _____ Size: _____ Service End Date: _____

System Capacity Charge: \$ _____ Fees: \$ _____ Deposit Amount: \$ _____

Total Amount Due: \$ _____

Approved By: _____ Date: _____

Tradition Community Development District No. 1
Irrigation System Rules and Regulations

Note:

1. Upon signature by the applicant and approval by the Tradition Community Development District No. 1 ("District"), the applicant shall become a Customer of the District and shall be responsible for timely paying for irrigation service and for abiding by and complying with the rules and regulations of the District as contained in the "Tradition Community Development District No. 1 Irrigation System Rules and Regulations," as amended from time to time.
2. Application to Construct as set forth in the "Irrigation System Design and Construction Standards," latest edition, must be consistent with this Application for Service.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1	CUSTOMER:
By: _____	By: _____
Name: _____	Name: _____
Title: _____	

STATE OF FLORIDA)
) SS:
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by _____, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20____.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

Tradition Community Development District No. 1 Irrigation System Rules and Regulations

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CUSTOMER GUARANTEE DEPOSIT RECEIPT

APPLICATION FOR IRRIGATION WATER SERVICE

1.0 DEFINITIONS –

“ACQUISITION” – The acquisition by the District of the operating assets of TIC that comprise the Existing System.

“ASSIGNMENT” – The assignment by TIC to the District of the Irrigation Franchise Agreement.

“AVERAGE METER ERROR” - The algebraic average of the errors determined for the minimum, intermediate, and maximum test flowrates, where the meter error is calculated as $(V_i - V_a)/V_a \times 100$. V_i is the indicated volume read from the meter register. V_a is the actual volume of water passed through the meter for a given duration.

“BASE FACILITY CHARGE” – minimum monthly charge for per irrigated acre for providing irrigation water service to a Customer.

“CONSUMER” – Any person, entity, firm, association, corporation, government agency or similar organization directly supplied with irrigation water service by the District.

“CUSTOMER” - Means the person, entity, firm, association or corporation who has made application for irrigation water service from the District and who is liable for the payment of that irrigation water service.

“CUSTOMER’S INSTALLATION” – All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of an installation for utilizing irrigation water for any purpose ordinarily located on the Customer’s side of the “Point of Delivery”, whether such installation is owned by Customer, or used by Consumer under lease or otherwise.

“DISCOUNTED NON-TRANSITION TIER ONE CUSTOMERS” shall mean and include all Tier One Customers that (i) are, as of January 1, 2020, being billed at a five percent (5%) discounted rate and (ii) are not Transition Tier One Customers.

“DISTRICT” – Tradition Community Development District No. 1, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

“EXISTING SYSTEM” – That portion of the District’s Irrigation System comprised of the plant and facilities acquired by the District from TIC in the Acquisition, and any additions to such facilities as necessary to serve the Existing System Service Area.

“EXISTING SYSTEM SERVICE AREA” – That portion of the Service Area that is or will receive irrigation service using the Existing System, and comprised of the lands lying within the District, Tradition Community Development District No. 2, Tradition Community Development District No. 3, Tradition Community Development District No. 4, Tradition Community Development District No. 5, Tradition Community Development District No. 6, and those portions of Tradition Community Development District No. 7 and Southern Grove Community Development District No. 5 receiving or committed to receiving service from TIC at the time of the Acquisition.

“EXPANSION SYSTEM” – That portion of the District’s Irrigation System comprised of all plant and facilities not included within the Existing System, and constructed or to be constructed to serve the Expansion System Service Area.

“EXPANSION SYSTEM SERVICE AREA” – That portion of the Service Area that is or will receive irrigation service using the Expansion System, and comprised of the lands lying within Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, Southern Grove Community Development District No. 10, that portion of Southern Grove Community Development District No. 5 not contained within the Existing System Service Area, Tradition Community Development District No. 8, Tradition Community Development District No. 9, Tradition Community Development District No. 10, Tradition Community Development District No. 11, and that portion of Tradition Community Development District No. 7 not contained within the Existing Service Area.

“IRRIGATION FRANCHISE AGREEMENT” – The Amended and Restated Irrigation Franchise Agreement [Tradition and Southern Grove], dated November 14, 2016, by and between the City of Port St. Lucie and TIC, assigned by TIC to the District pursuant to the Assignment, and authorizing the District to provide irrigation service within the Service Area.

“IRRIGATION SYSTEM” – The irrigation quality water supply system operated or to be operated by the District, consisting of the Existing System together with the Expansion System.

“IRRIGATION WATER CAPACITY” – shall be the volume of irrigation water generated from the physically constructed water treatment and distribution facilities available for service.

“MAIN” – Shall refer to a pipe, conduit, or other facility installed to convey irrigation water services to individual service lines or to other mains to the “Point of Delivery” outside of the Customer property unless located within a recorded easement acceptable to the District.

“NON-DISCOUNTED NON-TRANSITION TIER ONE CUSTOMERS” shall mean and include all Tier One Customers that (i) are, as of January 1, 2020, being billed at a non-discounted rate and (ii) are not Transition Tier One Customers.

“OTHER DISTRICTS” - Tradition Community Development District No. 2, Tradition Community Development District No. 3, Tradition Community Development District No. 4, Tradition Community Development District No. 5, Tradition Community Development District No. 6, Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6, each a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, and all of the lands of which, together with the lands of the District, comprise the Service Area.

“POINT OF DELIVERY” – The point where the District’s pipes or meters are connected with pipes of the Customer. Unless otherwise designated on utility service as-built drawings on file with the District, the point of delivery for irrigation water service shall be at (i) the output side of the irrigation

meter, or (ii) the point of connection of the District's irrigation transmission main with the distribution or individual service line serving the Customer.

"RATE SCHEDULE" – Refers to rates or charges for the particular classification of service as established by the District from time to time.

"RECLAIM WATER" – Water that is treated wastewater effluent from the City of Port St. Lucie's waste water treatment plants or other water used by the District to provide irrigation water service to the Customer.

"REGULAR WORKING HOURS" – shall be Monday through Friday from 9:00 A.M. to 5:00 P.M., except generally recognized holidays.

"RULES" – shall mean these Irrigation System Rules and Regulations, as amended from time to time by the District in the exercise of its rulemaking authority under Chapter 190 and Section 120.54, Florida Statutes.

"SERVICE AREA" – Those lands that comprise the "T&SG Franchise" area, as defined and described in the Irrigation Franchise Agreement, consisting of the Existing System Service Area together with the Expansion System Service Area.

"TIC" – Tradition Irrigation Company, LLC, the original owner and operator of the Existing System sold to the District pursuant to the Acquisition, and the original franchise holder under the Irrigation Franchise Agreement assigned to the District pursuant to the Assignment.

"TIER ONE CUSTOMERS" shall mean and include all Customers of the Existing System.

"TIER TWO CUSTOMERS" shall mean and include all Customers of the Expansion System that (i) withdraw irrigation water from District lakes, canals, or permitted wells through a remote District-owned, operated, and maintained pump station and (ii) distribute irrigation water from such pump station through distribution lines and facilities owned, operated, and maintained by the Customer; the Point of Delivery for Tier Two Customers is the output side of the District-owned pump station.

"TIER THREE CUSTOMERS" shall mean and include all Customers of the Expansion System that (i) withdraw irrigation water from District lakes, canals, or permitted wells through a remote Customer-owned, operated, and maintained pump station and (ii) distribute irrigation water from such pump station through distribution lines and facilities also owned, operated, and maintained by the Customer; the Point of Delivery for Tier Three Customers is the input side of the Customer-owned pump station.

"TIER FOUR CUSTOMERS" shall mean and include all Customers of the Expansion System that (i) withdraw irrigation water from District lakes, canals, or permitted wells through a remote Customer-owned, operated, and maintained pump station and (ii) distribute irrigation water from such pump station through distribution lines and facilities also owned, operated, and maintained by the Customer; the Point of Delivery for Tier Four Customers is the input side of the Customer-owned pump station

"TRANSITION TIER ONE CUSTOMERS" shall mean and include those Customers of the Existing System that were, prior to January 1, 2020, served by the Tradition Irrigation Company, LLC, under private service agreements, and identified as Bedford Park at Tradition Homeowners Association, Inc.,

Heritage Oaks Homeowners Association, Inc., and The Lakes at Tradition Homeowners Association, Inc.

“USAGE CHARGE” – monthly charge for irrigation water consumption at the current rate per 1,000 gallons of water consumed.

2.0 GENERAL INFORMATION –

2.1 In the event of any inconsistency between these Rules and any applicable statute, law, or ordinance, then such statute, law, or ordinance, shall control to the extent of such inconsistency.

2.2 In the absence of specific written agreement of the District to the contrary, these Rules shall apply to each and every Customer to whom the District renders irrigation water service.

2.3 In the event any portion of these Rules is declared unconstitutional or void for any reason by any court of competent jurisdiction, such decision shall in no way affect the validity of the remaining portions of these Rules unless such court order or decision shall so direct.

3.0 SIGNED APPLICATION NECESSARY - Irrigation water service is furnished only upon signed application accepted by the District and the conditions of such application are binding upon the Customer. Applications are accepted by the District with the understanding that there is no obligation on the part of the District to render irrigation service other than that which is then available from its existing irrigation water production and distribution equipment and service lines and facilities. The form of application for irrigation water service is set forth in Exhibit C of these Rules. Payment of all fees will be required with the application as required by these Rules. Initiation of service and billing will begin on the date the meter is installed.

4.0 APPLICATION BY AGENTS - Applications for irrigation water service requested by persons, firms, entities, partnerships, associations, corporations, and others, shall be rendered only by duly authorized parties. When irrigation water service is rendered under one or more applications submitted to and accepted by the District and an agent of the principal, the use of such irrigation water service by the principal shall constitute full and complete ratification by the principal of the application or applications submitted by the agent to the District and under which such irrigation water service is rendered.

5.0 APPLICATION FOR IRRIGATION SERVICE – Upon the Application for Irrigation Service being signed by Customer and accepted by the District, the obligations of Customer under such Application shall be binding upon the Customer, its successors and assigns. The District shall not be required to provide irrigation service prior to the Customer obtaining an Environmental Resources Permit from SFWMD for the area to be serviced.

6.0 WITHHOLDING SERVICE - The District may withhold or discontinue irrigation water service rendered under application made by any member or agent of a household, association, organization or business unless all prior indebtedness to the District of such household, association, organization or business for irrigation water service has been settled in full. **It shall be the responsibility of the applicant to make inquiry as to the delinquent status of the account for such service location and bring such account current as a condition precedent to re-initiation or continuation of service.** Service may also be discontinued for any violation by the Customer of any of these Rules. The District will provide a written notice to the Customer of its intent to withhold service ten (10) days prior to the

date service will be withheld. The notice will state the reason for withholding service, a demand for cure, and the date service will be withheld if such cure is not completed by Customer.

7.0 LIMITATIONS OF USE –

7.1 Irrigation water service provided by the District shall be used by the Customer only for the purposes specified in the application for irrigation water service and the Customer shall not sell or otherwise dispose of such irrigation water service supplied by the District. Irrigation water service furnished to the Customer shall be rendered directly to the Customer through the District's individual meter and may not be re-metered by the Customer for the purpose of selling or otherwise disposing of irrigation water service to lessees, tenants, or others and, under no circumstances, shall such Customer or Customer's agent or any other individual, association or corporation install meters for the purpose of so re-metering said irrigation water service. In no case shall any Customer, except with the written consent of the District, extend its lines across a street, alley, lane, court, property lines, avenue, or other way, in order to furnish irrigation water service for adjacent property through one meter, even though such adjacent property may be owned by such Customer. In case of such unauthorized extension, re-metering, sale or disposition of service, the Customer's irrigation water service is subject to discontinuance until such unauthorized extension, re-metering, sale or disposition is discontinued and full payment is made of bills for irrigation water service, calculated on proper classification and rate schedules and reimbursement in full made to the District for all extra expenses incurred for clerical work, testing, and inspections.

7.2 **The irrigation water is not suitable for domestic use.** Restricted uses include but are not limited to the following:

DO NOT drink

DO NOT have hose connections on the irrigation system

DO NOT fill swimming pools, hot tubs, wading pools, etc.

DO NOT use for recreational activities such as squirt guns, water slides, etc.

8.0 CONTINUITY OF SERVICE - The District will, subject to force majeure, at all times use reasonable diligence to provide continuous irrigation water service, and provided it has used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous irrigation water service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigation, breakdowns, shutdowns for repairs or adjustments, acts of sabotage, enemies of the United States, wars, governmental interference, acts of God, or other causes beyond its control.

9.0 TYPE AND MAINTENANCE - The Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained by Customer, at its expense, in accordance with the standard practice, conforming with these Rules, and in full compliance with all Laws and Governmental Regulations applicable to same. The District shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. All Customer pipes, apparatus and equipment four (4) inches and above shall be installed and designed in accordance with the **"Irrigation System Design and Construction Standards,"** latest edition. By accepting irrigation service from the District, the Customer expressly agrees not to utilize any appliance or device that is not properly constructed, controlled and protected, or which may adversely affect the irrigation water service; and the District reserves the right to discontinue or withhold irrigation water service to any such apparatus or device.

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No change or increase in the Customer's installation that will materially affect the proper operation of the pipes, mains, or stations of the District shall be made without the express written consent of the District. The Customer will be responsible for the cost of any change or repair resulting from a violation of this Rule, and the District may require payment or reimbursement of such cost as a condition of continued service.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All of the Customer's irrigation water service installations or changes shall be inspected, at the Customer's expense, upon completion by competent authority to ensure that Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and such local governmental or other rules as may be in effect. Where municipal or other governmental inspection is required by local rules or ordinances, the District cannot render irrigation water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the District. The District reserves the right to inspect the Customer's installation prior to rendering irrigation water service and from time to time thereafter, but assumes no responsibility whatsoever for any portion of such installation.

12.0 PROTECTION OF DISTRICT PROPERTY - The Customer shall exercise reasonable diligence to protect the District's property on the Customer's premises, and shall knowingly permit no one but the District's agents, or persons authorized by law, to have access to the District's pipes and apparatus. In the event of any loss or damage to property of the District caused by or arising out of the carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer, and full payment or reimbursement to the District for such cost shall be a condition of continued service.

13.0 ACCESS TO PREMISES - As a condition of providing irrigation service, the Customer shall grant to the duly authorized agents of the District access to the premises of the Customer at all reasonable hours and, in the event of an emergency, at any time, for the purpose of installing, maintaining, and inspecting or removing the District's property, reading meters, and other purposes incident to providing irrigation service to such premises, and in such performance shall not be liable for trespass.

14.0 RIGHTS OF WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the District and without cost to the District all rights, easements, permits, and privileges that are necessary for the rendering of irrigation water service to the Customer's premises. Such grant or conveyance shall be in form satisfactory to the District. The District has the right to enter any and all District Irrigation System easements and right-of-way to install, maintain, operate, repair, replace, or renew District Irrigation System facilities. All landscaping and improvements planted or constructed within the boundaries of any District Irrigation System easement or right-of-way are the responsibility and liability of the property owner. Any damage caused to a District Irrigation System facility by such landscaping or improvement shall be the responsibility of the property owner.

15.0 BILLING PERIODS - For all Customers, including Customers who have reserved capacity and are subject to Guaranteed Revenue charges as described in Section 35, a statement of account ("Billing Statement") for irrigation water service will be rendered to the address provided on the Application for Irrigation Service via U.S. Mail monthly or periodically at intervals not to exceed ninety (90) days, as determined by the District ("Statement Date"), for the prior period's service. Payment shall be due within twenty (20) days of the Statement Date ("Due Date"). For connected Customers receiving irrigation service, the Billing Statement (i) shall include the current and previous month meter readings, date the meter was read, and the year to date usage for metered service, and (ii) shall detail the billing interval and acreage irrigated for Customers receiving service on an acreage

basis. For Customers subject to Guaranteed Revenue charges as described in Section 35, the Billing Statement shall include the billing period and the irrigated acreage for which service has been reserved. Non-receipt of a Billing Statement by the Customer shall not release or diminish the obligation of the Customer with respect to payment of such statement.

16.0 **DELINQUENT BILLS; SERVICE AND OTHER DISPUTES** – All statements and billings for irrigation services shall be deemed delinquent if not paid within twenty (20) days of the due date shown thereon, and shall accrue late charges, finance charges, and reconnection charges in the manner set forth in Exhibit A of these Rules. Any Customer contesting any statement or billing, or disagreeing with any service or other decision or action of the District in its provision of irrigation water service, shall follow the following dispute procedure:

16.1 The Customer shall file a written statement contesting the bill or statement with the District prior to the bill becoming delinquent. The written statement shall contain the Customer's name, address, an explanation outlining the reasons why the bill or statement is being contested, and any supporting documentation that shall at the minimum include a copy of the bill or statement being contested.

16.2 District staff shall review the Customer's written statement and provide written notice to the Customer within seven (7) business days of receipt of the Customer's written statement informing the Customer either (i) that the contested bill or statement is being corrected, or (ii) the reasons why the bill or statement is correct and informing the Customer of its opportunity to appeal the matter to the District Manager in accordance with this Rule.

16.3 If unsatisfied with the decision of District staff, the Customer may appeal the decision of staff by filing a written appeal with the District Manager within seven (7) business days of receipt of staff's written notice. The written appeal shall contain the Customer's name, address, an explanation outlining the reasons why the bill or statement is being contested, and any supporting documentation, which shall include at a minimum a copy of the contested bill or statement, a copy of the Customer's written statement to District staff, and a copy of staff's written notice.

16.4 The District Manager shall review the Customer's appeal and provide a written determination within seven (7) business days of receipt of the Customer's appeal. The written determination shall include a statement regarding the Customer's right to an appearance before the Board of Supervisors of the District in accordance with this Rule.

16.5 If the Customer is unsatisfied with the determination of the District Manager, the Customer may request an appearance before the Board of Supervisors by filing a written request with the District Manager within seven (7) days of receipt of the District Manager's determination. The written request shall include the Customer's name, address, an explanation outlining the reasons why the bill or statement is contested, and any supporting documentation, which shall include at a minimum a copy of the contested bill or statement, a copy of the Customer's written statement to District staff, a copy of staff's written notice, a copy of the Customer's appeal, and a copy of the District Manager's written determination.

Within seven (7) business days of receipt of the Customer's request for an appearance before the Board of Supervisors, the District Manager shall provide written notice to the Customer of the date, time, and location of the meeting of the Board at which the Customer may appear. The meeting shall be the next regularly scheduled meeting of the Board of Supervisors that is scheduled at least

fourteen (14) business days after receipt of the customer's request for appearance. The written notice to the Customer shall be sent at least seven (7) days prior to the date of the Board meeting. The Customer shall have ten (10) minutes to present its case to the Board of Supervisors. After the meeting, a written decision shall be provided to the Customer within seven (7) business days. The decision of the Board of Supervisors shall be final.

16.6 All irrigation Billing Statements shall be paid on or before the due date to avoid discontinuance of service. If during the dispute procedure an adjustment to the billing is made, a refund to the Customer shall be rendered either by check or as a credit to Customer's active account.

16.7 In the event service is disconnected due to Customer breach, the Customer shall remain liable for minimum Guaranteed Revenue charges as set forth in Exhibit A of these Rules.

16.8 No partial payment of any Billing Statement will be accepted by the District as payment in full and will be considered delinquent until such time as full payment is received, except by agreement with the District.

16.9 Any dispute by a Customer arising from a decision or action of the District with respect to its provision of irrigation water service that involves a substantial interest shall be referred by the District to the Division of Administrative Hearings for proceedings under Section 120.569 through 120.574, Florida Statutes. A party who is adversely affected by final District action is entitled to judicial review as provided in Section 120.68, Florida Statutes.

17.0 CHANGE OF OCCUPANCY –

17.1 For individual Commercial Customers - When change of occupancy takes place on any premises supplied by the District with irrigation water service, WRITTEN NOTICE thereof shall be given at the office of the District not less than three (3) days prior to the date of the change by the outgoing Customer, which will be held responsible for all irrigation water service used on such premises until such written notice is so received and the District has had reasonable time to discontinue irrigation water service. However, if such written notice has not been received, the application of a succeeding occupant for irrigation water service will automatically terminate the prior account. The Customer's deposit may be transferred from one service location to another, if both locations are supplied by the District. The Customer's deposit may NOT be transferred from one name to another.

17.2 For Home Owners Association/Master Commercial Association - The respective Association shall be responsible for all irrigation charges as set forth in Exhibit A, SCHEDULE OF IRRIGATION RATES, MISCELLANEOUS SERVICE CHARGES, AND BILLING INFORMATION for individual parcels/units and common areas regardless of occupancy.

18.0 UNAUTHORIZED CONNECTIONS - Connections to the District's Irrigation System for any purpose whatsoever are to be made only by District agents, contractors, or employees. Unauthorized connections render the service subject to immediate discontinuance without notice and the person, entity, firm, association, or corporation responsible for such unauthorized connection shall be liable for all applicable irrigation service charges at the current rate. Irrigation water service will not be restored until such unauthorized connections have been removed and unless settlement is

made in full for all irrigation water service charges estimated by the District to have been used by reason of such unauthorized connection. Unauthorized use may result in appropriate criminal complaint by the District.

19.0 METERS - All irrigation water meters shall be approved by the District prior to installation and shall become the property of the District upon acceptance of the Point of Connection by the District, and shall be accessible and subject to its control. The Customer shall provide meter space to the District at a suitable and readily accessible location and when the District considers it advisable, within the premises to be served, adequate and proper space for the installation of meters and other similar devices. The Customer is responsible for all costs associated with meter installations and such costs shall be paid upon application for irrigation service.

20.0 ALL WATER THROUGH METER; EXCEPTION - Except for Customers receiving service via direct connection to the District's irrigation transmission mains, the Customer's installation for irrigation water service shall be so arranged that all irrigation water service shall pass through the meter. No temporary pipes, nipples, or spaces are permitted and under no circumstances are connections allowed that may permit irrigation water to by-pass the meter or metering equipment. All irrigation water passing through the meter shall be paid for by the Customer at the appropriate rate established in the rate schedule set forth in Exhibit A of these Rules. The Customer is responsible for all leaks within the Customer's system. The District, at its discretion, may offer a payment plan for Customer payment due to leaks. However, the volume of water lost due to leaks will be counted against the monthly and annual allocation of irrigation water.

21.0 ADJUSTMENT OF BILLS - When a Customer is determined by the District to have been overcharged or undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other reason, the amount shall be credited or billed to the Customer as the case may be, subject to any written settlement between the parties.

22.0 CUSTOMER DEPOSIT-ESTABLISHMENT OF CREDIT - Before rendering service, the District requires an applicant for service to establish satisfactory credit, but such establishment of credit shall not relieve the Customer from complying with the District's rules for prompt payment. Credit will be deemed so established as follows:

22.1 The Customer furnishes a satisfactory guarantor to secure payment of bills for the service requested.

22.2 The Customer pays a cash deposit.

22.3 The Customer furnishes an irrevocable letter of credit from a bank or a surety bond.

22.4 The amount of initial deposit shall be equivalent to the two months billing based on the average allocation.

22.5 The District may require an additional or new deposit upon reasonable written notice of not less than thirty (30) days, such request or notice being separate and apart from any bill for service, where the Customer's deposit was previously waived or returned, or used to secure payment of current bills; provided, however, that the total amount of the required deposit shall not exceed an amount equal to the average actual charge for irrigation water service for two (2) monthly billing

periods for the twelve (12) month period immediately prior to the date of the notice. In the event the Customer has had service less than twelve (12) months, then the District shall base the new or additional deposit upon the average actual monthly billing available.

23.0 REQUEST FOR METER TEST BY CUSTOMER - Should any Customer request in writing a bench test of the Customer's irrigation water meter, the District may require a deposit to defray the cost of testing based upon the schedule of such fees set forth in Exhibit A of these Rules. If the meter is found to register in excess of the accuracy limits prescribed in these Rules, the deposit will be refunded; but if below such accuracy limit, the deposit will be retained by the District as a service charge for conducting the test.

24.0 ADJUSTMENT OF BILLS FOR METER ERROR – Billing Statements shall be adjusted for meter error based on meter tests made by the District. The accuracy of registration of the meter and its performance in service shall be determined by the Average Meter Error.

25.0 FAST METERS - Whenever a meter tested is found to register in excess of the tolerance provided in the Meter Accuracy Requirements provision of these Rules, the District shall refund to the Customer the amount billed in error for one half the period since the last test, such one half period not to exceed six (6) months, provided, however, that if it can be shown that the error was due to some cause, the date of which can be fixed, the overcharge shall be computed back to but not beyond such date. The refund shall not include any part of any minimum charge.

26.0 METER ACCURACY REQUIREMENTS - All meters used for measuring quantity of irrigation water delivered to a Customer shall be in good mechanical condition and shall be adequate in size and design for the type of service that they measure. Before being installed for the use of any Customer, every irrigation water meter, whether new, repaired, or removed from service for any cause, shall be adjusted to register within the accuracy limits set forth in the following table:

ACCURACY LIMITS IN PERCENT

METER TYPE	MAXIMUM RATE	INTERMEDIATE RATE	MINIMUM RATE	
			NEW	REPAIRED
Displacement	98.5-101.5	98.5-101.5	95-101.5	90-101.5
Current	97-102	97-103	95-102	90-102

27.0 QUALITY OF WATER - The District does not in any way represent that the quality of the irrigation water meets state drinking water standards or is suitable for use as construction water. **THE IRRIGATION WATER IS TO BE USED FOR LANDSCAPE IRRIGATION PURPOSES ONLY.** All lines must be underground, and no hose bibs will be allowed on the Customer's irrigation system. The Customer is responsible for designing its irrigation system to take into account the quality of the water.

This would include possible strainers on the irrigation heads to account for sand, grit, silt particles, and biological matter, which may be in the irrigation delivery system from time to time. The District is not responsible for discoloration, spotting, or rusting of the Customer's property. The Customer should design and install its irrigation system to avoid spray onto homes, driveways, walks, automobiles, or other property. **THE DISTRICT RESERVES THE RIGHT TO USE TREATED WASTEWATER EFFLUENT (RECLAIMED WATER) AS A SOURCE OF IRRIGATION WATER.**

28.0 MISCELLANEOUS CHARGES AND REIMBURSEMENTS - A schedule of charges for various services provided by the District in connection with the delivery of irrigation water to the Customer is set forth in Exhibit A of these Rules.

29.0 WATERING RESTRICTIONS – The District has established a level of service for the Irrigation System to ensure that the consumptive needs of turf grass and landscape plants are met, consistent with the District’s Water Conservation Policy set forth in Exhibit B of these Rules. This established level of service is based on the irrigation needs of plants and watering restrictions periodically imposed by the South Florida Water Management District (SFWMD). All Customers are expected to comply with the watering restrictions established by the District and SFWMD. Failure to comply with the restrictions may subject the Customer to discontinuance of irrigation water service. The District will give a written or electronic notice of any reductions in allocation to the Customer necessitated by a reduction mandated by SFWMD within forty-eight (48) hours of such notice by SFWMD. Upon the effective date of the restriction as provided in the notice, each Customer shall receive its fair share of irrigation water, which fair share shall in no event be less than its pro rata share of any reduced allocation (in other words, any reduction shall be allocated by the District proportionately on the percentage allocation among all Customers under normal operating conditions), subject to the provisions of any applicable legal requirements.

30.0 GENERAL IRRIGATION SYSTEM OPERATING PARAMETERS –

30.1 The District’s Irrigation System uses water drawn from the storm water retention lakes within the Tradition project treated with filtration, pH adjustment, and chlorination. It is the intention of the District to receive treated waste water effluent (Reclaim Water) from the City of Port St. Lucie to supplement the irrigation water supply. The District has an easement and appropriate permits from SFWMD to use the storm water retention lakes in such manner, and as such Customers are prohibited from withdrawing water from the storm water retention lakes within the Tradition Project unless agreed to in writing by the District.

30.3 The distribution system is pressurized at the District’s irrigation water supply plant to 80 pounds per square inch (psi). The minimum pressure in the District’s distribution system at the point of connection is 50 psi. The Customer’s distribution system shall be designed to meet the maximum demand for any given irrigation period within the Customer’s property at a minimum pressure of 50 psi unless otherwise agreed to in writing by the District. The pressures in the distribution system will fluctuate at higher and lower pressures from those stated above as systems turn-on and shut-off, and designers shall appropriately account for these conditions in the design of the Customer’s distribution systems.

The District is permitted for consumptive use of water through SFWMD, which regulates the amount of water that can be used for irrigation purposes. The amount of supplemental irrigation water allocated varies by month depending on the expected rainfall for a given month. The supplemental allocation varies from 0.76-inches in January to 4.58-inches in May.

30.4 A table of projected water use by month is provided in the District’s **“Irrigation System Design and Construction Standards”**, latest edition. For all irrigation service areas, the District’s Irrigation System is designed to supply on average 0.68 inches per week (gross) during a 3-day per week, 18-hour per day irrigation period for any Customer.

30.5 Each Customer will be provided with an allocation of irrigation water during times assigned by

the District. Such allocation and irrigation times shall be identified by the District in writing on the approved Application for Irrigation Service. The irrigation within each development must be controlled by time clocks at individual homes or in larger blocks. It is the responsibility of the Customer to design its internal irrigation distribution system to operate within the parameters of the irrigation distribution system of the District as described above. Assistance in determining the best application time will be provided by District staff.

30.6 The District's Irrigation System will operate 24-hours per day to allow for maintenance of Customer irrigation systems as required during the day. If any Customer irrigation system needs to be operated outside of the assigned times for maintenance or grow-in of new landscape material, the Customer shall notify the District.

30.7 Each Customer shall be provided irrigation on a set time and flow basis to facilitate spreading the flow to the greatest extent possible. Each Customer will be provided water based on number of living units, amount of irrigated area, common areas, and other factors deemed pertinent. Typical criteria are shown in Table 2 set forth below.

30.8 At the District's option, a central radio based control system opens a supply valve at each individual development for a predetermined period of time. Each development will also be allocated a definite amount of water for each application period. When the predetermined time of flow is met the water service will close. Individual subdivision irrigation designers and operators must design each irrigation system correctly, and the amount of water used for each unit must be correct, to ensure that each unit receives the proper amount of supplemental irrigation. Otherwise, all irrigation cycles may not receive the proper amount of irrigation water.

30.9 Irrigation Service Sizing criteria:

**Table 2-Tradition Irrigation
Irrigation Service Sizing**

Size of Service	Flow(gpm) Range		Irrigated Area (acres)	
	From	To	From	To
2"	50	100	0	10
3"	100	250	10	25
4"	250	500	25	50
6"	500	1000	50	100
8"	1000	1800	100	200

*Based on average residential values

31.0 **IRRIGATION SCHEDULE** -The District has established in the SFWMD permit an irrigation schedule for each Customer serviced by the District. The irrigation schedules shall be strictly adhered to.

31.1 The District will provide written or electronic notification of any change, alteration, or modification of the irrigation schedule at least forty-eight (48) hours before such change, alteration, or modification shall take place.

31.2 The Customer shall not change, alter, or modify the schedule without approval of the Dis-

trict; provided, however, the Customer shall have the right, without the approval of the District, to change, alter, or modify the schedule as needed within its portion of the irrigation system in a manner to sufficiently serve its landscaping if such actions are in accordance with the irrigation schedule established in the SFWMD permit, the Customer's Application for Irrigation Service, and any other agreement that may have been entered into between the District and the Customer.

32.0 RATE SCHEDULE ADJUSTMENTS AND OTHER RULE AMENDMENTS – A schedule of tariffs, rates, and charges for delivery of irrigation service is set forth in Exhibit A of these Rules. The schedule may include different rates and charges for the Existing System Service Area and the Expansion System Service Area, as explained in Section 36.0. This schedule and other provisions of these Rules may be amended from time to time by rule of the Board of Supervisors of the District upon public notice and at least one public hearing, and following all additional procedures required by that certain Irrigation System Interlocal Agreement dated November 9, 2016, among the District and each of the Other Districts. When enacted, all such amendments shall become a part of these Rules. Any person substantially affected by these Rules or a proposed amendment to these Rules may seek an administrative determination of invalidity on the ground that such rule or amendment is an invalid exercise of delegated authority in the manner provided in Section 120.56, Florida Statutes, before an administrative law judge of the Division of Administrative Hearings. A final order of an administrative law judge entered in a proceeding under Section 120.56, Florida Statutes, is subject to judicial review as provided in Section 120.68(9) and (10), Florida Statutes.

33.0 SYSTEM CAPACITY CHARGE - The District requires that all Customers pay a pro rata share of the cost for the District's water treatment and distribution facilities, as a system capacity charge, regardless of whether the facilities have been constructed or will be constructed in the future. The system capacity charges are calculated based on the Customer's estimated demand for irrigation water and the total cost of the District's water treatment and distribution system (Facilities) required to serve the planned service area. The system capacity charge will be calculated using the Customer's estimated irrigated acres times the cost of the District's Facilities per irrigated acre, as set forth in the schedule of tariffs, rates, and charges in Exhibit A of these Rules. The schedule may include different rates and charges for the Existing System Service Area and the Expansion System Service Area, as explained in Section 36.0. The System Capacity Charges are payable upon application for service. At the District's discretion one half (1/2) of the charges may be payable upon application and the remainder paid upon installation of the Point of Delivery. At no time shall services be rendered prior to the System Capacity Charge being paid in full.

34.0 RESERVATION OF CAPACITY- Upon execution of an application for service by the District and the Customer, payment of all costs, charges, and fees by the Customer required by the District, and execution of the application, the District will reserve Irrigation Water Capacity, as set forth in the application. The District is not obligated to provide excess irrigation water to the Customer above that necessary to meet the demand for irrigated acreage physically connected to the system. The District may allocate irrigation water capacity reserved for the Customer to other developers or Customers if the District (i) has funds available to replace the facilities utilized by other such Customers; (ii) the District has preliminary approval by governmental agencies for the replacement facilities; and (iii) the anticipated completion date for the new/replacement facilities is adequate to meet the demand of existing Customers in accordance with the plan of development delivered to the District.

35.0 GUARANTEED REVENUES - Customers who have reserved capacity and have not physically connected and are not actively irrigating the irrigated acreage shall pay a Guaranteed Revenue to the District. The Guaranteed Revenue shall be paid monthly based on the unit price per irrigated acre set

forth in Exhibit A, SCHEDULE OF IRRIGATION TARIFFS, RATES, MISCELLANEOUS SERVICE CHARGES, AND BILLING INFORMATION. The schedule may include different rates and charges for the Existing System Service Area and the Expansion System Service Area, as explained in Section 36.0.

- 36.0 NEW DEVELOPMENT—DECLARATION OF POLICY - New development may require the extension of irrigation mains to provide service, as well as expansion of facilities to accommodate new development. The cost of providing extensions, modifications, and expansions of facilities is to be borne by property owners, builders, or developers within the District's irrigation service area to defray the costs of these extensions, modifications, and expansions. New customers within the Expansion System Area, outside of the Existing Service Area for existing and future-committed customers, will be charged at levels commensurate with the costs to serve them as determined under these Rules. In this way, existing and future-committed customers will not be exposed to the costs of system expansion to serve the needs of future new customers. The allocable share of each extension, modification, or expansion for new customers is to be charged as described in these Rules. It is the declared policy of the District by these Rules to establish a uniform method of determining charges for availability of services so that all such contributions shall be non-discriminatory among the various Customers served by the District's Irrigation System, and shall be applied as nearly as possible with uniformity to all Customers and prospective Customers within the District's irrigation service area. The District specifically reserves its rights to fix and determine rates, fees, charges, and contributions required for the provision, consumption, operation, maintenance, extension, and expansion of its irrigation services as provided in these Rules and as authorized by law. Each Customer is hereby notified that the District, in the exercise of its governmental responsibility to provide for the welfare of all Customers of its irrigation service, has the authority and responsibility to amend its schedules of rates, fees, charges, and contributions from time to time to ensure the perpetuation of service.

36.1 Easements and Rights-of-Way –

As a prerequisite to the construction of any irrigation water distribution system proposed to be connected to the facilities of the District, the developer shall agree to grant to the District such easements or rights-of-way corresponding with the installation of the proposed facilities. Such grant or conveyance shall be in the form satisfactory to the District. Such conveyances, when located on the property of developer, shall be made without cost to the District. The District reserves the right to require such easement or right of way to the point at which the meter is proposed to be installed or at the point of delivery of service, being the point at which the facilities of the District join with the consumer. Such easements and rights-of-way shall be conveyed and accepted upon completion, approval, and acceptance of the work done by the developer.

(a) The District has the right to enter any and all District utility easements and rights-of-way to install, maintain, operate, repair, replace, or renew District utility facilities (collectively, "District Utility Work"). All landscaping and improvements planted or constructed within the boundaries of any District utility easement or right of way are the responsibility and liability of the property owner. Any damage caused to a District utility facility by such landscaping or improvement shall be the responsibility and liability of the property owner.

(b) All landscaping and improvements in District utility easements or rights of way are subject to removal, at the expense of the property owner, if and when such landscaping or improvements interfere with District Utility Work. Except as provided in paragraph (d) of this Section 36.1, the District shall in no way be liable for damage to landscaping or improvements as a result of District Utili-

ty Work within a District utility easement or right of way.

(c) If District Utility Work within a District utility easement or right of way results in the removal of or damage to landscaping or improvements, the District will make reasonable effort to restore such landscaping or improvements if and only if all of the following conditions apply: (i) Restoration of such landscaping or improvements will not create any unnecessary risk of future damage to District utility facilities; (ii) The District Utility Work was not the result of damage to a District utility facility caused, directly or indirectly, by either (A) such landscaping or improvements or (B) the act or conduct of any person or entity not affiliated with the District; and (iii) The plat, easement, or other instrument by which the District received such utility easement expressly limited the District's right to perform District Utility Work upon the specific condition that such landscaping or improvements be restored.

36.2 Inspection - The District shall inspect the installation of all irrigation water distribution facilities installed by developer or developer's contractors, which facilities are proposed to be transferred to District ownership, operation, and control. Representatives of the District may be present at tests of component parts of irrigation water distribution systems for the purpose of determining that the system, as constructed, conforms to the District's criteria. Such tests will be performed by the developer or the developer's contractor, but only under the direct supervision of the engineer of record or the engineer's authorized inspector. The results of such testing shall be certified by the engineer of record. The District shall be notified at least 48 hours prior to any inspection or testing performed in accordance with these regulations.

36.3 Transfer of Contributed Property; Bills of Sale –

Each developer who has constructed portions of the irrigation water distribution system, prior to interconnection with the District's existing facilities, shall convey such component parts of the irrigation water distribution system to the District by bill of sale in form satisfactory to the District, together with such evidence as may be required by the District that the irrigation water distribution system proposed to be transferred to the District is free of all liens and encumbrances.

(a) Any facility in the category of consumer's lines, plumber's lines, or consumer's installation, located on the discharge side of the water meter or on the consumer's side of the point of delivery of service shall not be transferred to the District and shall remain the property of the developer, a subsequent owner-occupant, or their successors and assigns. Such consumer's lines, plumber's lines, or consumer's installation shall remain the maintenance responsibility of the developer or subsequent consumers.

(b) The District shall not be required to accept title to any component part of the irrigation water distribution system as constructed by the developer until the District Engineer has approved the construction of such lines and accepted the tests to determine that such construction is in accordance with the criteria established by District, and the Board of Supervisors has approved acceptance of such lines for the District's ownership, operation, and maintenance.

(c) The developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by the developer and proposed to be transferred to the District. Such cost information shall be furnished to the District concurrently with the bill-of-sale and such cost information shall be a prerequisite to the acceptance by the District of any portion of the irrigation water distribution system constructed by the developer.

(d) The District may refuse connection and deny the commencement of service to any consum-

er seeking to be connected to portions of the irrigation water distribution system installed by the developer until such time as the provisions of this section have been fully met by the developer or the developer's successors or assigns.

36.4 Improvements to and Extensions of Irrigation Distribution System - The location, size, or proposed density of a developer's property may make utility service to the property dependent upon extension of irrigation water distribution facilities as defined in these policies. A developer may advance funds to the District pursuant to a developer's agreement with the District; or in the alternative and if the District agrees, the developer may contribute funds to the District that will be non-reimbursable so that the District may design, construct, inspect, and thereafter operate and maintain such improvements and extensions. If the developer chooses and the District agrees to proceed with the latter method, the facilities will be designed and permitted, at the sole expense of the developer, in accordance with an engineering design agreement with the District. Upon the completion of the design and approval by the District, the District will solicit competitive bids, again at the sole expense of the developer. Upon receipt from the developer of the bid amount plus twenty percent (20%) for engineering, legal, and contingencies, the District will award a contract to the lowest responsible bidder and proceed to construct the improvements as identified in the approved plans and specifications.

Specific Authority: Sections 120.54, 190.011(5), and 190.35, Florida Statutes
Law Implemented: Sections 120.54, 190.011(5), and 190.35, Florida Statutes
History: Adopted Oct. 11, 2016
Revised Feb. 14, 2017; Apr. 11, 2017

EXHIBIT A

SCHEDULE OF IRRIGATION TARIFFS, RATES, MISCELLANEOUS SERVICE CHARGES, AND BILLING INFORMATION

EXISTING SYSTEM SERVICE AREA CUSTOMERS—TIER ONE:

For purposes of these rules:

Each irrigated acre contains 8.7 Equivalent Residential Units (ERUs).

Each single family residential unit is 1.0 ERU.

Each multifamily residential unit is 0.4 ERU.

Each apartment unit is 0.1 ERU.

Monthly Base Facility Charge¹: Per month per Irrigated Acre

\$ 186.96	Discounted Non-Transition Tier One Customers through 09/30/20
\$ 195.75	Non-Discounted Non-Transition Tier One Customers through 09/30/20
\$ 137.03	Transition Tier One Customers, through 09/30/20
\$ 198.18	All Tier One Customers, commencing 10/01/20

Per month per ERU (single family)

\$ 21.38	Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 22.50	Non-Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 15.75	Transition Tier One Customers, through 09/30/20
\$ 22.78	All Tier One Customers, commencing 10/01/20

Per month per 0.4 ERU (multifamily)

\$ 8.55	Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 9.00	Non-Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 6.30	Transition Tier One Customers, through 09/30/20
\$ 9.11	All Tier One Customers, commencing 10/01/20

Per month per 0.1 ERU (apartment)

\$ 2.14	Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 2.25	Non-Discounted Non-Transition Tier One Customers, through 09/30/20
\$ 1.58	Transition Tier One Customers, through 09/30/20
\$ 2.28	All Tier One Customers, commencing 10/01/20

Monthly Volume and Excess Usage Charge (All Tier One Customers):

Excess Level I

\$2.18 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre (through 09/30/20)

\$2.21 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre (commencing 10/01/21)

Excess Level II

\$3.27 per 1,000 gallons for usage ≥140,000 gallons per irrigated acre (through 09/30/20)

\$3.31 per 1,000 gallons for usage ≥140,000 gallons per irrigated acre (commencing 10/01/20)

Miscellaneous Charges (All Tier One Customers):

Account setup charge: \$20.00

Account transfer charge: \$20.00

Initial Connection (Meter) Fee:

Controller (Motorola Piccolo)	\$ 2,000	(estimated; once facilities have been sized by the designer and fees paid, the District will order the controller, valve, and meter as required)
Control Valve/Meter 1-1/2"	\$ 750	
2"	\$ 750	
3"	\$ 1,100	
4"	\$ 1,750	
6"	\$ 3,200	
8"	\$ 4,500	

Rules and Regulations Violation Charge: \$50.00 per occurrence

Damage to District Facilities caused by Customer: Actual cost of repair

Late Fee Charge: 5.0% of balance due, not to exceed \$250.00 per month, if not paid by Due Date

Finance Charge: 18.0% per annum on balance more than thirty (30) days past due

Plan Review and Inspection Fee: \$2,500.00 including first inspection; additional inspections billed at hourly service charge rate

<u>Meter Test Fee/Deposit:</u>	Under 2"	\$75.00
	2" and above	Actual cost of test

Returned Check Charge (Not Sufficient Funds): \$25.00

Reconnection Charge: \$85.00

Reconnection Charge (if after 5:00 PM or on weekends): \$105.00/hr., 1 hr. minimum

Transfer of Service Charge: \$30.00

Service Problem Identification Charge²: \$85.00/hr., 1 hr. minimum

Service Problem Identification Charge (if after 5:00 PM or on weekends)²: \$125.00/hr., 1 hr. minimum

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After a minimum of ten (10) days written notice, service may be discontinued.

Notes:

1. Charged regardless of volume quantity used per irrigated acre served.
2. Charged only if Service Problem is **NOT** the fault of the District.

EXPANSION SYSTEM SERVICE AREA CUSTOMERS—TIERS TWO, THREE AND FOUR:

For purposes of these rules:

Each irrigated acre contains 8.7 Equivalent Residential Units (ERUs).

Each single family residential unit is 1.0 ERU.

Each multifamily residential unit is 0.4 ERU.

Each apartment unit is 0.1 ERU.

Monthly Base Facility Charge¹: Per month per Irrigated Acre

\$ 90.63 Tier Two Customers

\$ 46.75 Tier Three Customers

\$ 157.26 Tier Four Customers

Per month per ERU (single family)

\$ 10.41 Tier Two Customers

\$ 5.37 Tier Three Customers

\$ 18.08 Tier Four Customers

Per month per 0.4 ERU (multifamily)

\$ 4.16 Tier Two Customers

\$ 2.15 Tier Three Customers

\$ 7.23 Tier Four Customers

Per month per 0.1 ERU (apartment)

\$ 1.04 Tier Two Customers

\$ 0.54 Tier Three Customers

\$ 1.81 Tier Four Customers

Monthly Volume and Excess Usage Charge (Tier Two & Tier Three Customers):

Excess Level I

\$2.18 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre (through 09/30/20)

\$2.21 per 1,000 gallons for usage >90,000 but <140,000 gallons per irrigated acre (commencing 10/01/20)

Excess Level II

\$3.27 per 1,000 gallons for usage ≥140,000 gallons per irrigated acre (through 09/30/20)

\$3.31 per 1,000 gallons for usage ≥140,000 gallons per irrigated acre (commencing 10/01/20)

Miscellaneous Charges (Tier Two, Three and Four Customers):

Account setup charge: \$20.00

Account transfer charge: \$20.00

Initial Connection (Meter) Fee:

Controller (Motorola Piccolo)	<u>\$ 2,000</u>	(estimated; once facilities have been sized by the designer and fees paid, the District will order the controller, valve, and meter as required)
Control Valve/Meter 1-1/2"	<u>\$ 750</u>	
2"	<u>\$ 750</u>	
3"	<u>\$ 1,100</u>	
4"	<u>\$ 1,750</u>	
6"	<u>\$ 3,200</u>	
8"	<u>\$ 4,500</u>	

Rules and Regulations Violation Charge: \$50.00 per occurrence

Damage to District Facilities caused by Customer: Actual cost of repair

Late Fee Charge: 5.0% of balance due, not to exceed \$250.00 per month, if not paid by Due Date

Finance Charge: 18.0% per annum on balance more than thirty (30) days past due

Plan Review and Inspection Fee: \$2,500.00 including first inspection; additional inspections billed at hourly service charge rate

<u>Meter Test Fee/Deposit:</u>	Under 2"	\$75.00
	2" and above	Actual cost of test

Returned Check Charge (Not Sufficient Funds): \$25.00

Reconnection Charge: \$85.00

Reconnection Charge (if after 5:00 PM or on weekends): \$105.00/hr., 1 hr. minimum

Transfer of Service Charge: \$30.00

Service Problem Identification Charge²: \$85.00/hr., 1 hr. minimum

Service Problem Identification Charge (if after 5:00 PM or on weekends)²: \$125.00/hr., 1 hr. minimum

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After a minimum of ten (10) days written notice, service may be discontinued.

Notes:

1. Charged regardless of volume quantity used per irrigated acre served.
2. Charged only if Service Problem is **NOT** the fault of the District.

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.

EXHIBIT C

STANDARD FORMS

CUSTOMER GUARANTEE DEPOSIT RECEIPT

APPLICATION FOR IRRIGATION WATER SERVICE

CUSTOMER GUARANTEE DEPOSIT RECEIPT
ACCOUNT NO. _____

1. I HEREBY REQUEST AND AUTHORIZE THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 TO SUPPLY IRRIGATION SERVICE TO THE BELOW DESCRIBED PROPERTY UNTIL RECEIPT OF FORMAL NOTICE FROM ME REQUESTING DISCONTINUANCE OF SUCH IRRIGATION SERVICE.
2. I AGREE TO PROMPTLY PAY FOR IRRIGATION SERVICE AT THE RATES AND WITHIN THE TIME PERIODS DELINEATED IN THE DISTRICT'S RULES AND REGULATIONS.
3. I HEREBY AGREE TO ABIDE BY THE RULES AND REGULATIONS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1.

SIGNATURE: _____ DATE: _____

NAME: _____

SERVICE ADDRESS: _____

BILLING ADDRESS: _____

CITY: _____ STATE: _____ zip: _____

DEPOSIT AMOUNT: _____ ☐ Check No: _____ ☐ Other: _____

RECEIVED BY: _____ Date: _____

TO GUARANTEE THE PAYMENT OF ANY AND ALL INDEBTEDNESS FOR IRRIGATION SERVICES WHICH MAY BE OR BECOME DUE TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 (DISTRICT) BY SAID CUSTOMER. CUSTOMER AGREES THAT SUCH DEPOSIT OR ANY PART THEREOF MAY BE APPLIED BY THE DISTRICT AT ANY TIME IN SATISFACTION OF SAID GUARANTEE. THAT AFTER SUCH APPLICATION, THE REMAINDER THEREOF MAY BE APPLIED IN DISCHARGE OF ANY INDEBTEDNESS OF THE CUSTOMER TO THE DISTRICT WHATSOEVER AND THAT THE DISTRICT MAY USE SAID DEPOSITS AS IF THE DISTRICT WERE THE ABSOLUTE OWNER THEREOF. UPON DISCONTINUANCE OF ANY OR ALL SERVICES COVERED BY THIS DEPOSIT AND THE PRESENTATION OF THE RECEIPT AND PROPER IDENTIFICATION, THE DISTRICT AGREES TO REFUND TO THE CUSTOMER THAT PORTION OF THE DEPOSIT APPLYING TO THE SERVICE OR SERVICES DISCONTINUED, LESS ANY AMOUNTS THEN DUE THE DISTRICT. THIS DEPOSIT SHALL NOT PRECLUDE THE DISTRICT FROM DISCONTINUING FOR NONPAYMENT ANY AND ALL SERVICES COVERED BY THIS DEPOSIT REGARDLESS OF THE SUFFICIENCY OF SAID DEPOSIT TO COVER SUCH INDEBTEDNESS FOR SUCH SERVICES.

Type of Service: Residential General

Applicant Name: _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____

Email: _____

Social Security Number/Driver License or Tax Identification Number: _____

Applicant/Agents Signature: _____

Agents Name: _____

Service Address: _____

Subdivision: _____ Plat Book: _____ Pages: _____

Block Number: _____ Lot Number: _____ Unit Number: _____

Tax ID #: _____

Approved By: _____ Date: _____

Note:

1. Upon signature by the applicant and approval by the Tradition Community Development District No. 1 ("District"), the applicant shall become a Customer of the District and shall be responsible for timely paying for irrigation service and for abiding by and complying with the rules and regulations of the District as contained in the **"Tradition Community Development District No. 1 Irrigation System Rules and Regulations,"** as amended from time to time.
2. Application to Construct as set forth in the **"Irrigation System Design and Construction Standards,"** latest edition, must be consistent with this Application for Service.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 By: _____ Name: _____ Title: _____	CUSTOMER: By: _____ Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by _____, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20____.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

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 & PUBLIC HEARING

September 6, 2023

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of September 6, 2023, was called to order at 11:08 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 August 17th and August 24th, 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	Present
Supervisor	Ricardo Mojica	Present

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

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

CDD # 5		
Supervisor	Cathy Powers	Present
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	Via Zoom
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.
District Manager	Andrew Karmeris	Special District Services, Inc.
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Kelly Cranford	Culpepper and Terpening

Also present were: District Engineer - Gabriel Gomez with Culpepper and Terpening
(See attached sign-in sheet)

D. APPOINT & SEAT NEW BOARD MEMBERS/ADMINISTER OATHS

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously to Appoint Steven Dassa and Ricardo Mojica to District No. 11/ Seat Nos. 4 & 5.

Mr. Dassa and Mr. Mojica were both sworn in, and the meeting continued.

E. ADDITIONS OR DELETIONS TO AGENDA

Staff requested (7) items be added under New Business:

- 1 – (J-8/New Business) WA#19-143-155; Emery (WG1) Lake & Interconnection Pipes
- 2 – (J-9/New Business) WA#19-143-160; Western Grove 5D – Cadence Phase 2
- 3 – (J-10/New Business) WA#19-143-162; 10147 SW Fernwood Ave Pool
- 4 – (J-11/New Business) WA#19-143-163; Esplanade at Tradition II – Sidewalk/Stormwater
- 5 – (J-12/New Business) Stormwater Capacity Analysis (Review/handout only)
- 6 – (J-13/New Business) WA #19-143-099; Esplanade Phase 1 & 2 – Turnover Over Request
- 7 – (J-14/New Business) WA #19-143-121; Candence Tower – Turnover Over Request

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

F. COMMENTS FROM THE PUBLIC FOR DISTRICT ITEMS NOT ON THE AGENDA

There were no comments from the public.

Note: At approximately 11:17a.m., Mr. Sakuma recessed the Regular Meeting and opened the Public Hearing on Adopting Fiscal Year 2023/2024 Final Budget.

G. PUBLIC HEARING – ADOPTING FISCAL YEAR BUDGET 2023/2024 FINAL BUDGET

1. Proof of Publication

Proof of publication was presented that showed notice of the Public Hearing had been published in the *St. Lucie News Tribune* on August 17th & August 24th, 2023, as legally required.

2. Public Comments on Adopting Fiscal Year 2023/2024 Final Budget

There were no public comments.

3. Resolution No. 2023-23; Adopting Fiscal Year 2023/2024 Final Budget

Resolution No. 2023-23 was presented, entitled:

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.

Mr. Karmeris reviewed the budget noting that a few minor changes helped to lower the assessments from the proposed budget.

A **Motion** was made by CDD Nos. 1,2,7,8,9,10&11 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously to Adopt Resolution No. 2023-23.

A **Motion** was made by CDD No. 3 Mr. Steinberg, seconded by Mr. Dufour and passed unanimously to Adopt Resolution No. 2023-23.

A **Motion** was made by CDD No. 4 Ms. Gail, seconded by Mr. Giglia and passed unanimously to Adopt Resolution No. 2023-23.

A **Motion** was made by CDD No. 5 Ms. King, seconded by Mr. Lasher and passed unanimously to Adopt Resolution No. 2023-23.

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously to Adopt Resolution No. 2023-23.

4. Resolution No. 2023-17; Levying Non-Ad Valorem Assessments for Southern Grove CDD No's 1-10 for the Fiscal Year 2023/2024

Resolution No. 2023-17 was presented, entitled:

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.

A **Motion** was made by CDD Nos. 1,2,7,8,9,10&11 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously to Adopt Resolution No. 2023-17.

A **Motion** was made by CDD No. 3 Mr. Dufour, seconded by Mr. Perconte and passed unanimously to Adopt Resolution No. 2023-17.

A **Motion** was made by CDD No. 4 Ms. Gail, seconded by Mr. Giglia and passed unanimously to Adopt Resolution No. 2023-17.

A **Motion** was made by CDD No. 5 Mr. Pinto, seconded by Mr. Lasher and passed unanimously to Adopt Resolution No. 2023-17.

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously to Adopt Resolution No. 2023-17.

Note: *At approximately 11:38a.m., Mr. Sakuma closed the Public Hearing on Adopting the Fiscal Year 2023/2024 Final Budget and simultaneously reconvened the regular board meeting.*

H. CONSENT ITEMS

- 1. Approval of July 5, 2023, Regular Board Meeting Minutes**
- 2. Approve and Ratify WA #19-143-108.1; Fifth Third Bank- Stormwater**
- 3. WA #19-143-158; Tabernacle of Praise**
- 4. WA #19-143-159; Tabernacle of Praise – Irrigation**
- 5. WA #19-143-161; Fifth Third Bank – Irrigation**
- 6. Approve and Ratify Petition to Abandon/Vacate Private Utility Easement**
- 7. Approve and Ratify Joyride Technologies Agreement**

Ms. Powers asked to pull item #7 and for further discussion.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve all item(s) under Consent, except for item #7.

I. OLD BUSINESS

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

J. NEW BUSINESS

Item #7 pulled from Consent: Approve and Ratify Joyride Technologies Agreement

Mr. Sakuma reviewed the electric bike sharing program and answered questions from the Board.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve and Ratify the Joyride Technologies Agreement.

1. Appointment to District 3/Seat 3

There was no action taken at this time.

2. Resolution No. 2023-21; Election of Officers

There was no action taken at this time.

3. Resolution No. 2023-15; Adopting Fiscal Year 2023/2024 Meeting Schedule

Resolution No. 2023-15 was presented, entitled:

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

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Mojica and passed unanimously by CDD No. 1 to Adopt Resolution No. 2023-15.

4. Resolution No. 2023-19; Adopting a Record Retention Policy

Resolution No. 2023-19 was presented, entitled:

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.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Adopt Resolution No. 2023-19.

5. Western Grove Irrigation Rate Study

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Mojica and passed unanimously by CDD No. 1 to Accept the Western Grove Irrigation Rate Study.

6. Water Conservation Policy – Irrigation System Rules and Regulations

1st **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve the updated policies.

2nd **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve the corrected language – Remove: “CDD will provide meter.”

3rd **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve the Public Hearing date of November 1, 2023.

7. Review RFQ #2023-05 – Irrigation Capacity and Operational Analysis

There was no action taken at this time.

8. WA#19-143-155; Emery (WG1) Lake & Interconnection Pipes

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA#19-143-155.

9. WA#19-143-160; Western Grove 5D – Cadence Phase 2

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA#19-143-160.

10. WA#19-143-162; 10147 SW Fernwood Ave Pool

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA#19-143-162.

11. WA#19-143-163; Esplanade at Tradition II – Sidewalk/Stormwater

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA#19-143-163.

12. Stormwater Capacity Analysis Review

Mr. Sakuma reviewed the stormwater capacity analysis.

13. WA #19-143-099; Esplanade Phase 1 & 2 – Turnover Over Request

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA#19-143-099.

14. WA #19-143-121; Candence Tower – Turnover Over Request

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA#19-143-121.

K. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma discussed the new portal for Solitude Lake and Wetlands. Unfortunately, these reports will not be able to give the Boards what they are requesting.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to amend the contract and send the report data to Ms. Cranford to create monthly reports and possibly reduce the cost to the CDD.

2. Attorney's Report

Ms. Garrett gave her legal recommendation on the lake bank issues.

3. Engineer's Report

Ms. Cranford introduced Mr. Gabriel Gomez.

4. Financial Report

Mr. Karmeris stated that he is available for any questions.

5. Founder's Report

No Founder's report was offered.

K. BOARD MEMBER COMMENTS

There were no Board comments.

L. ADJORNMENT

There being no further business to come before the Board, Mr. Covelli adjourned the meeting at 1:08p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Print Signature

Print Signature

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date November 1st, 2023**

Subject: TR - 9516 SW Royal Poinciana Dr Pool
Work Authorization No. WA-19-143-164
C&T Project No. 19-143.TR5.051.0923.R

Background:

On September 9th, the Tradition CDD Engineer received a request to construct a pool and Screen enclosure, and to temporarily use a portion of the lake maintenance easement surrounding Lake L36D which has been accepted by the CDD for operation and maintenance.

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.05

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:

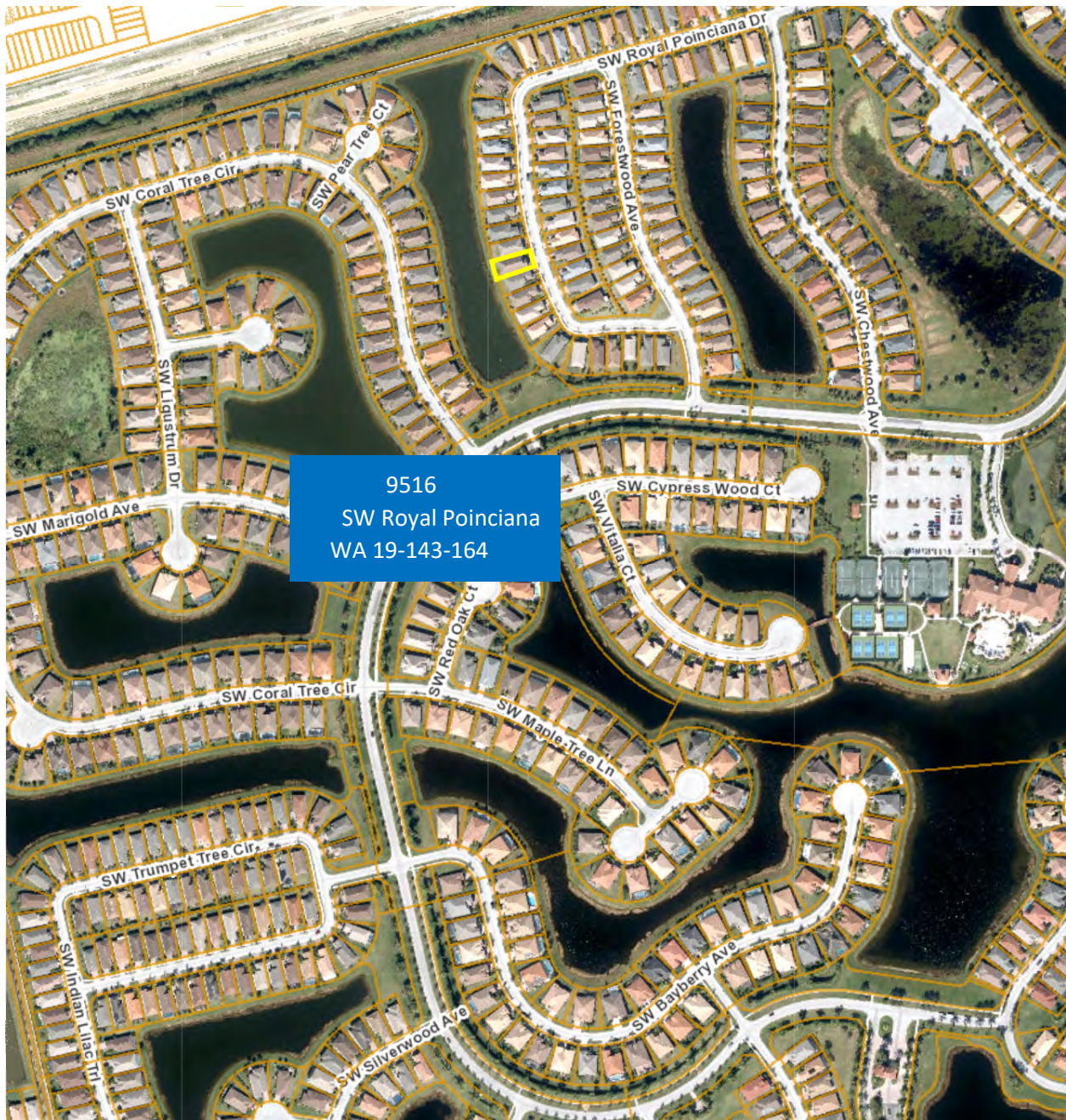
Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE

October 1st, 2023



WA 19-143-164

Project No. 19-143.TR5.050.0823.R
Date: 08/30/2023
WA 19-143-162 Location Map 10147 SW
Fernwood Ave

EXHIBIT 1

9516 SW Royal Poinciana Dr SITE LOCATION MAP

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date : November 1st, 2023**

Subject: TR - Tradition Tower North - Fiber Bore
Work Authorization No. WA-19-143-165
C&T Project No. 19-143.TR2.020.0923.R

Background:

On September 5, 2023, the CDD Engineer received an application for a Work Authorization to directional drill beneath the bcanal. The proposed fiber optic cable will be installed 132 inches below the bottom of the canal.

None of the proposed infrastructure 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

October 18, 2023



0 600 1,200
Feet

TR - Tradition Tower North - Fiber Bore
WA#: 19-143.165
Project #: 19-143.TR2.020.0923.R

Legend

- Subject Property
- Other Parcels

Work Authorization #:
19-143.xxx
Project #:
19-143.TR2.020.0923.R
Scale: 1" = 1,200'
Date: 9/6/2023



**CULPEPPER &
TERPENING INC**

**TR - TRADITION
TOWER NORTH - FIBER
BORE
SITE LOCATION MAP**

RESOLUTION NO. 2023-24

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR
2023/2024 BUDGET, PURSUANT TO CHAPTER 190, FLORIDA
STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Tradition Community 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 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

WHEREAS, the Districts are empowered to provide a funding source and to impose special assessments upon the properties within the Districts; and

WHEREAS, District No.’s 1-11 has prepared for consideration and approval an Amended Budget for the Districts.

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of District No.’s 1-11 is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 1st day of November, 2023.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10

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

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

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL & Direct Bill - Debt	5,379,577	5,172,427	5,172,427
ON-ROLL ASSESSMENTS - ADMIN	609,718	599,091	599,091
ON-ROLL ASSESSMENTS - MAINT	1,710,616	1,680,799	1,680,799
ON-ROLL ASSESSMENTS - TIM	300,956	295,710	295,710
STORMWATER	825,000	974,563	974,563
INTEREST INCOME	0	124,387	124,387
DEVELOPER CONTRIBUTION - TIM	0	1,381,684	1,381,680
BOND PREPAYMENTS	0	11,628	11,628
OTHER INCOME - ENG FEES	0	229,305	229,305
TOTAL REVENUES	\$ 8,825,868	\$ 10,469,594	\$ 10,469,590
EXPENDITURES			
AUDIT	55,000	31,750	31,750
BANK FEES	670	0	0
DISSEMINATION AGENT	2,000	0	0
DISTRICT COUNSEL	80,000	34,334	34,334
MANAGEMENT	96,161	96,161	96,161
ASSESSMENT ROLL	10,000	10,000	10,000
DUES, LICENSES & FEES	1,750	1,875	1,875
ENGINEERING	50,000	50,117	50,117
GENERAL INSURANCE	110,860	107,867	107,867
WEB SITE MAINTENANCE	7,500	7,500	7,500
LEGAL ADVERTISING	6,500	4,332	4,332
MISCELLANEOUS	0	16,769	16,769
TRAVEL AND PER DIEM	1,000	827	827
FINANCIAL ADVISORY FEES		85	85
ARBITRAGE		650	650
OFFICE SUPPLIES	2,500	3,154	3,154
POSTAGE & SHIPPING	200	1,198	1,198
COPIES	1,000	4,007	4,007
SUPERVISOR FEES	64,800	40,200	40,200
SUPERVISOR PAYROLL TAXES	0	3,075	3,075
SUPERVISOR PAYROLL FEES	0	617	617
TRUSTEE SERVICES	18,000	20,909	20,909
OFFICE RENT	25,000	89,018	89,018
CONTINUING DISCLOSURE FEE	3,000	2,250	2,250
CONTINGENCY CHANGE TO GENERAL RESERVES	25,000	395,600	25,000
TOTAL ADMIN EXPENSES	\$ 560,941	\$ 922,296	\$ 551,695
LAKE MAINTENANCE	255,000	187,272	187,272
TIM - OPERATIONS (FKA BEEP)	300,956	262,478	262,478
BUILDING, BRIDGE, MONUMENT MAINTENANCE	300,000	0	0
MISC MAINTENANCE	0	1,730	1,730
CONTINGENCY CHANGE TO GENERAL RESERVES	72,000	68,494	72,000
COMMUNITY AREA MAINTENANCE	40,000	149,879	149,879

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

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
DEVELOPMENT COORDINATOR	61,100	61,100	61,100
ELECTRIC	70,000	82,556	82,556
ENGINEERING	100,000	165,391	165,391
FIELD MANAGEMENT	197,667	197,667	197,667
FOUNTAIN MAINTENANCE & CHEMICALS	30,000	19,921	19,921
LANDSCAPING MAINTENANCE & MATERIALS	870,000	1,043,957	1,043,957
IRRIGATION	152,000	156,112	156,112
IRRIGATION PARTS & REPAIRS	25,000	41,284	41,284
PEST CONTROL	0	2,137	2,137
SECURITY	0	3,400	3,400
SIDEWALK CLEANING	30,000	37,500	37,500
SIDEWALK REPAIR	45,000	0	0
SIGNAGE	10,000	120,093	120,093
STREETLIGHTS	45,000	113,812	113,812
STORMWATER MANAGEMENT	6,000	160,286	160,286
TREE/PLANT REPLACEMENT & TRIM	90,000	146,624	146,624
TOTAL MAINTENANCE EXPENSES	\$ 2,699,723	\$ 3,021,693	\$ 3,025,199
TOTAL EXPENDITURES	\$ 3,260,664	\$ 3,943,989	\$ 3,576,894
REVENUES LESS EXPENDITURES	\$ 5,565,204	\$ 6,525,605	\$ 6,892,696
BOND PAYMENTS	(4,949,211)	(4,929,136)	(4,929,136)
BOND PREPAYMENTS	0	(11,628)	(11,628)
BALANCE	\$ 615,993	\$ 1,584,841	\$ 1,951,932
COUNTY APPRAISER & TAX COLLECTOR FEE	(307,996)	(287,157)	(287,157)
DISCOUNTS FOR EARLY PAYMENTS	(307,996)	(268,242)	(268,244)
EXCESS/ (SHORTFALL)	\$ 0	\$ 1,029,442	\$ 1,396,531
NET EXCESS/ (SHORTFALL)	\$ 0	\$ 1,029,442	\$ 1,396,531

FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
FUND BALANCE AS OF 9/30/23

\$308,773
\$ 1,029,442
\$1,338,215

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 1-10
DEBT SERVICE FUND (SERIES 2014 BOND and 2021 BOND)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Debt Assessments (Net of Discounts and Fees)*	4,949,211	4,929,136	4,929,136
Prepayments	0	11,628	11,628
Total Revenues	\$ 4,949,211	\$ 4,940,764	\$ 4,940,764
EXPENDITURES			
Bond Payments (Includes Extra Redemption)	4,949,211	4,929,136	4,929,136
Prepayments to Trustee	0	11,628	11,628
Prepayments to be sent to Trustee	0	0	0
Total Expenditures	\$ 4,949,211	\$ 4,940,764	\$ 4,940,764
TOTAL	\$ -	\$ 0	\$ 0

*Includes Direct Billed Debt

Series 2014 Reserve Fund Balance as of 9/30/23: \$ 1,000,000.00
Series 2021 Reserve Fund Balance as of 9/30/23: \$ 486,500.00

Series 2014 Bond			
Original Par Amount =	\$53,170,000	Principal Payments Due=	May 1st
Average Interest Rate =	3.71%	Interest Payments Due =	May 1st & November 1st
Issue Date =	2014		
Maturity Date =	2035		
Par Amount As Of 9/30/23 =	\$35,330,000		
Series 2021 Bond			
For CDDs 8, 9, 10, and part of 7 not in original 2003 area			
Original Par Amount =	\$17,755,000	Principal Payments Due=	May 1st
Average Interest Rate =	3.66%	Interest Payments Due =	May 1st & November 1st
Issue Date =	2021		
Maturity Date =	2052		
Par Amount As Of 9/30/23 =	\$17,755,000	(1st principal payment 11/1/23)	

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 1
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	62,341	59,940	59,940
ON-ROLL ASSESSMENTS - ADMIN	18,597	18,273	18,273
ON-ROLL ASSESSMENTS - MAINT	23,512	23,102	23,102
ON-ROLL ASSESSMENTS - TIM	3,746	3,681	3,681
STORMWATER	11,339	13,395	13,395
INTEREST INCOME	0	2,143	2,143
BOND PREPAYMENTS	0	11,628	11,628
OTHER	0	1,620	1,620
DEVELOPER CONTRIBUTION - TIM	0	17,198	17,198
TOTAL REVENUES	\$ 119,535	\$ 150,980	\$ 150,980
EXPENDITURES			
AUDIT	6,500	224	224
BANK FEES	5	-	-
DISSEMINATION AGENT	27	-	0
DISTRICT COUNSEL	565	243	243
MANAGEMENT	679	679	679
ASSESSMENT ROLL	71	71	71
DUES, LICENSES & FEES	175	300	300
ENGINEERING	353	354	354
GENERAL INSURANCE	783	762	762
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	46	31	31
MISCELLANEOUS	-	119	119
TRAVEL AND PER DIEM	-	6	6
FINANCIAL ADVISORY FEES	7	1	1
ARBITRAGE	-	5	5
OFFICE SUPPLIES	18	22	22
POSTAGE & SHIPPING	1	9	9
COPIES	7	28	28
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	247	148	148
OFFICE RENT	177	629	629
CONTINUING DISCLOSURE FEE	41	31	31
CONTINGENCY CHANGE TO GENERAL RESERVES	177	10,000	301
TOTAL ADMIN EXPENSES	\$ 17,110	\$ 18,799	\$ 9,100

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 1
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	3,505	2,574	2,574
TIM - OPERATIONS (FKA BEEP)	3,746	3,267	3,267
BUILDING, BRIDGE, MONUMENT MAINTENANCE	4,123	-	
MISC MAINTENANCE		24	24
CONTINGENCY CHANGE TO GENERAL RESERVES	990	866	866
COMMUNITY AREA MAINTENANCE	550	2,060	2,060
DEVELOPMENT COORDINATOR	840	840	840
ELECTRIC	962	1,135	1,135
ENGINEERING	1,374	2,273	2,273
FIELD MANAGEMENT	2,717	2,717	2,717
FOUNTAIN MAINTENANCE & CHEMICALS	412	274	274
LANDSCAPING MAINTENANCE & MATERIALS	11,958	14,349	14,349
IRRIGATION	2,089	2,146	2,146
IRRIGATION PARTS & REPAIRS	344	567	567
PEST CONTROL	-	29	29
SECURITY	-	47	47
SIDEWALK CLEANING	412	515	515
SIDEWALK REPAIR	619	-	
SIGNAGE	137	1,651	1,651
STREETLIGHTS	619	1,564	1,564
STORMWATER MANAGEMENT	82	2,203	2,203
TREE/PLANT REPLACEMENT & TRIM	1,237	2,015	2,015
TOTAL MAINTENANCE EXPENSES	\$ 36,716	\$ 41,117	\$ 41,117
TOTAL EXPENDITURES	\$ 53,826	\$ 59,916	\$ 50,217
REVENUES LESS EXPENDITURES	\$ 65,709	\$ 91,064	\$ 100,763
BOND PAYMENTS	(57,353)	(57,121)	(57,121)
BOND PREPAYMENTS	0	(11,628)	(11,628)
BALANCE	\$ 8,356	\$ 22,316	\$ 32,015
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,178)	(3,895)	(3,895)
DISCOUNTS FOR EARLY PAYMENTS	(4,178)	(3,637)	(3,637)
EXCESS/ (SHORTFALL)	\$ (0)	\$ 14,784	\$ 24,483
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ 14,784	\$ 24,483

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 2
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	326,508	313,936	313,936
ON-ROLL ASSESSMENTS - ADMIN	32,270	31,708	31,708
ON-ROLL ASSESSMENTS - MAINT	123,142	120,996	120,996
ON-ROLL ASSESSMENTS - TIM	19,620	19,278	19,278
STORMWATER	59,389	70,156	70,156
INTEREST INCOME	0	8,513	8,513
OTHER	0	8,484	8,484
DEVELOPER CONTRIBUTION - TIM	0	90,077	90,077
TOTAL REVENUES	\$ 560,931	\$ 663,147	\$ 663,147
EXPENDITURES			
AUDIT	5,500	1,175	1,175
BANK FEES	25	0	-
DISSEMINATION AGENT	144	0	-
DISTRICT COUNSEL	2,960	1,270	1,270
MANAGEMENT	3,558	3,558	3,558
ASSESSMENT ROLL	370	370	370
DUES, LICENSES & FEES	175	175	175
ENGINEERING	1,850	1,854	1,854
GENERAL INSURANCE	4,102	3,991	3,991
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	240	160	160
MISCELLANEOUS	-	620	620
TRAVEL AND PER DIEM	37	31	31
FINANCIAL ADVISORY FEES	-	3	3
ARBITRAGE	-	24	24
OFFICE SUPPLIES	92	117	117
POSTAGE & SHIPPING	7	44	44
COPIES	37	148	148
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	1,296	774	774
OFFICE RENT	925	3,293	3,293
CONTINUING DISCLOSURE FEE	216	162	162
CONTINGENCY CHANGE TO GENERAL RESERVES	925	24,925	925
TOTAL ADMIN EXPENSES	\$ 29,689	\$ 47,834	\$ 23,834

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 2
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	18,357	13,481	13,481
TIM - OPERATIONS (FKA BEEP)	19,620	17,112	17,112
BUILDING, BRIDGE, MONUMENT MAINTENANCE	21,596	0	
MISC MAINTENANCE	-	125	125
CONTINGENCY CHANGE TO GENERAL RESERVES	5,183	5,183	5,183
COMMUNITY AREA MAINTENANCE	2,879	10,789	10,789
DEVELOPMENT COORDINATOR	4,398	4,398	4,398
ELECTRIC	5,039	5,943	5,943
ENGINEERING	7,199	11,906	11,906
FIELD MANAGEMENT	14,229	14,229	14,229
FOUNTAIN MAINTENANCE & CHEMICALS	2,160	1,434	1,434
LANDSCAPING MAINTENANCE & MATERIALS	62,629	75,151	75,151
IRRIGATION	10,942	11,238	11,238
IRRIGATION PARTS & REPAIRS	1,800	2,972	2,972
PEST CONTROL	-	154	154
SECURITY	-	245	245
SIDEWALK CLEANING	2,160	2,700	2,700
SIDEWALK REPAIR	3,239	0	
SIGNAGE	720	8,645	8,645
STREETLIGHTS	3,239	8,193	8,193
STORMWATER MANAGEMENT	432	11,539	11,539
TREE/PLANT REPLACEMENT & TRIM	6,479	10,555	10,555
TOTAL MAINTENANCE EXPENSES	\$ 192,300	\$ 215,992	\$ 215,992
TOTAL EXPENDITURES	\$ 221,989	\$ 263,825	\$ 239,825
REVENUES LESS EXPENDITURES	\$ 338,941	\$ 399,322	\$ 423,322
BOND PAYMENTS	(300,388)	(299,169)	(299,169)
BALANCE	\$ 38,554	\$ 100,153	\$ 124,153
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,277)	(17,973)	(17,973)
DISCOUNTS FOR EARLY PAYMENTS	(19,277)	(16,789)	(16,789)
EXCESS/ (SHORTFALL)	\$ 0	\$ 65,391	\$ 89,391
NET EXCESS/ (SHORTFALL)	\$ 0	\$ 65,391	\$ 89,391

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 3
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	969,395	932,067	932,067
ON-ROLL ASSESSMENTS - ADMIN	68,191	67,002	67,002
ON-ROLL ASSESSMENTS - MAINT	365,605	359,233	359,233
ON-ROLL ASSESSMENTS - TIM	0	0	0
STORMWATER	176,325	208,291	208,291
INTEREST INCOME	0	20,278	20,278
OTHER	0	25,188	25,188
DEVELOPER CONTRIBUTION - TIM	0	0	0
TOTAL REVENUES	\$ 1,579,516	\$ 1,612,058	\$ 1,612,058
EXPENDITURES			
AUDIT	5,500	3,488	3,488
BANK FEES	74	0	-
DISSEMINATION AGENT	427	0	-
DISTRICT COUNSEL	8,788	3,771	3,771
MANAGEMENT	10,563	10,563	10,563
ASSESSMENT ROLL	1,098	1,098	1,098
DUES, LICENSES & FEES	175	175	175
ENGINEERING	5,492	5,505	5,505
GENERAL INSURANCE	12,177	11,849	11,849
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	714	476	476
MISCELLANEOUS	-	1,842	1,842
TRAVEL AND PER DIEM	110	91	91
FINANCIAL ADVISORY FEES	-	9	9
ARBITRAGE	-	71	71
OFFICE SUPPLIES	275	346	346
POSTAGE & SHIPPING	22	132	132
COPIES	110	440	440
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	3,847	2,297	2,297
OFFICE RENT	2,746	9,778	9,778
CONTINUING DISCLOSURE FEE	641	481	481
CONTINGENCY CHANGE TO GENERAL RESERVES	2,746	67,823	2,746
TOTAL ADMIN EXPENSES	\$ 62,736	\$ 125,375	\$ 60,298

**AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 3
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	54,500	40,025	40,025
TIM - OPERATIONS (FKA BEEP)	-	0	-
BUILDING, BRIDGE, MONUMENT MAINTENANCE	64,118	0	-
MISC MAINTENANCE	-	370	370
CONTINGENCY CHANGE TO GENERAL RESERVES	15,388	15,388	15,388
COMMUNITY AREA MAINTENANCE	8,549	32,033	32,033
DEVELOPMENT COORDINATOR	13,059	13,059	13,059
ELECTRIC	14,961	17,644	17,644
ENGINEERING	21,373	35,349	35,349
FIELD MANAGEMENT	42,247	42,247	42,247
FOUNTAIN MAINTENANCE & CHEMICALS	6,412	4,258	4,258
LANDSCAPING MAINTENANCE & MATERIALS	185,943	223,122	223,122
IRRIGATION	32,487	33,365	33,365
IRRIGATION PARTS & REPAIRS	5,343	8,823	8,823
PEST CONTROL	-	457	457
SECURITY	-	727	727
SIDEWALK CLEANING	6,412	8,015	8,015
SIDEWALK REPAIR	9,618	0	-
SIGNAGE	2,137	25,667	25,667
STREETLIGHTS	9,618	24,325	24,325
STORMWATER MANAGEMENT	1,282	34,258	34,258
TREE/PLANT REPLACEMENT & TRIM	19,235	31,338	31,338
TOTAL MAINTENANCE EXPENSES	\$ 512,682	\$ 590,469	\$ 590,469
TOTAL EXPENDITURES	\$ 575,418	\$ 715,843	\$ 650,766
REVENUES LESS EXPENDITURES	\$ 1,004,099	\$ 896,215	\$ 961,292
BOND PAYMENTS	(891,843)	(888,226)	(888,226)
BALANCE	\$ 112,255	\$ 7,989	\$ 73,066
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,128)	(52,330)	(52,330)
DISCOUNTS FOR EARLY PAYMENTS	(56,128)	(48,883)	(48,883)
EXCESS/ (SHORTFALL)	\$ (0)	\$ (93,224)	\$ (28,147)
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ (93,224)	\$ (28,147)

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 4
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	981,084	943,306	943,306
ON-ROLL ASSESSMENTS - ADMIN	68,844	67,644	67,644
ON-ROLL ASSESSMENTS - MAINT	370,014	363,564	363,564
ON-ROLL ASSESSMENTS - TIM	0	0	0
STORMWATER	178,451	210,802	210,802
INTEREST INCOME	0	20,572	20,572
OTHER	0	25,492	25,492
DEVELOPER CONTRIBUTION - TIM	0	0	0
TOTAL REVENUES	\$ 1,598,393	\$ 1,631,380	\$ 1,631,380
EXPENDITURES			
AUDIT	5,500	3,530	3,530
BANK FEES	74	0	-
DISSEMINATION AGENT	433	0	-
DISTRICT COUNSEL	8,894	3,817	3,817
MANAGEMENT	10,690	10,690	10,690
ASSESSMENT ROLL	1,112	1,112	1,112
DUES, LICENSES & FEES	175	175	175
ENGINEERING	5,558	5,572	5,572
GENERAL INSURANCE	12,324	11,992	11,992
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	723	482	482
MISCELLANEOUS	-	1,864	1,864
TRAVEL AND PER DIEM	111	92	92
FINANCIAL ADVISORY FEES	-	9	9
ARBITRAGE	-	72	72
OFFICE SUPPLIES	278	351	351
POSTAGE & SHIPPING	22	133	133
COPIES	111	446	446
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	3,893	2,324	2,324
OFFICE RENT	2,779	9,896	9,896
CONTINUING DISCLOSURE FEE	649	487	487
CONTINGENCY CHANGE TO GENERAL RESERVES	2,779	68,634	2,779
TOTAL ADMIN EXPENSES	\$ 63,336	\$ 126,816	\$ 60,961

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 4
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	55,158	40,508	40,508
TIM - OPERATIONS (FKA BEEP)	-	0	-
BUILDING, BRIDGE, MONUMENT MAINTENANCE	64,891	0	
MISC MAINTENANCE	-	374	374
CONTINGENCY CHANGE TO GENERAL RESERVES	15,574	15,574	15,574
COMMUNITY AREA MAINTENANCE	8,652	32,419	32,419
DEVELOPMENT COORDINATOR	13,216	13,216	13,216
ELECTRIC	15,141	17,857	17,857
ENGINEERING	21,630	35,775	35,775
FIELD MANAGEMENT	42,756	42,756	42,756
FOUNTAIN MAINTENANCE & CHEMICALS	6,489	4,309	4,309
LANDSCAPING MAINTENANCE & MATERIALS	188,185	225,813	225,813
IRRIGATION	32,878	33,768	33,768
IRRIGATION PARTS & REPAIRS	5,408	8,930	8,930
PEST CONTROL	-	462	462
SECURITY	-	735	735
SIDEWALK CLEANING	6,489	8,111	8,111
SIDEWALK REPAIR	9,734	0	
SIGNAGE	2,163	25,977	25,977
STREETLIGHTS	9,734	24,618	24,618
STORMWATER MANAGEMENT	1,298	34,671	34,671
TREE/PLANT REPLACEMENT & TRIM	19,467	31,715	31,715
TOTAL MAINTENANCE EXPENSES	\$ 518,864	\$ 597,589	\$ 597,589
TOTAL EXPENDITURES	\$ 582,200	\$ 724,405	\$ 658,550
REVENUES LESS EXPENDITURES	\$ 1,016,193	\$ 906,975	\$ 972,830
BOND PAYMENTS	(902,597)	(898,936)	(898,936)
BALANCE	\$ 113,595	\$ 8,039	\$ 73,894
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,798)	(52,954)	(52,954)
DISCOUNTS FOR EARLY PAYMENTS	(56,798)	(49,467)	(49,467)
EXCESS/ (SHORTFALL)	\$ (0)	\$ (94,382)	\$ (28,527)
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ (94,382)	\$ (28,527)

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 5
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	974,071	936,562	936,562
ON-ROLL ASSESSMENTS - ADMIN	68,452	67,259	67,259
ON-ROLL ASSESSMENTS - MAINT	367,369	360,965	360,965
ON-ROLL ASSESSMENTS - TIM	0	0	0
STORMWATER	177,176	209,295	209,295
INTEREST INCOME	0	20,496	20,496
OTHER	0	25,310	25,310
DEVELOPER CONTRIBUTION - TIM	0	0	0
TOTAL REVENUES	\$ 1,587,067	\$ 1,619,888	\$ 1,619,888
EXPENDITURES			
AUDIT	5,500	3,504	3,504
BANK FEES	74	0	-
DISSEMINATION AGENT	430	0	-
DISTRICT COUNSEL	8,830	3,790	3,790
MANAGEMENT	10,614	10,614	10,614
ASSESSMENT ROLL	1,104	1,104	1,104
DUES, LICENSES & FEES	175	175	175
ENGINEERING	5,519	5,532	5,532
GENERAL INSURANCE	12,236	11,906	11,906
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	717	478	478
MISCELLANEOUS	-	1,851	1,851
TRAVEL AND PER DIEM	110	91	91
FINANCIAL ADVISORY FEES	-	9	9
ARBITRAGE	-	72	72
OFFICE SUPPLIES	276	348	348
POSTAGE & SHIPPING	22	132	132
COPIES	110	442	442
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	3,866	2,308	2,308
OFFICE RENT	2,759	9,825	9,825
CONTINUING DISCLOSURE FEE	644	483	483
CONTINGENCY CHANGE TO GENERAL RESERVES	2,759	68,147	2,759
TOTAL ADMIN EXPENSES	\$ 62,976	\$ 125,951	\$ 60,563

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 5
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	54,763	40,218	40,218
TIM - OPERATIONS (FKA BEEP)	-	0	-
BUILDING, BRIDGE, MONUMENT MAINTENANCE	64,427	0	
MISC MAINTENANCE	-	372	372
CONTINGENCY CHANGE TO GENERAL RESERVES	15,463	15,463	15,463
COMMUNITY AREA MAINTENANCE	8,590	32,188	32,188
DEVELOPMENT COORDINATOR	13,122	13,122	13,122
ELECTRIC	15,033	17,730	17,730
ENGINEERING	21,476	35,519	35,519
FIELD MANAGEMENT	42,451	42,451	42,451
FOUNTAIN MAINTENANCE & CHEMICALS	6,443	4,278	4,278
LANDSCAPING MAINTENANCE & MATERIALS	186,840	224,198	224,198
IRRIGATION	32,643	33,526	33,526
IRRIGATION PARTS & REPAIRS	5,369	8,866	8,866
PEST CONTROL	-	459	459
SECURITY	-	730	730
SIDEWALK CLEANING	6,443	8,053	8,053
SIDEWALK REPAIR	9,664	0	
SIGNAGE	2,148	25,791	25,791
STREETLIGHTS	9,664	24,442	24,442
STORMWATER MANAGEMENT	1,289	34,423	34,423
TREE/PLANT REPLACEMENT & TRIM	19,328	31,489	31,489
TOTAL MAINTENANCE EXPENSES	\$ 515,155	\$ 593,317	\$ 593,317
TOTAL EXPENDITURES	\$ 578,131	\$ 719,268	\$ 653,880
REVENUES LESS EXPENDITURES	\$ 1,008,936	\$ 900,619	\$ 966,007
BOND PAYMENTS	(896,145)	(892,510)	(892,510)
BALANCE	\$ 112,791	\$ 8,109	\$ 73,497
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,396)	(52,580)	(52,580)
DISCOUNTS FOR EARLY PAYMENTS	(56,396)	(49,117)	(49,117)
EXCESS/ (SHORTFALL)	\$ (0)	\$ (93,587)	\$ (28,199)
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ (93,587)	\$ (28,199)

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 6
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	892,249	857,891	857,891
ON-ROLL ASSESSMENTS - ADMIN	63,880	62,767	62,767
ON-ROLL ASSESSMENTS - MAINT	336,510	330,644	330,644
ON-ROLL ASSESSMENTS - TIM	0	0	0
STORMWATER	162,293	191,715	191,715
INTEREST INCOME	0	19,353	19,353
OTHER	0	23,184	23,184
DEVELOPER CONTRIBUTION - TIM	0	0	0
TOTAL REVENUES	\$ 1,454,932	\$ 1,485,554	\$ 1,485,554
EXPENDITURES			
AUDIT	5,500	3,210	3,210
BANK FEES	68	0	-
DISSEMINATION AGENT	393	0	-
DISTRICT COUNSEL	8,088	3,471	3,471
MANAGEMENT	9,722	9,722	9,722
ASSESSMENT ROLL	1,011	1,011	1,011
DUES, LICENSES & FEES	175	175	175
ENGINEERING	5,055	5,067	5,067
GENERAL INSURANCE	11,208	10,906	10,906
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	657	438	438
MISCELLANEOUS	-	1,695	1,695
TRAVEL AND PER DIEM	101	84	84
FINANCIAL ADVISORY FEES	-	9	9
ARBITRAGE	-	66	66
OFFICE SUPPLIES	253	319	319
POSTAGE & SHIPPING	20	121	121
COPIES	101	405	405
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	3,541	2,114	2,114
OFFICE RENT	2,528	9,000	9,000
CONTINUING DISCLOSURE FEE	590	443	443
CONTINGENCY CHANGE TO GENERAL RESERVES	2,528	62,468	2,528
TOTAL ADMIN EXPENSES	\$ 58,770	\$ 115,863	\$ 55,923

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 6
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	50,163	36,840	36,840
TIM - OPERATIONS (FKA BEEP)	-	0	-
BUILDING, BRIDGE, MONUMENT MAINTENANCE	59,016	0	-
MISC MAINTENANCE	-	340	340
CONTINGENCY CHANGE TO GENERAL RESERVES	14,164	14,164	14,164
COMMUNITY AREA MAINTENANCE	7,869	29,484	29,484
DEVELOPMENT COORDINATOR	12,019	12,019	12,019
ELECTRIC	13,770	16,240	16,240
ENGINEERING	19,672	32,535	32,535
FIELD MANAGEMENT	38,885	38,885	38,885
FOUNTAIN MAINTENANCE & CHEMICALS	5,902	3,919	3,919
LANDSCAPING MAINTENANCE & MATERIALS	171,145	205,366	205,366
IRRIGATION	29,901	30,710	30,710
IRRIGATION PARTS & REPAIRS	4,918	8,121	8,121
PEST CONTROL	-	420	420
SECURITY	-	669	669
SIDEWALK CLEANING	5,902	7,377	7,377
SIDEWALK REPAIR	8,852	0	-
SIGNAGE	1,967	23,625	23,625
STREETLIGHTS	8,852	22,389	22,389
STORMWATER MANAGEMENT	1,180	31,531	31,531
TREE/PLANT REPLACEMENT & TRIM	17,705	28,844	28,844
TOTAL MAINTENANCE EXPENSES	\$ 471,882	\$ 543,479	\$ 543,479
TOTAL EXPENDITURES	\$ 530,652	\$ 659,341	\$ 599,401
REVENUES LESS EXPENDITURES	\$ 924,280	\$ 826,212	\$ 886,153
BOND PAYMENTS	(820,869)	(817,539)	(817,539)
BALANCE	\$ 103,411	\$ 8,673	\$ 68,613
COUNTY APPRAISER & TAX COLLECTOR FEE	(51,706)	(48,207)	(48,207)
DISCOUNTS FOR EARLY PAYMENTS	(51,706)	(45,032)	(45,032)
EXCESS/ (SHORTFALL)	\$ (0)	\$ (84,566)	\$ (24,626)
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ (84,566)	\$ (24,626)

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 7
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	116,888	112,387	112,387
ON-ROLL ASSESSMENTS - ADMIN	73,068	71,794	71,794
ON-ROLL ASSESSMENTS - MAINT	44,084	43,316	43,316
ON-ROLL ASSESSMENTS - TIM	69,678	68,464	68,464
STORMWATER	21,261	25,115	25,115
INTEREST INCOME	0	8,919	8,919
OTHER	0	30,129	30,129
DEVELOPER CONTRIBUTION - TIM	0	319,891	319,891
TOTAL REVENUES	\$ 324,980	\$ 680,015	\$ 680,015
EXPENDITURES			
AUDIT	5,500	4,172	4,172
BANK FEES	88	0	-
DISSEMINATION AGENT	52	0	-
DISTRICT COUNSEL	10,511	4,511	4,511
MANAGEMENT	12,635	12,635	12,635
ASSESSMENT ROLL	1,314	1,314	1,314
DUES, LICENSES & FEES	175	175	175
ENGINEERING	6,570	6,585	6,585
GENERAL INSURANCE	14,566	14,173	14,173
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	854	569	569
MISCELLANEOUS	-	2,203	2,203
TRAVEL AND PER DIEM	131	109	109
FINANCIAL ADVISORY FEES	-	11	11
ARBITRAGE	-	85	85
OFFICE SUPPLIES	328	414	414
POSTAGE & SHIPPING	26	157	157
COPIES	131	527	527
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	464	2,747	2,747
OFFICE RENT	3,285	11,696	11,696
CONTINUING DISCLOSURE FEE	77	58	58
CONTINGENCY CHANGE TO GENERAL RESERVES	3,285	23,538	3,285
TOTAL ADMIN EXPENSES	\$ 67,222	\$ 90,819	\$ 70,566

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 7
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	6,572	4,826	4,826
TIM - OPERATIONS (FKA BEEP)	69,678	60,770	60,770
BUILDING, BRIDGE, MONUMENT MAINTENANCE	7,731	0	-
MISC MAINTENANCE	-	45	45
CONTINGENCY CHANGE TO GENERAL RESERVES	1,856	1,856	1,856
COMMUNITY AREA MAINTENANCE	1,031	3,863	3,863
DEVELOPMENT COORDINATOR	1,575	1,575	1,575
ELECTRIC	1,804	2,128	2,128
ENGINEERING	2,577	4,262	4,262
FIELD MANAGEMENT	5,094	5,094	5,094
FOUNTAIN MAINTENANCE & CHEMICALS	773	513	513
LANDSCAPING MAINTENANCE & MATERIALS	22,421	26,904	26,904
IRRIGATION	3,917	4,023	4,023
IRRIGATION PARTS & REPAIRS	644	1,064	1,064
PEST CONTROL	-	55	55
SECURITY	-	88	88
SIDEWALK CLEANING	773	966	966
SIDEWALK REPAIR	1,160	0	
SIGNAGE	258	3,095	3,095
STREETLIGHTS	1,160	2,933	2,933
STORMWATER MANAGEMENT	155	4,131	4,131
TREE/PLANT REPLACEMENT & TRIM	2,319	3,779	3,779
TOTAL MAINTENANCE EXPENSES	\$ 131,497	\$ 131,968	\$ 131,968
TOTAL EXPENDITURES	\$ 198,719	\$ 222,787	\$ 202,534
REVENUES LESS EXPENDITURES	\$ 126,261	\$ 457,228	\$ 477,482
BOND PAYMENTS	(107,537)	(107,101)	(107,101)
BALANCE	\$ 18,723	\$ 350,127	\$ 370,380
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,362)	(8,728)	(8,728)
DISCOUNTS FOR EARLY PAYMENTS	(9,362)	(8,154)	(8,154)
EXCESS/ (SHORTFALL)	\$ 0	\$ 333,245	\$ 353,498
NET EXCESS/ (SHORTFALL)	\$ 0	\$ 333,245	\$ 353,498

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 8
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	0	0	0
ON-ROLL ASSESSMENTS - ADMIN	54,691	53,737	53,737
ON-ROLL ASSESSMENTS - MAINT	0	0	0
ON-ROLL ASSESSMENTS - TIM	49,168	48,311	48,311
STORMWATER	0	0	0
INTEREST INCOME	0	5,014	5,014
OTHER	0	21,260	21,260
DEVELOPER CONTRIBUTION - TIM	0	225,730	225,730
TOTAL REVENUES	\$ 103,859	\$ 354,052	\$ 354,052
EXPENDITURES			
AUDIT	5,000	2,944	2,944
BANK FEES	62	0	-
DISSEMINATION AGENT	-	0	-
DISTRICT COUNSEL	7,417	3,183	3,183
MANAGEMENT	8,916	8,916	8,916
ASSESSMENT ROLL	927	927	927
DUES, LICENSES & FEES	175	175	175
ENGINEERING	4,636	4,647	4,647
GENERAL INSURANCE	10,278	10,001	10,001
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	603	402	402
MISCELLANEOUS		1,555	1,555
TRAVEL AND PER DIEM	93	77	77
FINANCIAL ADVISORY FEES		8	8
ARBITRAGE		60	60
OFFICE SUPPLIES	232	292	292
POSTAGE & SHIPPING	19	111	111
COPIES	93	372	372
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	-	1,939	1,939
OFFICE RENT	2,318	8,253	8,253
CONTINUING DISCLOSURE FEE	-	0	-
CONTINGENCY CHANGE TO GENERAL RESERVES	2,318	16,448	2,318
TOTAL ADMIN EXPENSES	\$ 50,315	\$ 65,448	\$ 51,318

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 8
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	-	-	-
TIM - OPERATIONS (FKA BEEP)	49,168	42,882	42,882
BUILDING, BRIDGE, MONUMENT MAINTENANCE	-	-	-
MISC MAINTENANCE	-	-	-
CONTINGENCY CHANGE TO GENERAL RESERVES	-	-	-
COMMUNITY AREA MAINTENANCE	-	-	-
DEVELOPMENT COORDINATOR	-	-	-
ELECTRIC	-	-	-
ENGINEERING	-	-	-
FIELD MANAGEMENT	-	-	-
FOUNTAIN MAINTENANCE & CHEMICALS	-	-	-
LANDSCAPING MAINTENANCE & MATERIALS	-	-	-
IRRIGATION	-	-	-
IRRIGATION PARTS & REPAIRS	-	-	-
PEST CONTROL	-	-	-
SECURITY	-	-	-
SIDEWALK CLEANING	-	-	-
SIDEWALK REPAIR	-	-	-
SIGNAGE	-	-	-
STREETLIGHTS	-	-	-
STORMWATER MANAGEMENT	-	-	-
TREE/PLANT REPLACEMENT & TRIM	-	-	-
TOTAL MAINTENANCE EXPENSES	\$ 49,168	\$ 42,882	\$ 42,882
TOTAL EXPENDITURES	\$ 99,484	\$ 108,329	\$ 94,199
REVENUES LESS EXPENDITURES	\$ 4,375	\$ 245,723	\$ 259,853
BOND PAYMENTS	-	0	0
BALANCE	\$ 4,375	\$ 245,723	\$ 259,853
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,188)	(2,040)	(2,040)
DISCOUNTS FOR EARLY PAYMENTS	(2,188)	(1,906)	(1,906)
EXCESS/ (SHORTFALL)	\$ 0	\$ 241,777	\$ 255,907
NET EXCESS/ (SHORTFALL)	\$ 0	\$ 241,777	\$ 255,907

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 9
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	0	0	0
ON-ROLL ASSESSMENTS - ADMIN	39,189	38,506	38,506
ON-ROLL ASSESSMENTS - MAINT	0	0	0
ON-ROLL ASSESSMENTS - TIM	30,672	30,137	30,137
STORMWATER		0	0
INTEREST INCOME		3,416	3,416
OTHER	0	13,262	13,262
DEVELOPER CONTRIBUTION - TIM		140,816	140,816
TOTAL REVENUES	\$ 69,861	\$ 226,137	\$ 226,137
EXPENDITURES			
AUDIT	5,000	1,836	1,836
BANK FEES	39	0	-
DISSEMINATION AGENT	-	0	-
DISTRICT COUNSEL	4,627	1,986	1,986
MANAGEMENT	5,562	5,562	5,562
ASSESSMENT ROLL	578	578	578
DUES, LICENSES & FEES	175	175	175
ENGINEERING	2,892	2,899	2,899
GENERAL INSURANCE	6,412	6,239	6,239
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	376	251	251
MISCELLANEOUS	-	970	970
TRAVEL AND PER DIEM	58	48	48
FINANCIAL ADVISORY FEES	-	5	5
ARBITRAGE	-	38	38
OFFICE SUPPLIES	145	182	182
POSTAGE & SHIPPING	12	69	69
COPIES	58	232	232
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	-	1,209	1,209
OFFICE RENT	1,446	5,149	5,149
CONTINUING DISCLOSURE FEE	-	0	-
CONTINGENCY CHANGE TO GENERAL RESERVES	1,446	12,869	6,307
TOTAL ADMIN EXPENSES	\$ 36,053	\$ 45,435	\$ 38,873

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 9
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	-	-	-
TIM - OPERATIONS (FKA BEEP)	30,672	26,750	26,750
BUILDING, BRIDGE, MONUMENT MAINTENANCE	-	-	-
MISC MAINTENANCE	-	-	-
CONTINGENCY CHANGE TO GENERAL RESERVES	-	-	-
COMMUNITY AREA MAINTENANCE	-	-	-
DEVELOPMENT COORDINATOR	-	-	-
ELECTRIC	-	-	-
ENGINEERING	-	-	-
FIELD MANAGEMENT	-	-	-
FOUNTAIN MAINTENANCE & CHEMICALS	-	-	-
LANDSCAPING MAINTENANCE & MATERIALS	-	-	-
IRRIGATION	-	-	-
IRRIGATION PARTS & REPAIRS	-	-	-
PEST CONTROL	-	-	-
SECURITY	-	-	-
SIDEWALK CLEANING	-	-	-
SIDEWALK REPAIR	-	-	-
SIGNAGE	-	-	-
STREETLIGHTS	-	-	-
STORMWATER MANAGEMENT	-	-	-
TREE/PLANT REPLACEMENT & TRIM	-	-	-
TOTAL MAINTENANCE EXPENSES	\$ 30,672	\$ 26,750	\$ 26,750
TOTAL EXPENDITURES	\$ 66,726	\$ 72,185	\$ 65,623
REVENUES LESS EXPENDITURES	\$ 3,135	\$ 153,953	\$ 160,515
BOND PAYMENTS	0	0	0
BALANCE	\$ 3,135	\$ 153,953	\$ 160,515
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,568)	(1,462)	(1,462)
DISCOUNTS FOR EARLY PAYMENTS	(1,568)	(1,366)	(1,366)
EXCESS/ (SHORTFALL)	\$ (0)	\$ 151,125	\$ 157,687
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ 151,125	\$ 157,687

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 10
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
ON-ROLL ASSESSMENTS - Debt	1,057,041	1,016,338	1,016,338
ON-ROLL ASSESSMENTS - ADMIN	122,536	120,400	120,400
ON-ROLL ASSESSMENTS - MAINT	80,380	78,979	78,979
ON-ROLL ASSESSMENTS - TIM	128,071	125,839	125,839
STORMWATER	38,766	45,794	45,794
INTEREST INCOME	0	15,682	15,682
OTHER	0	55,377	55,377
DEVELOPER CONTRIBUTION - TIM	0	587,972	587,972
TOTAL REVENUES	\$ 1,426,795	\$ 2,046,382	\$ 2,046,382
EXPENDITURES			
AUDIT	5,500	7,668	7,668
BANK FEES	162	0	-
DISSEMINATION AGENT	94	0	-
DISTRICT COUNSEL	19,320	8,292	8,292
MANAGEMENT	23,223	23,223	23,223
ASSESSMENT ROLL	2,415	2,415	2,415
DUES, LICENSES & FEES	175	175	175
ENGINEERING	12,075	12,103	12,103
GENERAL INSURANCE	26,773	26,050	26,050
WEB SITE MAINTENANCE	750	750	750
LEGAL ADVERTISING	1,570	1,046	1,046
MISCELLANEOUS	-	4,050	4,050
TRAVEL AND PER DIEM	242	200	200
FINANCIAL ADVISORY FEES	-	21	21
ARBITRAGE	-	157	157
OFFICE SUPPLIES	604	762	762
POSTAGE & SHIPPING	48	289	289
COPIES	242	968	968
SUPERVISOR FEES	6,480	4,020	4,020
SUPERVISOR PAYROLL TAXES	-	308	308
SUPERVISOR PAYROLL FEES	-	62	62
TRUSTEE SERVICES	846	5,049	5,049
OFFICE RENT	6,038	21,498	21,498
CONTINUING DISCLOSURE FEE	141	106	106
CONTINGENCY CHANGE TO GENERAL RESERVES	6,038	40,748	4,558
TOTAL ADMIN EXPENSES	\$ 112,733	\$ 159,958	\$ 123,768

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT 10
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
LAKE MAINTENANCE	11,982	8,800	8,800
TIM - OPERATIONS (FKA BEEP)	128,071	111,697	111,697
BUILDING, BRIDGE, MONUMENT MAINTENANCE	14,097	-	-
MISC MAINTENANCE	-	81	81
CONTINGENCY CHANGE TO GENERAL RESERVES	3,383	-	-
COMMUNITY AREA MAINTENANCE	1,880	7,043	7,043
DEVELOPMENT COORDINATOR	2,871	2,871	2,871
ELECTRIC	3,289	3,879	3,879
ENGINEERING	4,699	7,772	7,772
FIELD MANAGEMENT	9,288	9,288	9,288
FOUNTAIN MAINTENANCE & CHEMICALS	1,410	936	936
LANDSCAPING MAINTENANCE & MATERIALS	40,881	49,055	49,055
IRRIGATION	7,142	7,336	7,336
IRRIGATION PARTS & REPAIRS	1,175	1,940	1,940
PEST CONTROL	-	100	100
SECURITY	-	160	160
SIDEWALK CLEANING	1,410	1,762	1,762
SIDEWALK REPAIR	2,115	-	-
SIGNAGE	470	5,643	5,643
STREETLIGHTS	2,115	5,348	5,348
STORMWATER MANAGEMENT	282	7,532	7,532
TREE/PLANT REPLACEMENT & TRIM	4,229	6,890	6,890
TOTAL MAINTENANCE EXPENSES	\$ 240,787	\$ 238,131	\$ 238,131
TOTAL EXPENDITURES	\$ 353,521	\$ 398,089	\$ 361,899
REVENUES LESS EXPENDITURES	\$ 1,073,275	\$ 1,648,293	\$ 1,684,482
BOND PAYMENTS	(972,478)	(968,533)	(968,533)
BALANCE	\$ 100,797	\$ 679,759	\$ 715,949
COUNTY APPRAISER & TAX COLLECTOR FEE	(50,398)	(46,988)	(46,988)
DISCOUNTS FOR EARLY PAYMENTS	(50,398)	(43,893)	(43,893)
EXCESS/ (SHORTFALL)	\$ 0	\$ 588,879	\$ 625,069
NET EXCESS/ (SHORTFALL)	\$ 0	\$ 588,879	\$ 625,069

AMENDED FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION UTILITY
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
SERVICE CHARGE	1,650,000	1,927,309	1,927,309
ENGINEERING REVENUE FEES	17,338	0	0
CAPACITY REVENUE	0	0	0
OTHER INCOME	0	0	0
INTEREST INCOME	0	49,621	49,621
TOTAL REVENUES	\$ 1,667,338	\$ 1,976,930	\$ 1,976,930
EXPENDITURES			
BAD DEBT	65,000	0	0
BANK FEES	1,250	0	0
CITY FRANCHISE FEE	109,421	157,656	157,656
CONTINGENCY	26,046	4,722	4,722
DEVELOPMENT COORDINATOR	61,100	61,100	61,100
DUES, LICENSES, FEES	2,300	0	0
ELECTRIC	105,000	146,287	146,287
ENGINEERING	40,000	84,675	84,675
FIELD OPERATIONS	0	0	0
FIELD SUPPLIES (OTHER)	2,000	0	0
GENERAL INSURANCE	21,102	0	0
GENERAL REPAIR & MAINTENANCE	153,000	180,667	180,667
HVAC	4,500	0	0
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	0
MANAGEMENT	366,742	366,742	366,742
OFFICE SUPPLIES	250	622	622
OPERATING RESERVES/MISC	40,000	0	0
OTHER SYSTEM IMPROVEMENTS	75,000	155,000	0
OTHER UTILITIES	1,550	0	0
POSTAGE AND SHIPPING	253	231	231
PROFESSIONAL SERVICES, OTHER	5,000	16,225	16,225
RENEWAL AND REPLACEMENT	200,000	515,997	515,997
TELEPHONE	1,930	0	0
TRAVEL AND PER DIEM	400	36	36
TRUSTEE SERVICES	5,000	4,246	4,246
VEHICLE, GAS, & REPAIR	1,000	0	0
WATER	170	284	284
TOTAL EXPENDITURES	\$ 1,299,013	\$ 1,694,490	\$ 1,539,490
REVENUES LESS EXPENDITURES	\$ 368,325	\$ 282,440	\$ 437,440
BOND PAYMENTS (2017 Series)	(368,325)	(368,925)	(368,925)
BALANCE	\$ (0)	\$ (86,485)	\$ 68,515
EXCESS/ (SHORTFALL)	\$ (0)	\$ (86,485)	\$ 68,515

FUND BALANCE AS OF 9/30/22	\$ 1,187,470
FY 2022/2023 ACTIVITY	\$ (86,485)
FUND BALANCE AS OF 9/30/23	\$ 1,100,985

Series 2017 Bond

Original Par Amount =	\$6,095,000	Annual Principal Pmt Due=	1st of October
Average Interest Rate =	4.468%	Annual Interest Pmts Due=	1st of April and October
Issue Date =	2017		
Maturity Date =	2047		
Par Amount As Of 9/30/23	\$6,095,000		

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

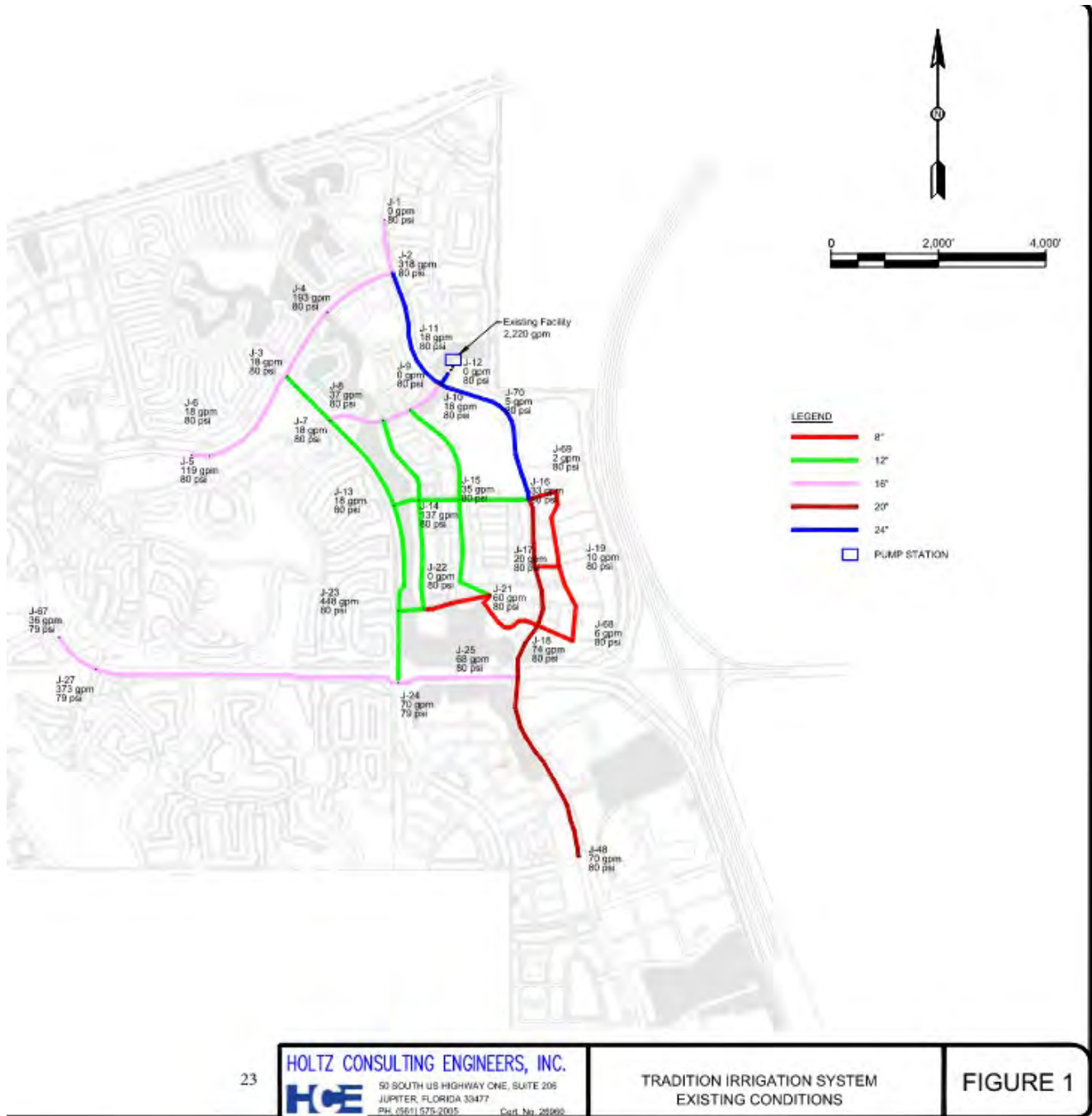
Data Collection

~~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 [including seasonal variations, irrigation usage restrictions outlined in the Tradition Irrigation System Rules and Regulations and Water Conservation Policy. Capacity shall be evaluated at current and final community build out.](#)
- 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.
- Plant intake, distribution, and treatment system remaining useful life and replacement schedule and budget level costs
- Annual budget for maintenance and repairs to both intake and distribution system as well as treatment plant.
- Equipment / software (manufacturer and associated costs) needed to give Board of Supervisors monthly reports on performance of system.

Tradition CDD Irrigation System



<https://www.stlucierealestate.com/>



**CULPEPPER &
TERPENING INC**

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**CULPEPPER &
TERPENING INC**

2900 SOUTH 25TH ST | FT. PIERCE, FL 34981
772.464.3537 | FAX: 772.464.6467
WWW.CT-SMO.COM

Tradition CDD Irrigation System

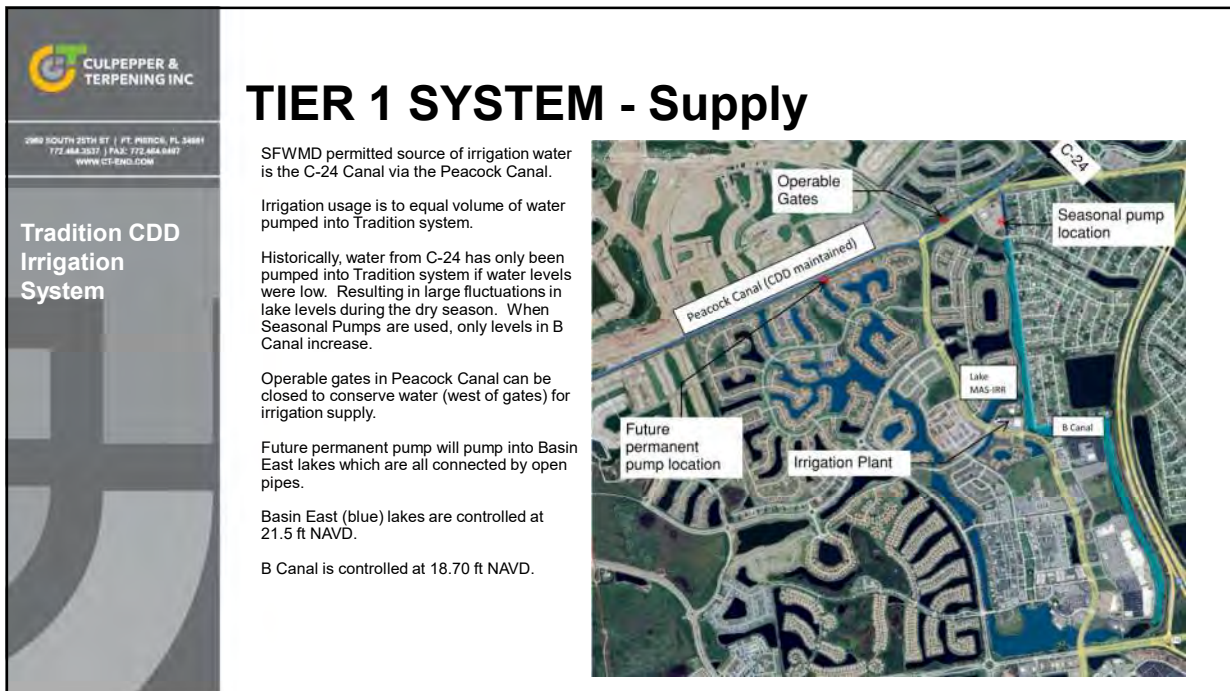
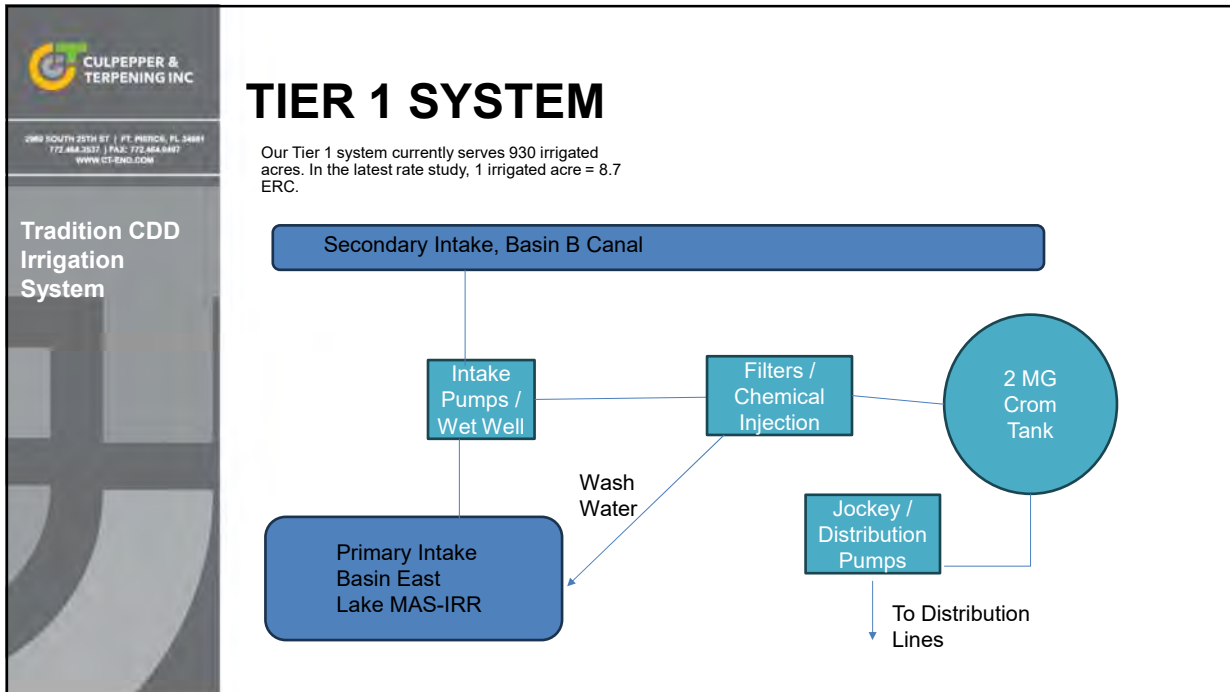
INTRODUCTION

Our irrigation system covers 3,730 irrigated acres.

- Tier 1 customers connected to the pressurized lines served by the irrigation plant.
- Tier 2 customers connect to the non-pressurized irrigation supply (surface water) through CDD owned pump stations.
- Tier 3 customers connect to the non-pressurized irrigation supply (surface water) through privately owned pump stations.
- Tier 4 customers (future – pending Franchise Agreement modification) connect to non-pressurized irrigation supply (surface water) which is mixed with reclaimed water. Irrigation water is pumped through private pump stations.

Users are billed based on the irrigated acreages behind each customer meter at a flat rate up to a usage of 90,000 gallons per acre per month. Usage higher than 90,000 gallons per month is billed at a higher per acre rate.







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**Tradition CDD
Irrigation
System**

TIER 1 SYSTEM – Intake Original Design

Original Secondary Intake Pipe,
Broke from concrete “dead-man”



Original Intake Screen after Cleaning. Divers went down removed screens, brought to surface, pressure cleaned, dove back down and re-installed.






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**Tradition CDD
Irrigation
System**

TIER 1 SYSTEM – Intake Original Design

Original Intake Pipe – When operating as design, pulled in water from near bottom of lake and canal





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**Tradition CDD
Irrigation
System**

TIER 1 SYSTEM – Intake New Design

Cat-walk out to intake structure



Jul 8, 2022 at 10:16 AM
N 27° 16' 59.33" W 80° 25' 59.279"
Inspector: ER
Irrigation Plant



New intake structure includes winch to bring up screen for maintenance. Openings in structure pull from mid-lake level.



Jul 8, 2022 at 2:03:14 PM
N 27° 16' 59.33" W 80° 25' 59.279"
Inspector: ER
Irrigation Plant



Jul 8, 2022 at 2:03:14 PM
N 27° 16' 59.33" W 80° 25' 59.279"
Inspector: ER
Irrigation Plant



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**Tradition CDD
Irrigation
System**

TIER 1 SYSTEM – Intake Construction



Jul 8, 2022 at 10:16 AM
N 27° 16' 59.33" W 80° 25' 59.279"
Inspector: ER
Irrigation Plant

Jul 8, 2022 at 2:03:14 PM
N 27° 16' 59.33" W 80° 25' 59.279"
Inspector: ER
Irrigation Plant

Jul 8, 2022 at 2:03:14 PM
N 27° 16' 59.33" W 80° 25' 59.279"
Inspector: ER
Irrigation Plant



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**Tradition CDD
Irrigation
System**

TIER 1 SYSTEM – Intake Construction

Primary Intake – Lake MAS-IRR

Backup Intake – B Canal (waiting on sod)



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**Tradition CDD
Irrigation
System**

TIER 1 SYSTEM – Wet Well

Sediment / Sludge at Pump Intake – Dewater and clean. 1 to 2 x per year



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TIER 1 SYSTEM – Wet Well

Corrosion – Cathodic system designed but needs system off line for 2 weeks to install.



Waiting for timing when we can take plant off-line for 2 weeks, during rainy season most likely. To install – crew must be in wet well (confined entry).



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RAW WATER (INTAKE) PUMPS - 2016





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INTAKE PUMPS - CURRENT

Upgraded and replaced motors to pump at higher pressure – needed to allow filters to back-flush effectively. Electrical system was upgraded to support larger motors. Replaced rusted pump skid. Replaced gaskets. Covered pump station to reduce exposure to elements. New weather station.



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CHEMICAL TREATMENT

Original design included pH adjustment (acid) and chlorination equipment. Neither was in use at the time Tradition acquired the system. Chlorine tank was in bad condition and was removed shortly after Tradition took over the system.

Sodium Hypochlorite



Acid tank for pH control





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CLAMS!

In lower flow areas of the piped system, particularly Points of Connection and valves, clams started growing. They enter the system as larvae and thrive. After consulting with other local irrigation users we decided to go to chlorine injections to control their growth. Several feet of clams were removed from the Crom tank to remove the "nursery" within the system prior to starting the injection process.



Asian clams have a yellowish-brown to black shell, with well-defined ridges.

Control Options: In small systems like power plant water intake systems, Asian clams can be controlled by chlorine injection, screening, or a temporary increase in temperature beyond 37 degrees Celsius.

In natural systems, an effective method of control is not yet known. Manual removal of Asian clams is possible, but labor-intensive. Prevention of spread is crucial to minimizing the impact of Asian clams on our native ecosystems. Asian clams and other aquarium pets should never be released into natural waters.

Note: Native fingernail clams look similar, but they are smaller and lack the well-defined shell ridges and serrated lateral teeth.



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CHEMICAL TREATMENT

Repurposed containment system for old acid tank – installed new chlorine tank and dosing system. Inject at low dose every 3 days. Monitor for pH and chlorine content.





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Tradition CDD Irrigation System

FILTERS

Original design was bank of 10 Netafirm disc filters (120 micron) followed by 16 4-ft diameter pressure sand filters. Sand filters became clogged with biological debris and needed to be replaced. Replacement parts for Netafirm filters became hard to find. Both were requiring higher and higher pressures to backwash, resulting in longer (and less effective) backwash cycles.



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FILTERS - CURRENT

New technology (75 micron) requiring lower pressure to backflush – results in lower times for backflushing (and filters actually get flushed) and more time pumping into Crom tank. Also installed 10-inch pressure sustaining valve.





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2 MG CROM TANK

Physically removed clams on interior sides and bottom of tank. Pressure cleaned before putting back into service.



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JOCKEY & HIGH SERVICE PUMPS

Original design: one 200 gpm jockey pump (maintains system pressure during low demand periods) and four 1375 gpm high service pumps.



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REPLACED OLD VALVES WITH MORE EFFICIENT / LONGER LIFE VALVES

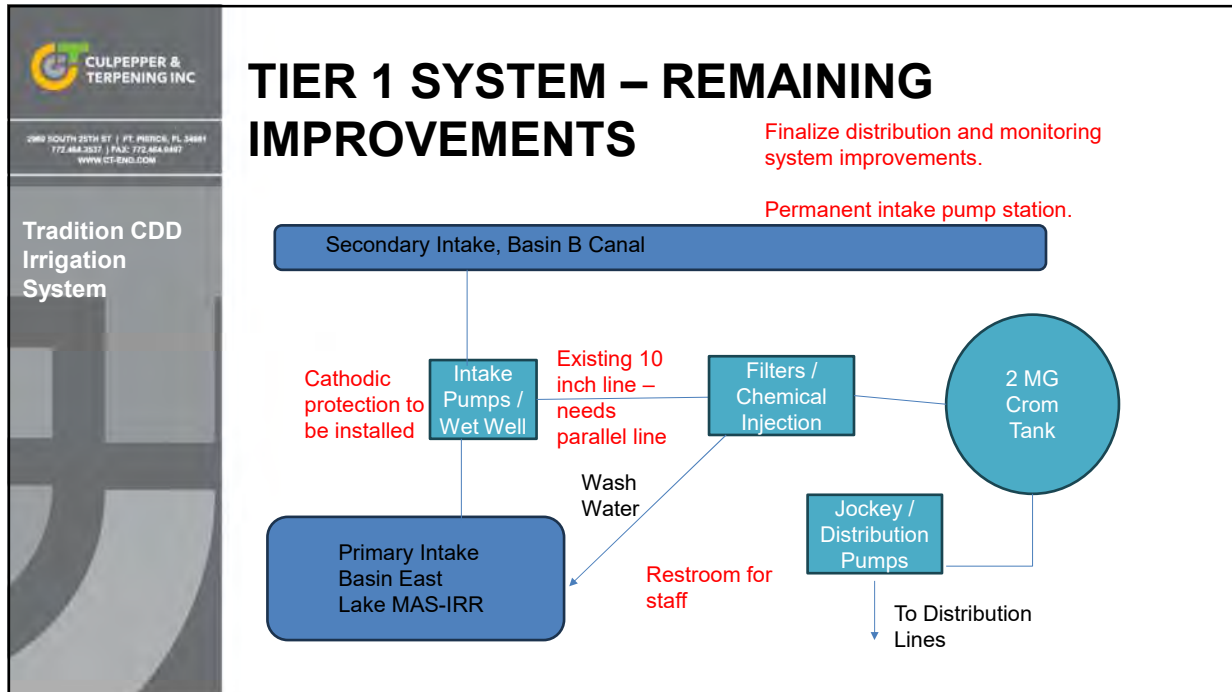
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 System**

Instrumentation / Monitoring

Just replaced main computer. Keeping in inventory spare 50-hp raw water motor, 75-hp raw water motor, 100 hp high service motor and pump, and two 8-inch check valves for high service system.

Blue: Crom tank level, red: filter backflush, yellow: pressure, green: high service flow.



TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10

Financial Report For September 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 - SEPTEMBER 30, 2023
RECAP

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 09/30/23 ACTUAL	% Of Budget	COMMENTS
REVENUES				
O & M ASSESSMENTS	2,621,290	2,575,600	98.26%	
DEBT ASSESSMENTS	5,379,577	4,771,804	88.70%	Direct billed portion of Series 2021 Bond Assessments
BOND PREPAYMENTS	0	11,628	0.00%	
INTEREST INCOME	0	122,527	0.00%	
STORMWATER	825,000	974,563	118.13%	
OTHER INCOME	0	229,305	0.00%	(Includes chargebacks for Rent Sharing)
DEVELOPER CONTRIBUTION - BEEP	0	1,381,680	0.00%	
FUND CARRY FORWARD	0	0	0.00%	
Total Revenues	\$ 8,825,868	\$ 10,067,106	114.06%	
EXPENDITURES - ADMIN				
AUDIT	55,000	31,750	57.73%	
BANK FEES	670	0	0.00%	
DISSEMINATION AGENT	2,000	0	0.00%	
DISTRICT COUNSEL	80,000	34,334	42.92%	
MANAGEMENT	96,161	96,161	100.00%	
ASSESSMENT ROLL	10,000	10,000	100.00%	
DUES, LICENSES, FEES	1,750	1,875	107.14%	One Additional CDD (#11)
ENGINEERING	50,000	50,117	100.23%	
IMPACT FEE ADMINISTRATION	0	0	0.00%	
GENERAL INSURANCE	110,860	107,867	97.30%	
WEBSITE	7,500	7,500	100.00%	
LEGAL ADVERTISING	6,500	4,332	66.64%	
MISCELLANEOUS	0	17,419	100.00%	CDD #11 Establishment
TRAVEL AND PER DIEM	1,000	827	82.69%	
FINANCIAL ADVISORY FEES	0	85	0.00%	
OFFICE SUPPLIES	2,500	3,154	126.18%	
POSTAGE AND SHIPPING	200	1,198	599.01%	
COPIES	1,000	4,007	400.75%	
SUPERVISOR FEES	64,800	40,200	62.04%	
SUPERVISOR PAYROLL TAXES	0	3,075	0.00%	
SUPERVISOR PAYROLL FEES	0	617	0.00%	
TRUSTEE SERVICES	18,000	20,909	116.16%	
OFFICE RENT	25,000	89,018	356.07%	Chargeback to master association and Southern Grove (included in other income)
CONTINUING DISCLOSURE FEE	3,000	2,250	75.00%	
GENERAL RESERVES	25,000	25,000	100.00%	
TOTAL ADMIN EXPENSES	560,941	551,696	98.35%	

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

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 09/30/23 ACTUAL	% Of Budget	COMMENTS
EXPENDITURES - MAINT				
LAKE MAINTENANCE	255,000	187,272	73.44%	
BEEP OPERATIONS	300,956	262,478	87.21%	
BUILDING, BRIDGE, MONUMENT MAINT.	300,000	0	0.00%	Combined with Community Area Maint
MISC MAINTENANCE	0	1,730	0.00%	
GENERAL RESERVES	72,000	72,000	100.00%	
COMMUNITY AREA MAINTENANCE	40,000	149,879	374.70%	Combined with Building, Bridge Maint
DEVELOPMENT COORDINATOR	61,100	61,100	100.00%	
PAINTING	0	0	0.00%	
FENCE MAINTENANCE	0	0	0.00%	
ELECTRIC	70,000	82,556	117.94%	
ENGINEERING - MAINT.	100,000	165,391	165.39%	
FIELD MANAGEMENT	197,667	197,667	100.00%	
FOUNTAIN MAINTENANCE	30,000	19,921	66.40%	
LANDSCAPING MAINTENANCE & MATERIALS	870,000	1,043,957	120.00%	
IRRIGATION	152,000	156,112	102.71%	
IRRIGATION PARTS & REPAIR	25,000	41,284	165.13%	
PEST CONTROL	0	2,137	0.00%	
SECURITY	0	3,400	0.00%	
SIDEWALK CLEANING	30,000	37,500	125.00%	
SIDEWALK REPAIR	45,000	0	0.00%	
SIGNAGE	10,000	120,093	1200.93%	Roundabout signage etc
STREETLIGHTS	45,000	113,812	252.92%	Four 37' concrete poles
STORMWATER MANAGEMENT	6,000	160,286	2671.44%	Labor & Equipment costs for clearing sand, debris and materials from canals
TREE/PLANT REPLACEMENT & TRIM	90,000	146,624	162.92%	
WETLAND UPLAND MAINTENANCE	0	0	0.00%	
TOTAL MAINTENANCE EXPENSES	2,699,723	3,025,199	112.06%	
Total Expenditures	\$ 3,260,664	\$ 3,576,895	109.70%	

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

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 10/01/22 - 09/30/23 ACTUAL	% Of Budget	COMMENTS
EXCESS / (SHORTFALL)	\$ 5,565,204	\$ 6,490,212	116.62%	
PAYMENT TO TRUSTEE	(4,949,211)	(4,929,136)	99.59%	
BOND PREPAYMENTS	-	(11,628)		
BALANCE	\$ 615,993	\$ 1,549,448		
COUNTY APPRAISER & TAX COLLECTOR FEE	(307,996)	(287,157)	93.23%	
DISCOUNTS FOR EARLY PAYMENTS	(307,996)	(268,244)	87.09%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 994,047		

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

	Oct '22 - Sep 23	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	45,055.72	45,855.00	-799.28	98.3%
01-3810 · Debt Assessments (2014)	4,198,232.95	62,341.00	4,135,891.95	6,734.3%
01-3811 · Debt Assessments (2021)	573,570.81			
01-3820 · Debt Assess-Pd To Trustee-2014	-3,964,949.48	-57,353.00	-3,907,596.48	6,913.2%
01-3821 · Debt Assess-Pd To Trustee-2021	-964,186.18			
01-3830 · Assessment Fees	-3,895.28	-4,178.00	282.72	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	197,637.92	0.00	197,637.92	100.0%
01-9405 · Stormwater Fees	13,394.63	11,339.00	2,055.63	118.1%
01-9407 · Engineering Revenue Fees	8,382.00	0.00	8,382.00	100.0%
01-9408 · Application Fee	23,285.00	0.00	23,285.00	100.0%
01-9410 · Interest Income (GF)	2,143.39	0.00	2,143.39	100.0%
Total Income	1,907,335.80	53,826.00	1,853,509.80	3,543.5%
Expense				
01-1308 · Dissemination Agent	0.00	27.00	-27.00	0.0%
01-1310 · Engineering	354.06	353.00	1.06	100.3%
01-1311 · Management Fees	679.32	679.00	0.32	100.0%
01-1313 · Field Management	2,716.87	2,717.00	-0.13	100.0%
01-1315 · Legal Fees	242.58	565.00	-322.42	42.9%
01-1317 · Travel and Per Diem	5.88	7.00	-1.12	84.0%
01-1318 · Assessment/Tax Roll	70.69	71.00	-0.31	99.6%
01-1320 · Audit Fees	224.33	6,500.00	-6,275.67	3.5%
01-1325 · Supervisor Fees	4,020.00	6,480.00	-2,460.00	62.0%
01-1326 · Payroll tax expense	307.53	0.00	307.53	100.0%
01-1327 · Payroll Processing fees	61.70	0.00	61.70	100.0%
01-1330 · Arbitrage Rebate Fee	4.64	0.00	4.64	100.0%
01-1331 · Financial Advisory Fees	0.65	0.00	0.65	100.0%
01-1332 · Development Coordinator	839.83	840.00	-0.17	100.0%
01-1335 · Administrative Contingency	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	628.88	177.00	451.88	355.3%
01-1450 · Insurance	762.03	783.00	-20.97	97.3%
01-1480 · Legal Advertisements	30.64	46.00	-15.36	66.6%
01-1511 · Bank Fees	0.00	5.00	-5.00	0.0%
01-1512 · Miscellaneous	118.50	0.00	118.50	100.0%
01-1513 · Postage and Delivery	8.50	1.00	7.50	850.0%
01-1514 · Office Supplies	22.33	18.00	4.33	124.1%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	28.35	7.00	21.35	405.0%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1519 · Holiday Decorations	0.00	0.00	0.00	0.0%
01-1520 · Security	46.76	0.00	46.76	100.0%
01-1540 · Dues, License & Subscriptions	300.00	175.00	125.00	171.4%
01-1550 · Trustee Fees (GF)	147.75	247.00	-99.25	59.8%
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	-64,634.64	3,746.00	-68,380.64	-1,725.4%
Total 01-1606 · BEEP O&M	3,267.21	3,746.00	-478.79	87.2%
01-1743 · Continuing Disclosure Fee	30.96	41.00	-10.04	75.5%
01-1801 · Landscaping Maintenance	14,348.74	11,958.00	2,390.74	120.0%
01-1802 · Tree/Plant Replacement & Trim	2,015.31	1,237.00	778.31	162.9%
01-1805 · Stormwater Management (GF)	2,203.09	82.00	2,121.09	2,686.7%
01-1807 · Irrigation Parts & Repair	567.46	344.00	223.46	165.0%
01-1808 · Irrigation	2,145.74	2,089.00	56.74	102.7%
01-1810 · Engineering / Inspections	2,273.25	1,374.00	899.25	165.4%

2:54 PM

10/24/23

Accrual Basis

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
01-1812 · Signage & Amenities Repair	1,650.66	138.00	1,512.66	1,196.1%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	1,134.72	962.00	172.72	118.0%
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	2,060.06	550.00	1,510.06	374.6%
01-1818 · Fountain Maintenance & Chemical	273.84	412.00	-138.16	66.5%
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	2,573.99	3,505.00	-931.01	73.4%
01-1827 · Streetlights	1,564.34	619.00	945.34	252.7%
01-1829 · Sidewalk Cleaning	515.44	412.00	103.44	125.1%
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	1,167.00	1,167.00	0.00	100.0%
Total Expense	50,216.84	53,826.00	-3,609.16	93.3%
Net Income	1,857,118.96	0.00	1,857,118.96	100.0%

Tradition CDD No. 1
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	1,948,861.83
Total Checking/Savings	1,948,861.83
Accounts Receivable	
11000 · Accounts Receivable	1,493,830.00
Total Accounts Receivable	1,493,830.00
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	3,443,891.61
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	3,425,180.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	204,896.74
Total Accounts Payable	204,896.74
Other Current Liabilities	
01-2023 · Due To Other Funds	396,051.84
01-2025 · Deposits - Engr Deposit	36,142.33
01-2026 · Deposits - Lake Bank Restoratio	535,941.27
01-3010 · General Reserve - Signage	500,000.00
01-3020 · General Maintenance Reserves	97,000.00
Total Other Current Liabilities	1,565,135.44
Total Current Liabilities	1,770,032.18
Total Liabilities	1,770,032.18
Equity	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	-405,725.84
Net Income	1,857,118.96
Total Equity	1,655,148.43
TOTAL LIABILITIES & EQUITY	3,425,180.61

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	171,982.06	175,032.00	-3,049.94	98.3%
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	-17,972.53	-19,277.00	1,304.47	93.2%
01-3831 · Assessment Discounts	-16,788.82	-19,277.00	2,488.18	87.1%
01-9405 · Stormwater Fees	70,155.53	59,389.00	10,766.53	118.1%
01-9410 · Interest Income (GF)	8,513.31	0.00	8,513.31	100.0%
Total Income	215,889.55	221,987.00	-6,097.45	97.3%
Expense				
01-1308 · Dissemination Agent	0.00	144.00	-144.00	0.0%
01-1310 · Engineering	1,854.22	1,850.00	4.22	100.2%
01-1311 · Management Fees	3,557.74	3,558.00	-0.26	100.0%
01-1315 · Legal Fees	1,270.27	2,960.00	-1,689.73	42.9%
01-1317 · Travel and Per Diem	30.59	37.00	-6.41	82.7%
01-1318 · Assessment/Tax Roll	369.97	370.00	-0.03	100.0%
01-1320 · Audit Fees	1,174.67	5,500.00	-4,325.33	21.4%
01-1325 · Supervisor Fees	4,020.00	6,480.00	-2,460.00	62.0%
01-1326 · Payroll Taxes	307.53	0.00	307.53	100.0%
01-1327 · Payroll Processing Fees	61.70	0.00	61.70	100.0%
01-1330 · Arbitrage Rebate Fee	24.04	0.00	24.04	100.0%
01-1331 · Financial Advisory Fees	3.14	0.00	3.14	100.0%
01-1332 · Development Coordinator	4,398.39	4,398.00	0.39	100.0%
01-1440 · Rents & Leases	3,293.47	925.00	2,368.47	356.1%
01-1450 · Insurance	3,990.84	4,102.00	-111.16	97.3%
01-1480 · Legal Advertisements	160.27	240.00	-79.73	66.8%
01-1511 · Bank Fees	0.00	25.00	-25.00	0.0%
01-1512 · Miscellaneous	620.41	0.00	620.41	100.0%
01-1513 · Postage and Delivery	44.32	6.00	38.32	738.7%
01-1514 · Office Supplies	116.70	92.00	24.70	126.8%
01-1516 · Copies	148.26	36.00	112.26	411.8%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1520 · Security	244.75	0.00	244.75	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	773.57	1,296.00	-522.43	59.7%
01-1606 · BEEP Operations	17,111.88	19,620.00	-2,508.12	87.2%
01-1743 · Continuing Disclosure Fee	161.97	216.00	-54.03	75.0%
01-1801 · Landscaping Maintenance	75,151.30	62,629.00	12,522.30	120.0%
01-1802 · Tree/Plant Replacement & Trim	10,555.01	6,479.00	4,076.01	162.9%
01-1805 · Stormwater Management (GF)	11,538.52	432.00	11,106.52	2,671.0%
01-1807 · Irrigation Parts & Repair	2,971.87	1,800.00	1,171.87	165.1%
01-1808 · Irrigation	11,238.05	10,942.00	296.05	102.7%
01-1809 · Field Management	14,229.44	14,229.00	0.44	100.0%
01-1810 · Engineering / Inspections	11,905.98	7,199.00	4,706.98	165.4%
01-1812 · Signage & Amenities Repair	8,645.12	720.00	7,925.12	1,200.7%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	5,942.94	5,039.00	903.94	117.9%
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	10,789.31	2,879.00	7,910.31	374.8%
01-1818 · Fountain Maintenance & Chemical	1,434.04	2,160.00	-725.96	66.4%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	153.81	0.00	153.81	100.0%
01-1825 · Lake Maintenance	13,481.12	18,357.00	-4,875.88	73.4%
01-1826 · Streetlights	8,193.00	3,239.00	4,954.00	252.9%
01-1829 · Sidewalk Cleaning	2,699.51	2,160.00	539.51	125.0%
01-1830 · Sidewalk Repair	0.00	3,239.00	-3,239.00	0.0%
01-1835 · General Reserves	6,108.00	6,108.00	0.00	100.0%
Total Expense	239,825.25	221,987.00	17,838.25	108.0%
Net Income	-23,935.70	0.00	-23,935.70	100.0%

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Accrual Basis

Tradition CDD No. 2
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1173	8,943.99
Total Checking/Savings	8,943.99
Total Current Assets	8,943.99
TOTAL ASSETS	8,943.99
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	4,997.24
99-9999 · Retained Earnings	27,882.45
Net Income	-23,935.70
Total Equity	8,943.99
TOTAL LIABILITIES & EQUITY	8,943.99

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	426,234.65	433,796.00	-7,561.35	98.3%
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	-52,329.83	-56,128.00	3,798.17	93.2%
01-3831 · Assessment Discounts	-48,883.27	-56,128.00	7,244.73	87.1%
01-9405 · Stormwater Fees	208,290.65	176,325.00	31,965.65	118.1%
01-9410 · Interest Income (GF)	20,277.57	0.00	20,277.57	100.0%
Total Income	553,589.77	575,417.00	-21,827.23	96.2%
Expense				
01-1308 · Dissemination Agent	0.00	427.00	-427.00	0.0%
01-1310 · Engineering	5,505.15	5,492.00	13.15	100.2%
01-1311 · Management Fees	10,562.85	10,563.00	-0.15	100.0%
01-1315 · Legal Fees	3,771.40	8,788.00	-5,016.60	42.9%
01-1317 · Travel and Per Diem	90.82	110.00	-19.18	82.6%
01-1318 · Assessment/Tax Roll	1,098.45	1,098.00	0.45	100.0%
01-1320 · Audit Fees	3,487.59	5,500.00	-2,012.41	63.4%
01-1325 · Supervisor Fees	4,020.00	6,480.00	-2,460.00	62.0%
01-1326 · Payroll Taxes - Supervisors	307.53	0.00	307.53	100.0%
01-1327 · Payroll Fees - Supervisors	61.70	0.00	61.70	100.0%
01-1330 · Arbitrage Rebate Fee	71.39	0.00	71.39	100.0%
01-1331 · Financial Advisory Fees	9.33	0.00	9.33	100.0%
01-1332 · Development Coordinator	13,058.72	13,059.00	-0.28	100.0%
01-1440 · Rents & Leases	9,778.22	2,746.00	7,032.22	356.1%
01-1450 · Insurance	11,848.72	12,177.00	-328.28	97.3%
01-1480 · Legal Advertisements	475.84	714.00	-238.16	66.6%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,841.99	0.00	1,841.99	100.0%
01-1513 · Postage and Delivery	131.59	22.00	109.59	598.1%
01-1514 · Office Supplies	346.49	275.00	71.49	126.0%
01-1516 · Copies	440.20	110.00	330.20	400.2%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1520 · Security	726.67	0.00	726.67	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,296.73	3,847.00	-1,550.27	59.7%
01-1606 · BEEP Operations	0.00	0.00	0.00	0.0%
01-1743 · Continuing Disclosure Fee	480.88	641.00	-160.12	75.0%
01-1801 · Landscaping Maintenance	223,122.25	185,943.00	37,179.25	120.0%
01-1802 · Tree/Plant Replacement & Trim	31,337.55	19,235.00	12,102.55	162.9%
01-1805 · Stormwater Management (GF)	34,257.56	1,282.00	32,975.56	2,672.2%
01-1807 · Irrigation Parts & Repair	8,823.42	5,343.00	3,480.42	165.1%
01-1808 · Irrigation	33,365.47	32,487.00	878.47	102.7%
01-1809 · Field Management	42,246.84	42,247.00	-0.16	100.0%
01-1810 · Engineering / Inspections	35,348.55	21,373.00	13,975.55	165.4%
01-1812 · Signage & Amenities Repair	25,667.14	2,137.00	23,530.14	1,201.1%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	17,644.45	14,961.00	2,683.45	117.9%
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	32,033.20	8,549.00	23,484.20	374.7%
01-1818 · Fountain Maintenance & Chemical	4,257.62	6,412.00	-2,154.38	66.4%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	456.68	0.00	456.68	100.0%
01-1825 · Lake Maintenance	40,025.10	54,500.00	-14,474.90	73.4%
01-1826 · Streetlights	24,324.82	9,618.00	14,706.82	252.9%
01-1829 · Sidewalk Cleaning	8,014.77	6,412.00	1,602.77	125.0%
01-1830 · Sidewalk Repair	0.00	9,618.00	-9,618.00	0.0%
01-1835 · General Reserves	18,134.00	18,134.00	0.00	100.0%
Total Expense	650,766.42	575,417.00	75,349.42	113.1%
Net Income	-97,176.65	0.00	-97,176.65	100.0%

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Accrual Basis

Tradition CDD No. 3
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1181	19.19
Total Checking/Savings	19.19
Total Current Assets	19.19
TOTAL ASSETS	19.19
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	64,993.29
99-9999 · Retained Earnings	32,202.55
Net Income	-97,176.65
Total Equity	19.19
TOTAL LIABILITIES & EQUITY	19.19

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	431,208.41	438,858.00	-7,649.59	98.3%
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	-52,954.49	-56,798.00	3,843.51	93.2%
01-3831 · Assessment Discounts	-49,466.79	-56,798.00	7,331.21	87.1%
01-9405 · Stormwater Fees	210,802.07	178,451.00	32,351.07	118.1%
01-9410 · Interest Income (GF)	20,571.93	0.00	20,571.93	100.0%
Total Income	560,161.13	582,200.00	-22,038.87	96.2%
Expense				
01-1308 · Dissemination Agent	0.00	433.00	-433.00	0.0%
01-1310 · Engineering	5,571.53	5,558.00	13.53	100.2%
01-1311 · Management Fees	10,690.22	10,690.00	0.22	100.0%
01-1315 · Legal Fees	3,816.88	8,894.00	-5,077.12	42.9%
01-1317 · Travel and Per Diem	91.92	111.00	-19.08	82.8%
01-1318 · Assessment/Tax Roll	1,111.69	1,112.00	-0.31	100.0%
01-1320 · Audit Fees	3,529.64	5,500.00	-1,970.36	64.2%
01-1321 · Field Management	42,756.24	42,756.00	0.24	100.0%
01-1325 · Supervisor Fees	4,020.00	6,480.00	-2,460.00	62.0%
01-1326 · Payroll Taxes - Supervisors	307.53	0.00	307.53	100.0%
01-1327 · Payroll Fees - Supervisors	61.70	0.00	61.70	100.0%
01-1330 · Arbitrage Rebate Fee	72.26	0.00	72.26	100.0%
01-1331 · Financial Advisory Fees	9.44	0.00	9.44	100.0%
01-1332 · Development Coordinator	13,216.18	13,216.00	0.18	100.0%
01-1440 · Rents & Leases	9,896.13	2,779.00	7,117.13	356.1%
01-1450 · Insurance	11,991.59	12,326.00	-334.41	97.3%
01-1480 · Legal Advertisements	481.57	723.00	-241.43	66.6%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,864.20	0.00	1,864.20	100.0%
01-1513 · Postage and Delivery	133.18	22.00	111.18	605.4%
01-1514 · Office Supplies	350.67	278.00	72.67	126.1%
01-1516 · Copies	445.51	111.00	334.51	401.4%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1520 · Security	735.43	0.00	735.43	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,324.42	3,893.00	-1,568.58	59.7%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	486.68	649.00	-162.32	75.0%
01-1801 · Landscaping Maintenance	225,812.63	188,185.00	37,627.63	120.0%
01-1802 · Tree/Plant Replacement & Trim	31,715.42	19,467.00	12,248.42	162.9%
01-1805 · Stormwater Management (GF)	34,670.64	1,298.00	33,372.64	2,671.1%
01-1807 · Irrigation Parts & Repair	8,929.81	5,408.00	3,521.81	165.1%
01-1808 · Irrigation	33,767.79	32,878.00	889.79	102.7%
01-1810 · Engineering / Inspections	35,774.78	21,630.00	14,144.78	165.4%
01-1812 · Signage & Amenities Repair	25,976.64	2,163.00	23,813.64	1,201.0%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	17,857.20	15,141.00	2,716.20	117.9%
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	32,419.45	8,652.00	23,767.45	374.7%
01-1818 · Fountain Maintenance & Chemical	4,308.96	6,489.00	-2,180.04	66.4%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	462.19	0.00	462.19	100.0%
01-1825 · Lake Maintenance	40,507.72	55,158.00	-14,650.28	73.4%
01-1826 · Streetlights	24,618.13	9,734.00	14,884.13	252.9%
01-1829 · Sidewalk Cleaning	8,111.41	6,489.00	1,622.41	125.0%
01-1830 · Sidewalk Repair	0.00	9,734.00	-9,734.00	0.0%
01-1835 · General Reserves	18,353.00	18,353.00	0.00	100.0%
Total Expense	658,549.58	582,200.00	76,349.58	113.1%
Net Income	-98,388.45	0.00	-98,388.45	100.0%

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Accrual Basis

Tradition CDD No. 4
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1211	1,576.26
Total Checking/Savings	1,576.26
Total Current Assets	1,576.26
TOTAL ASSETS	1,576.26
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	69,693.95
99-9999 · Retained Earnings	30,270.76
Net Income	-98,388.45
Total Equity	1,576.26
TOTAL LIABILITIES & EQUITY	1,576.26

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	428,224.32	435,821.00	-7,596.68	98.3%
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	-52,579.69	-56,396.00	3,816.31	93.2%
01-3831 · Assessment Discounts	-49,116.65	-56,396.00	7,279.35	87.1%
01-9405 · Stormwater Fees	209,295.93	177,176.00	32,119.93	118.1%
01-9410 · Interest Income (GF)	20,495.99	0.00	20,495.99	100.0%
Total Income	556,319.90	578,131.00	-21,811.10	96.2%
Expense				
01-1308 · Dissemination Agent	0.00	430.00	-430.00	0.0%
01-1310 · Engineering	5,531.70	5,519.00	12.70	100.2%
01-1311 · Management Fees	10,613.80	10,614.00	-0.20	100.0%
01-1315 · Legal Fees	3,789.59	8,830.00	-5,040.41	42.9%
01-1317 · Travel and Per Diem	91.26	110.00	-18.74	83.0%
01-1318 · Assessment/Tax Roll	1,103.75	1,104.00	-0.25	100.0%
01-1320 · Audit Fees	3,504.41	5,500.00	-1,995.59	63.7%
01-1321 · Field Management	42,450.60	42,451.00	-0.40	100.0%
01-1325 · Supervisor Fees	4,020.00	6,480.00	-2,460.00	62.0%
01-1326 · Payroll Taxes - Supervisors	307.53	0.00	307.53	100.0%
01-1327 · Payroll Fees - Supervisors	61.70	0.00	61.70	100.0%
01-1330 · Arbitrage Rebate Fee	71.74	0.00	71.74	100.0%
01-1331 · Financial Advisory Fees	9.38	0.00	9.38	100.0%
01-1332 · Development Coordinator	13,121.70	13,122.00	-0.30	100.0%
01-1440 · Rents & Leases	9,825.39	2,759.00	7,066.39	356.1%
01-1450 · Insurance	11,905.87	12,236.00	-330.13	97.3%
01-1480 · Legal Advertisements	478.13	717.00	-238.87	66.7%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	1,850.87	0.00	1,850.87	100.0%
01-1513 · Postage and Delivery	132.23	22.00	110.23	601.0%
01-1514 · Office Supplies	348.16	276.00	72.16	126.1%
01-1516 · Copies	442.32	110.00	332.32	402.1%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1520 · Security	730.17	9,020.00	-8,289.83	8.1%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,307.80	3,866.00	-1,558.20	59.7%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	483.20	644.00	-160.80	75.0%
01-1801 · Landscaping Maintenance	224,198.41	186,840.00	37,358.41	120.0%
01-1802 · Tree/Plant Replacement & Trim	31,488.70	19,328.00	12,160.70	162.9%
01-1805 · Stormwater Management (GF)	34,422.79	1,289.00	33,133.79	2,670.5%
01-1807 · Irrigation Parts & Repair	8,865.98	5,369.00	3,496.98	165.1%
01-1808 · Irrigation	33,526.40	32,643.00	883.40	102.7%
01-1810 · Engineering / Inspections	35,519.04	21,476.00	14,043.04	165.4%
01-1812 · Signage & Amenities Repair	25,790.94	2,148.00	23,642.94	1,200.7%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	17,729.55	15,033.00	2,696.55	117.9%
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	32,187.70	8,590.00	23,597.70	374.7%
01-1818 · Fountain Maintenance & Chemical	4,278.16	6,443.00	-2,164.84	66.4%
01-1822 · Pest Control	458.88	0.00	458.88	100.0%
01-1825 · Lake Maintenance	40,218.15	54,763.00	-14,544.85	73.4%
01-1826 · Streetlights	24,442.15	9,664.00	14,778.15	252.9%
01-1829 · Sidewalk Cleaning	8,053.43	6,443.00	1,610.43	125.0%
01-1830 · Sidewalk Repair	0.00	9,664.00	-9,664.00	0.0%
01-1835 · General Reserves	18,222.00	9,202.00	9,020.00	198.0%
Total Expense	653,880.11	578,131.00	75,749.11	113.1%
Net Income	-97,560.21	0.00	-97,560.21	100.0%

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Accrual Basis

Tradition CDD No. 5
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,356.07
Total Checking/Savings	3,356.07
Other Current Assets	
01-1210 · Due from CDD1	-0.01
Total Other Current Assets	-0.01
Total Current Assets	3,356.06
TOTAL ASSETS	<u>3,356.06</u>
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	70,297.29
99-9999 · Retained Earnings	30,618.98
Net Income	-97,560.21
Total Equity	3,356.06
TOTAL LIABILITIES & EQUITY	<u>3,356.06</u>

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	393,410.93	400,390.00	-6,979.07	98.3%
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	-48,207.06	-51,706.00	3,498.94	93.2%
01-3831 · Assessment Discounts	-45,032.04	-51,706.00	6,673.96	87.1%
01-9405 · Stormwater Fees	191,714.82	162,293.00	29,421.82	118.1%
01-9410 · Interest Income (GF)	19,353.29	0.00	19,353.29	100.0%
Total Income	511,239.94	530,651.00	-19,411.06	96.3%
Expense				
01-1308 · Dissemination Agent	0.00	393.00	-393.00	0.0%
01-1310 · Engineering	5,067.04	5,055.00	12.04	100.2%
01-1311 · Management Fees	9,722.24	9,722.00	0.24	100.0%
01-1315 · Legal Fees	3,471.27	8,088.00	-4,616.73	42.9%
01-1317 · Travel and Per Diem	83.60	101.00	-17.40	82.8%
01-1318 · Assessment/Tax Roll	1,011.03	1,011.00	0.03	100.0%
01-1320 · Audit Fees	3,210.04	5,500.00	-2,289.96	58.4%
01-1325 · Supervisor Fees	4,020.00	6,480.00	-2,460.00	62.0%
01-1326 · Payroll Taxes - Supervisors	307.53	0.00	307.53	100.0%
01-1327 · Payroll Fees - Supervisors	61.70	0.00	61.70	100.0%
01-1329 · Development Coordinator	12,019.48	12,019.00	0.48	100.0%
01-1330 · Arbitrage Rebate Fee	65.71	0.00	65.71	100.0%
01-1331 · Financial Advisory Fees	8.59	0.00	8.59	100.0%
01-1332 · Management Fees - SpikeRush	0.00			
01-1337 · Lake Maintenance	36,839.82	50,163.00	-13,323.18	73.4%
01-1440 · Rents & Leases	9,000.05	2,528.00	6,472.05	356.0%
01-1450 · Insurance	10,905.77	11,208.00	-302.23	97.3%
01-1480 · Legal Advertisements	437.97	657.00	-219.03	66.7%
01-1511 · Bank Fees	0.00	68.00	-68.00	0.0%
01-1512 · Miscellaneous	1,695.40	0.00	1,695.40	100.0%
01-1513 · Postage and Delivery	121.12	20.00	101.12	605.6%
01-1514 · Office Supplies	318.92	253.00	65.92	126.1%
01-1516 · Copies	405.17	101.00	304.17	401.2%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1520 · Security	668.84	8,262.00	-7,593.16	8.1%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,113.95	3,541.00	-1,427.05	59.7%
01-1606 · BEEP Operations	0.00			
01-1743 · Continuing Disclosure Fee	442.61	590.00	-147.39	75.0%
01-1801 · Landscaping Maintenance	205,365.74	171,145.00	34,220.74	120.0%
01-1802 · Tree/Plant Replacement & Trim	28,843.65	17,705.00	11,138.65	162.9%
01-1805 · Stormwater Management (GF)	31,531.28	1,180.00	30,351.28	2,672.1%
01-1807 · Irrigation Parts & Repair	8,121.23	4,918.00	3,203.23	165.1%
01-1808 · Irrigation	30,710.18	29,901.00	809.18	102.7%
01-1809 · Field Management	38,884.75	38,885.00	-0.25	100.0%
01-1810 · Engineering / Inspections	32,535.44	19,672.00	12,863.44	165.4%
01-1812 · Signage & Amenities Repair	23,624.50	1,967.00	21,657.50	1,201.0%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	16,240.27	13,770.00	2,470.27	117.9%
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	29,483.93	7,869.00	21,614.93	374.7%
01-1818 · Fountain Maintenance & Chemical	3,918.79	5,902.00	-1,983.21	66.4%
01-1822 · Pest Control	420.34	0.00	420.34	100.0%
01-1825 · Streetlights	22,389.00	8,852.00	13,537.00	252.9%
01-1829 · Sidewalk Cleaning	7,376.94	5,902.00	1,474.94	125.0%
01-1830 · Sidewalk Repair	0.00	8,852.00	-8,852.00	0.0%
01-1835 · General Reserves	16,692.00	8,430.00	8,262.00	198.0%
Total Expense	599,401.21	530,651.00	68,750.21	113.0%
Net Income	-88,161.27	0.00	-88,161.27	100.0%

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Accrual Basis

Tradition CDD No. 6
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	17,197.38
Total Checking/Savings	17,197.38
Total Current Assets	17,197.38
TOTAL ASSETS	17,197.38
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	60,399.85
99-9999 · Retained Earnings	44,958.80
Net Income	-88,161.27
Total Equity	17,197.38
TOTAL LIABILITIES & EQUITY	17,197.38

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	183,573.43	186,830.00	-3,256.57	98.3%
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	-8,728.48	-9,362.00	633.52	93.2%
01-3831 · Assessment Discounts	-8,153.60	-9,362.00	1,208.40	87.1%
01-9405 · Stormwater Fees	25,115.37	21,261.00	3,854.37	118.1%
01-9410 · Interest Income (GF)	8,919.31	0.00	8,919.31	100.0%
Total Income	200,726.03	198,718.00	2,008.03	101.0%
Expense				
01-1308 · Dissemination Agent	0.00	52.00	-52.00	0.0%
01-1310 · Engineering	6,584.94	6,570.00	14.94	100.2%
01-1311 · Management Fees	12,634.66	12,635.00	-0.34	100.0%
01-1315 · Legal Fees	4,511.13	10,511.00	-5,999.87	42.9%
01-1317 · Travel and Per Diem	108.64	131.00	-22.36	82.9%
01-1318 · Assessment/Tax Roll	1,313.90	1,314.00	-0.10	100.0%
01-1320 · Audit Fees	4,171.65	5,500.00	-1,328.35	75.8%
01-1321 · Field Management	5,094.07	5,094.00	0.07	100.0%
01-1325 · Supervisor Fees	4,020.00	6,480.00	-2,460.00	62.0%
01-1326 · Payroll Taxes - Supervisors	307.53	0.00	307.53	100.0%
01-1327 · Payroll Fees - Supervisors	61.70	0.00	61.70	100.0%
01-1330 · Arbitrage Rebate Fee	85.40	0.00	85.40	100.0%
01-1331 · Financial Advisory Fees	11.16	0.00	11.16	100.0%
01-1332 · Development Coordinator	1,574.60	1,575.00	-0.40	100.0%
01-1440 · Rents & Leases	11,696.14	3,285.00	8,411.14	356.0%
01-1450 · Insurance	14,172.74	14,566.00	-393.26	97.3%
01-1480 · Legal Advertisements	569.17	854.00	-284.83	66.6%
01-1511 · Bank Fees	0.00	88.00	-88.00	0.0%
01-1512 · Miscellaneous	2,203.28	0.00	2,203.28	100.0%
01-1513 · Postage and Delivery	157.40	26.00	131.40	605.4%
01-1514 · Office Supplies	414.45	328.00	86.45	126.4%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	526.54	131.00	395.54	401.9%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1520 · Security	87.62	0.00	87.62	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,747.21	464.00	2,283.21	592.1%
01-1606 · BEEP Operations	60,769.66	69,678.00	-8,908.34	87.2%
01-1743 · Continuing Disclosure Fee	57.98	77.00	-19.02	75.3%
01-1801 · Landscaping Maintenance	26,903.80	22,421.00	4,482.80	120.0%
01-1802 · Tree/Plant Replacement & Trim	3,778.64	2,319.00	1,459.64	162.9%
01-1805 · Stormwater Management (GF)	4,130.73	155.00	3,975.73	2,665.0%
01-1807 · Irrigation Parts & Repair	1,063.91	644.00	419.91	165.2%
01-1808 · Irrigation	4,023.16	3,917.00	106.16	102.7%
01-1809 · Field Maintenance	0.00			
01-1810 · Engineering / Inspections	4,262.28	2,577.00	1,685.28	165.4%
01-1812 · Signage & Amenities Repair	3,094.91	258.00	2,836.91	1,199.6%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	2,127.54	1,804.00	323.54	117.9%
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	3,862.52	1,031.00	2,831.52	374.6%
01-1818 · Fountain Maintenance & Chemical	513.37	773.00	-259.63	66.4%
01-1822 · Pest Control	55.06	0.00	55.06	100.0%
01-1825 · Lake Maintenance	4,826.17	6,572.00	-1,745.83	73.4%
01-1826 · Streetlights	2,933.05	1,160.00	1,773.05	252.8%
01-1829 · Sidewalk Cleaning	966.41	773.00	193.41	125.0%
01-1830 · Sidewalk Repair	0.00	1,160.00	-1,160.00	0.0%
01-1835 · General Reserves	5,141.00	5,140.00	1.00	100.0%
Total Expense	202,533.70	198,719.00	3,814.70	101.9%
Net Income	-1,807.67	-1.00	-1,806.67	180,767.0%

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Accrual Basis

Tradition CDD No. 7
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	5,023.58
Total Checking/Savings	5,023.58
Other Current Assets	0.00
Total Current Assets	5,023.58
TOTAL ASSETS	<u>5,023.58</u>
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	3,255.92
99-9999 · Retained Earnings	3,575.33
Net Income	-1,807.67
Total Equity	5,023.58
TOTAL LIABILITIES & EQUITY	<u>5,023.58</u>

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	102,048.67	103,859.00	-1,810.33	98.3%
01-3830 · Assessment Fees	-2,039.94	-2,188.00	148.06	93.2%
01-3831 · Assessment Discounts	-1,905.58	-2,188.00	282.42	87.1%
01-9410 · Interest Income (GF)	5,014.01	0.00	5,014.01	100.0%
Total Income	103,117.16	99,483.00	3,634.16	103.7%
Expense				
01-1310 · Engineering	4,646.63	4,636.00	10.63	100.2%
01-1311 · Management Fees	8,915.59	8,916.00	-0.41	100.0%
01-1315 · Legal Fees	3,183.26	7,417.00	-4,233.74	42.9%
01-1317 · Travel and Per Diem	76.66	93.00	-16.34	82.4%
01-1318 · Assessment/Tax Roll	927.15	927.00	0.15	100.0%
01-1320 · Audit Fees	2,943.70	5,000.00	-2,056.30	58.9%
01-1325 · Supervisor Fees	4,389.23	6,480.00	-2,090.77	67.7%
01-1330 · Arbitrage Rebate Fee	60.26	0.00	60.26	100.0%
01-1331 · Financial Advisory Fees	7.88	0.00	7.88	100.0%
01-1440 · Rents & Leases	8,253.32	2,318.00	5,935.32	356.1%
01-1450 · Insurance	10,000.93	10,278.00	-277.07	97.3%
01-1480 · Legal Advertisements	401.63	603.00	-201.37	66.6%
01-1511 · Bank Fees	0.00	62.00	-62.00	0.0%
01-1512 · Miscellaneous	1,554.73	0.00	1,554.73	100.0%
01-1513 · Postage and Delivery	111.07	19.00	92.07	584.6%
01-1514 · Office Supplies	292.46	232.00	60.46	126.1%
01-1516 · Copies	371.55	93.00	278.55	399.5%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,938.55	0.00	1,938.55	100.0%
01-1743 · Continuing Disclosure Fee	0.00	0.00	0.00	0.0%
01-1820 · TIM Operations	42,881.82	49,168.00	-6,286.18	87.2%
01-1835 · General Reserves	2,318.00	2,316.00	2.00	100.1%
Total Expense	94,199.42	99,483.00	-5,283.58	94.7%
Net Income	8,917.74	0.00	8,917.74	100.0%

Tradition CDD No. 8
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,295.86
Total Checking/Savings	4,295.86
Total Current Assets	4,295.86
TOTAL ASSETS	4,295.86
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	22,348.81
99-9999 · Retained Earnings	-26,970.69
Net Income	8,917.74
Total Equity	4,295.86
TOTAL LIABILITIES & EQUITY	4,295.86

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10/24/23

Accrual Basis

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	68,643.28	69,861.00	-1,217.72	98.3%
01-3830 · Assessment Fees	-1,461.89	-1,568.00	106.11	93.2%
01-3831 · Assessment Discounts	-1,365.62	-1,568.00	202.38	87.1%
01-9410 · Interest Income (GF)	3,415.90	0.00	3,415.90	100.0%
Total Income	69,231.67	66,725.00	2,506.67	103.8%
Expense				
01-1310 · Engineering	2,898.61	2,889.00	9.61	100.3%
01-1311 · Management Fees	5,561.63	5,562.00	-0.37	100.0%
01-1315 · Legal Fees	1,985.74	4,627.00	-2,641.26	42.9%
01-1317 · Travel and Per Diem	47.82	58.00	-10.18	82.4%
01-1318 · Assessment/Tax Roll	578.36	578.00	0.36	100.1%
01-1320 · Audit Fees	1,836.31	5,000.00	-3,163.69	36.7%
01-1325 · Supervisor Fees	4,389.23	6,480.00	-2,090.77	67.7%
01-1330 · Arbitrage Rebate Fee	37.59	0.00	37.59	100.0%
01-1331 · Financial Advisory Fees	4.91	0.00	4.91	100.0%
01-1440 · Rents & Leases	5,148.50	1,446.00	3,702.50	356.1%
01-1450 · Insurance	6,238.67	6,412.00	-173.33	97.3%
01-1480 · Legal Advertisements	250.54	376.00	-125.46	66.6%
01-1511 · Bank Fees	0.00	39.00	-39.00	0.0%
01-1512 · Miscellaneous	969.86	0.00	969.86	100.0%
01-1513 · Postage and Delivery	69.28	12.00	57.28	577.3%
01-1514 · Office Supplies	182.43	145.00	37.43	125.8%
01-1516 · Copies	231.77	58.00	173.77	399.6%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,209.29	0.00	1,209.29	100.0%
01-1743 · Continuing Disclosure Fee	0.00	0.00	0.00	0.0%
01-1820 · TIM Operations	26,750.08	30,672.00	-3,921.92	87.2%
01-1821 · Hydrilla Control	0.00			
01-1835 · General Reserves	6,307.06	1,446.00	4,861.06	436.2%
Total Expense	65,622.68	66,725.00	-1,102.32	98.3%
Net Income	3,608.99	0.00	3,608.99	100.0%

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Accrual Basis

Tradition CDD No. 9
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	4,054.54
Total Checking/Savings	4,054.54
Total Current Assets	4,054.54
TOTAL ASSETS	<u>4,054.54</u>
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	14,008.41
99-9999 · Retained Earnings	-13,562.86
Net Income	3,608.99
Total Equity	4,054.54
TOTAL LIABILITIES & EQUITY	<u>4,054.54</u>

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

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	325,218.65	330,987.00	-5,768.35	98.3%
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	-46,987.58	-50,398.00	3,410.42	93.2%
01-3831 · Assessment Discounts	-43,892.86	-50,398.00	6,505.14	87.1%
01-9405 · Stormwater Fees	45,793.82	38,766.00	7,027.82	118.1%
01-9410 · Interest Income (GF)	15,682.33	0.00	15,682.33	100.0%
Total Income	295,814.36	353,520.00	-57,705.64	83.7%
Expense				
01-1308 · Dissemination Agent	0.00	94.00	-94.00	0.0%
01-1310 · Engineering	12,103.37	12,075.00	28.37	100.2%
01-1311 · Management Fees	23,222.99	23,223.00	-0.01	100.0%
01-1315 · Legal Fees	8,291.63	19,320.00	-11,028.37	42.9%
01-1317 · Travel and Per Diem	199.69	242.00	-42.31	82.5%
01-1318 · Assessment/Tax Roll	2,415.01	2,415.00	0.01	100.0%
01-1320 · Audit Fees	7,667.66	5,500.00	2,167.66	139.4%
01-1325 · Supervisor Fees	4,389.23	6,480.00	-2,090.77	67.7%
01-1330 · Arbitrage Rebate Fee	156.97	0.00	156.97	100.0%
01-1331 · Financial Advisory Fees	20.52	0.00	20.52	100.0%
01-1332 · Development Coordinator	2,871.02	2,871.00	0.02	100.0%
01-1440 · Rents & Leases	21,497.95	6,037.00	15,460.95	356.1%
01-1450 · Insurance	26,050.04	26,773.00	-722.96	97.3%
01-1480 · Legal Advertisements	1,046.16	1,570.00	-523.84	66.6%
01-1511 · Bank Fees	0.00	162.00	-162.00	0.0%
01-1512 · Miscellaneous	4,049.72	0.00	4,049.72	100.0%
01-1513 · Postage and Delivery	289.32	48.00	241.32	602.8%
01-1514 · Office Supplies	761.78	604.00	157.78	126.1%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	967.81	242.00	725.81	399.9%
01-1518 · Web Site	750.00	750.00	0.00	100.0%
01-1520 · Security	159.76	1,974.00	-1,814.24	8.1%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	5,049.48	846.00	4,203.48	596.9%
01-1743 · Continuing Disclosure Fee	105.72	141.00	-35.28	75.0%
01-1801 · Landscaping Maintenance	49,054.61	40,881.00	8,173.61	120.0%
01-1802 · Tree/Plant Replacement & Trim	6,889.72	4,229.00	2,660.72	162.9%
01-1805 · Stormwater Management (GF)	7,531.70	282.00	7,249.70	2,670.8%
01-1806 · Lake Maintenance	8,799.73	11,982.00	-3,182.27	73.4%
01-1807 · Irrigation Parts & Repair	1,939.87	1,175.00	764.87	165.1%
01-1808 · Irrigation	7,335.57	7,142.00	193.57	102.7%
01-1809 · Field Management	9,288.19	9,288.00	0.19	100.0%
01-1810 · Engineering / Inspections	7,771.56	4,699.00	3,072.56	165.4%
01-1812 · Signage & Amenities Repair	5,643.05	470.00	5,173.05	1,200.6%
01-1813 · Wetland Upland Maintenance	0.00	0.00	0.00	0.0%
01-1814 · Electricity	3,879.22	3,289.00	590.22	117.9%
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	7,042.66	1,880.00	5,162.66	374.6%
01-1818 · Fountain Maintenance & Chemical	936.06	1,410.00	-473.94	66.4%
01-1822 · Pest Control	100.40	0.00	100.40	100.0%
01-1825 · TIM Operations	111,696.93	128,071.00	-16,374.07	87.2%
01-1826 · Sidewalk Cleaning	1,762.09	1,410.00	352.09	125.0%
01-1827 · Sidewalk Repair	0.00	2,110.00	-2,110.00	0.0%
01-1828 · Streetlights	5,347.94	2,115.00	3,232.94	252.9%
01-1835 · General Reserves	4,557.94	7,448.00	-2,890.06	61.2%
Total Expense	361,899.36	353,520.00	8,379.36	102.4%
Net Income	-66,085.00	0.00	-66,085.00	100.0%

Tradition CDD No. 10

Balance Sheet

As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,688.75
Total Checking/Savings	5,688.75
Total Current Assets	5,688.75
TOTAL ASSETS	5,688.75
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	135,412.97
99-9999 · Retained Earnings	-63,639.22
Net Income	-66,085.00
Total Equity	5,688.75
TOTAL LIABILITIES & EQUITY	5,688.75

Tradition Irrigation

Profit & Loss Budget vs. Actual

October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
01-3300 · Irrigation Revenue	1,927,308.62	1,650,000.00	277,308.62	116.8%
01-3820 · Debt Assess-Paid To Trustee	-368,925.00	-368,325.00	-600.00	100.2%
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)	49,621.08	0.00	49,621.08	100.0%
Total Income	1,608,004.71	1,299,013.00	308,991.71	123.8%
Gross Profit	1,608,004.71	1,299,013.00	308,991.71	123.8%
Expense				
01-1310 · Engineering	84,675.09	40,000.00	44,675.09	211.7%
01-1311 · Management Fees	366,742.32	366,742.00	0.32	100.0%
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	284.32	170.00	114.32	167.2%
01-1320 · General Repair & Maintenance	179,364.02	153,000.00	26,364.02	117.2%
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	61,099.92	61,100.00	-0.08	100.0%
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	3,986.55	0.00	3,986.55	100.0%
01-1513 · Postage and Delivery	230.66	253.00	-22.34	91.2%
01-1514 · Office Supplies	119.10	249.00	-129.90	47.8%
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)	4,246.25	5,000.00	-753.75	84.9%
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	1,302.60	0.00	1,302.60	100.0%
01-1814 · Electricity	146,286.56	105,000.00	41,286.56	139.3%
01-1820 · Contingency	0.00	26,046.00	-26,046.00	0.0%
01-1825 · Renewal and Replacement	515,997.02	200,000.00	315,997.02	258.0%
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	1,539,489.67	1,299,013.00	240,476.67	118.5%
Net Ordinary Income	68,515.04	0.00	68,515.04	100.0%
Net Income	68,515.04	0.00	68,515.04	100.0%

Tradition Irrigation
Balance Sheet
As of September 30, 2023

	Sep 30, 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	1,446,506.13
Total 01-1001 · Valley National #4703	1,482,378.70
Total Checking/Savings	1,482,378.70
Accounts Receivable	
01-1200 · Accounts Receivable	207,297.52
Total Accounts Receivable	207,297.52
Other Current Assets	
01-2023 · Due From Other Funds	17,900.21
Total Other Current Assets	17,900.21
Total Current Assets	1,707,576.43
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	1,707,673.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	346,510.76
Total Accounts Payable	346,510.76
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	357,900.98
Long Term Liabilities	
11-2180 · Note Payable	93,787.00
Total Long Term Liabilities	93,787.00
Total Liabilities	451,687.98
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,274,821.75
Net Income	68,515.04
Total Equity	1,255,985.27
TOTAL LIABILITIES & EQUITY	1,707,673.25

Tradition Irrigation A/R Aging Summary As of September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	0.00	32.70	0.00	0.00	32.70
Aycock at Tradition	0.00	204.13	0.00	0.00	0.00	204.13
Baron Shoppes Tradition, LLC	0.00	190.25	0.00	0.00	0.00	190.25
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	86.41	172.82
Chesterbrook Academy	0.00	134.37	134.37	0.00	0.00	268.74
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	7,546.64	8,878.40
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	3,519.15	10,557.45	21,114.90
Estates at Tradition	0.00	5,763.07	5,763.07	0.00	11,526.14	23,052.28
Florida International University	0.00	1,091.97	1,091.97	1,091.97	15,287.58	18,563.49
Grande Palms at Tradition I & II	0.00	879.92	0.00	0.00	879.92	1,759.84
Grande Palms at Tradition III	0.00	1,708.31	0.00	0.00	1,708.31	3,416.62
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	11,857.11	11,857.11	0.00	0.00	23,714.22
Heron Preserves	0.00	1,748.45	1,184.18	1,184.18	8.30	4,125.11
Hilton - Homewood Suites, PSL	0.00	346.82	0.00	0.00	0.00	346.82
Innovo Development Group, LLC	0.00	188.27	0.00	0.00	0.00	188.27
Kite Realty Group	0.00	2,815.73	0.00	0.00	0.00	2,815.73
Manderlie at Tradition	0.00	0.00	0.00	0.00	4,768.84	4,768.84
Martin Health System	0.00	921.54	921.54	921.54	11,980.02	14,744.64
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
RDP II LLC	0.00	0.00	0.00	0.00	88.09	88.09
Recovery Sports Grill	0.00	0.00	0.00	0.00	0.01	0.01
Seven Restaurants, LLC	0.00	89.18	89.18	89.18	178.36	445.90
SG Mini Golf	0.00	158.54	0.00	0.00	0.00	158.54
South Florida Orthopedic	0.00	178.36	0.00	0.00	0.00	178.36
St Lucie County Fire Dept.	0.00	223.94	0.00	0.00	223.94	447.88
TH PSL Village Parkway LLC	0.00	89.18	0.00	0.00	0.00	89.18
The Lakes at Tradition	0.00	0.00	0.00	0.00	1,169.29	1,169.29
The Preserves Phase I & II	0.00	933.43	933.43	0.00	1,866.86	3,733.72
Tradition CDD #1	0.00	13,971.69	0.00	0.00	0.00	13,971.69
Tradition HOA	0.00	1,898.56	0.00	0.00	0.00	1,898.56
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	273.48	546.96
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	25,248.12	31,560.15
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	720.60	1,080.90
TOTAL	0.00	69,856.61	26,608.96	7,461.20	103,370.75	207,297.52