



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

PORT ST. LUCIE

REGULAR BOARD MEETING

JUNE 5, 2024

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, FL 34987
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/3341025012?omn=82891663233>
Meeting ID: 334 102 5012
Dial-In: 1 929 436 2866
REGULAR BOARD MEETING
June 5, 2024
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Appointments to Vacant Board Seats
- E. Seat New Boards Members /Administer Oath of Office
- F. Additions or Deletions
- G. Comments from the Public for Items Not on the Agenda
- H. Consent Items
 - 1. Approval of May 1, 2024, Regular Board Meeting.....Page 3
 - 2. Approval for Conveyance Pipes and Manholes at Crosstown / Verano within the Peacock Canal.....Page 7
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2024-12; Adopting Proposed Budget FY: 24/25 and Setting a Public Hearing.....Page 9
 - 2. Consider Approving Amendment #2 to Statement of Work #TR-20200316.....Page 46
 - 3. Consider Approving Agreement for Legal Services.....Page 47
 - 4. Report from the Lake Banks Committee Chairperson
- K. Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - Irrigation System
 - 4. Financial Report.....Page 53
 - 5. Founder’s Report
- L. Board Member Discussion Requests and Comments

M. 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

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

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

OR

<https://us02web.zoom.us/j/88067635968?pwd=NUdnb1dDSjVHY0gvc2Z2dTBLWTBOZz09>

Meeting ID: 880 6763 5968

Dial-In: 1 929 436 2866

REGULAR BOARD MEETING

May 1, 2024

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of May 1, 2024, was called to order at 11:00 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on September 25th, 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	Eric Sexauer	Present
Vice Chairman	William Pittsley	Present
Supervisor	Steven Dassa	Absent
Supervisor	Tara Toto	Present
Supervisor	Ricardo Mojica	Absent

CDD # 3		
Supervisor	Vacant	-
Chairman	Isiah Steinberg	Present
Vice Chairman	Vacant	-
Supervisor	Vacant	-
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Absent
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present (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	Keith Bulkin	Absent
Supervisor	John Slicher	Present
Supervisor	George Russell	Absent

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Stef Matthes	Culpepper and Terpening

Also present via Zoom was District Manager, Andrew Karmeris, Special District Services, Inc. & in person was Gabriel Gomez with Culpepper & Terpening.

(See attached sign-in sheet)

D. ADDITIONS OR DELETIONS TO AGENDA

1. (H-1) Deletion to New Business: Consider Resolution 2024-12 Adopting a Proposed Budget or FY24/25 and Setting a Public Hearing.

Mr. Sakuma made a request to the Board to remove item H-1 from the agenda as it would be placed on the June 5, 2024, Regular Board Meeting.

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

E. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

Mary Milmore (Town Park) voiced her concern about the lack of irrigation water in the Tradition community and suggested a capacity analysis. Ms. King responded that an irrigation study is needed and suggested monthly irrigation reporting.

Gary (Vitalia) asked if the Tradition community was running out of water and if it is being sold to other communities outside of Tradition. Mr. Sexauer responded that only residents of Tradition who pay for the irrigation are utilizing the water, and that Tradition is not supporting future growth.

F. CONSENT ITEMS

1. Approval of March 6, 2024, Regular Board Meeting

2. Approve and Ratify WA #19-143-173; Sunrise Lake Terrace-Pool

Dr. Powers requested that Consent Item #1 be removed and placed in Old Business for discussion.

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Pittsley, and passed unanimously by CDD No. 1 to approve all item(s) under Consent as amended.

G. OLD BUSINESS

1. Approval of March 6, 2024, Regular Board Meeting

Dr. Powers requested an addition to the minutes stating that District No. 5 was opposed to the Bike Share Agreement and that they also requested to opt out of the program.

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Pittsley, and passed unanimously approving March 6, 2024, Regular Board Meeting minutes as amended.

H. NEW BUSINESS

No action items. Bringing Resolution No. 2024-12 back to the June 5th meeting.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma reminded the Board to complete the required ethics training no later than December 31, 2024. He also advised the Board that election notices would be going out for upcoming expired seats.

2. Attorney's Report

The District's Attorney had nothing further to report.

3. Engineer's Report

The District Engineer had nothing further to report.

4. Financial Report

Mr. Sakuma notified the board that the financial report was provided in the board package. Mr. Karmeris advised the financial package had been updated to reflect finances up to April 30th.

5. Founder's Report

The Founder had nothing to report.

J. BOARD MEMBER COMMENTS

A comment was made about losing Palm trees due to infection and suggested researching solutions.

Dr. Powers asked for an update on electric bikes on the trail. Mr. Sexauer responded that there are no updates at this time.

Ms. King asked for an update on CDD No.11 and the current state of development. Mr. Sexauer responded there was no update on CDD 11 No., and that the development was on pause, and he would reach out for any updated information.

K. ADJORNMENT

There being no further business to come before the Board, Mr. Sexauer adjourned the meeting at 11:36am.

Secretary/Assistant Secretary

Chair/Vice-Chair

Print Signature

Print Signature

TRADITION COMMUNITY DEVELOPMENT DISTRICT
BOARD AGENDA ITEM

Subject: Conveyance Pipes and Manholes at Crosstown / Verano within the Peacock Canal

Turn Over Request to Tradition Community Development District (CDD) for Perpetual Maintenance and Operation

Background

On July 5, 2018, Tradition CDD No. 1 received an easement over the Peacock Canal from roughly the outfall from the centerline of Lake 36D in Vitalia east to the C-24 right-of-way line. (OR Book 4153, Page 845)

In 2022, the CDD agreed to operate and maintain the culverts at the proposed culverted crossing of the Peacock Canal beneath the Crosstown Parkway Extension and Verano's western entrance road as authorized under SFWMD Permit 56-101972-P.

The culvert installation is now complete and the CDD has been asked to accept maintenance responsibility.

Recommended Action

Accept maintenance responsibility for the above pipes and connecting manholes which are part of the Tradition Master Stormwater System.

Approve Chair to execute SFWMD Transfer Form once the remainder of the Turn Over Documents (Bill of Sale, 12-Month Warranty, Affidavits of No Liens) are submitted and accepted by the CDD Engineer. CDD staff will inspect the culverts and manholes and verify the condition meets CDD standards prior to recommending the Chair executes the SFWMD Transfer Form.

Location: Tradition CDD
Peacock Canal
Within Tradition Irrigation Service Area? Yes – distribution of water from C-24

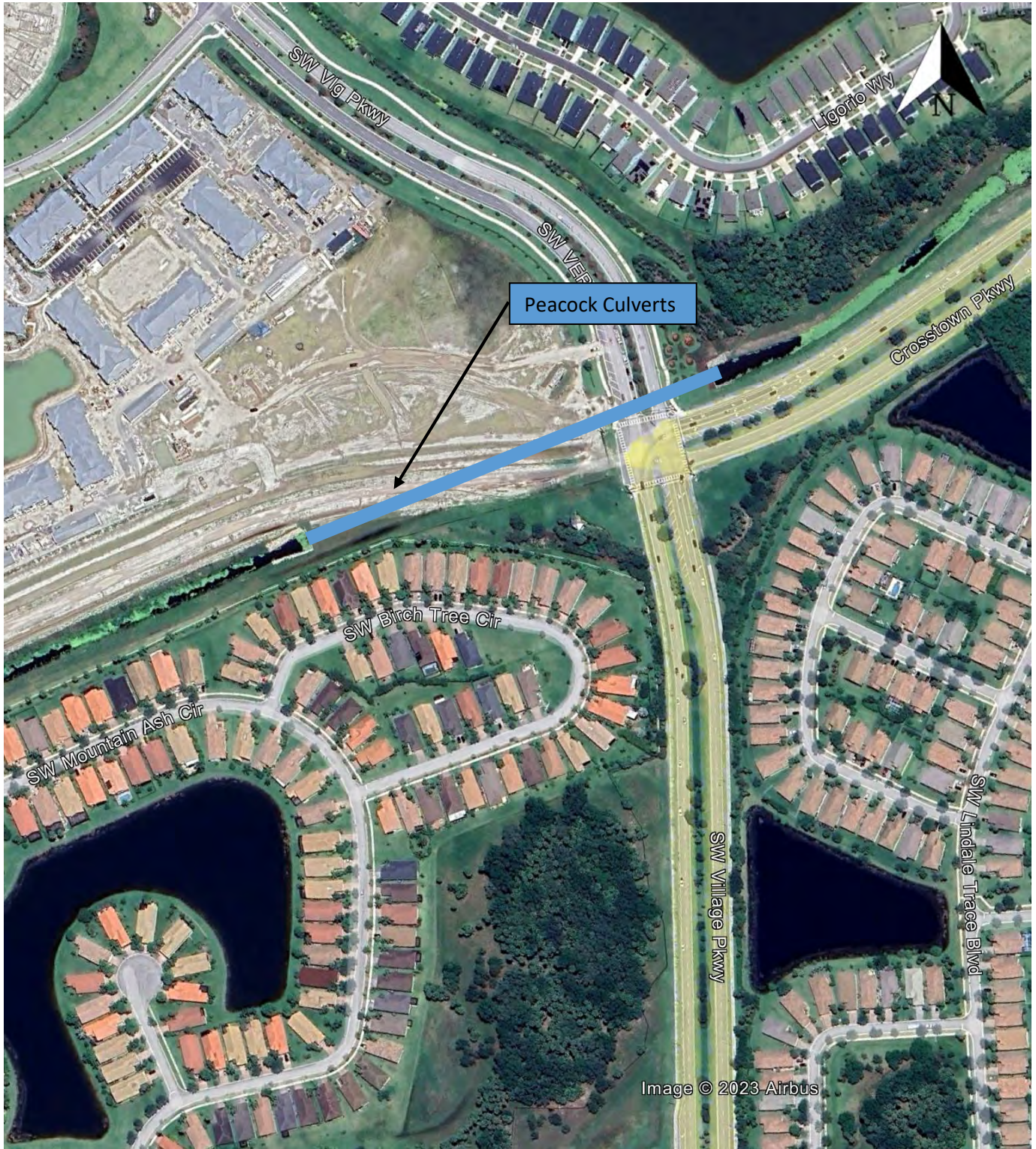
Fiscal Information: Annual operation and maintenance expenses for the culverts, which are part of the master plan, have been included in the estimated annual budget.

Grant Related? No
Additional Comments: None

Board Action

Moved by: _____ Seconded by: _____ Action Taken: _____

Item Prepared by: Stef Matthes, PE May 7, 2024



Project No. 19-085.TR1.018
Date: 08/30/2023
Peacock Culverts Location Map Turn
Over

EXHIBIT 1

Peacock Canal Crossing

TURN OVER EXHIBIT

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; DIRECTING STAFF TO PROVIDE A COPY OF THE PROPOSED BUDGET TO THE LOCAL GENERAL PURPOSE GOVERNMENT AND PROVIDING FOR NOTICE OF SAID HEARING PURSUANT TO LAW.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed budget for fiscal year 2024/2025 attached hereto as Exhibit A; and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon.

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

1. The budget proposed by the District Manager for fiscal year 2024/2025, attached hereto as Exhibit A, is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

3. The District Manager shall send a copy of the proposed budget to the City of Port St. Lucie at least 60 days prior to the date of the public hearing.
4. The District Manager shall cause notice of the public hearing to be provided by publication in a newspaper of general circulation in St. Lucie County once a week for two consecutive weeks with the first publication not less than 15 days prior to the date of the public hearing.

PASSED AND ADOPTED THIS 5th DAY OF June, 2024.

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

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name

Print Name

EXHIBIT "A"

Tradition Community Development Districts #1-11

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

- 3-4 PROPOSED BUDGET-RECAP CDD1-11**
- 5-7 PROPOSED BUDGET-RECAP FY24 COMPARISON**
- 8-9 PROPOSED BUDGET-CDD 1**
- 10-11 PROPOSED BUDGET-CDD 2**
- 12-13 PROPOSED BUDGET-CDD 3**
- 14-15 PROPOSED BUDGET-CDD 4**
- 16-17 PROPOSED BUDGET-CDD 5**
- 18-19 PROPOSED BUDGET-CDD 6**
- 20-21 PROPOSED BUDGET-CDD 7**
- 22-23 PROPOSED BUDGET-CDD 8**
- 24-25 PROPOSED BUDGET-CDD 9**
- 26-27 PROPOSED BUDGET-CDD 10**
- 28-29 PROPOSED BUDGET-CDD 11**
- 30 PROPOSED O&M ASSESSMENT RECAP**
- 31 PROPOSED DEBT SERVICE BUDGET SERIES 2014 BOND**
- 32 PROPOSED DEBT SERVICE BUDGET SERIES 2021 BOND**
- 33 PROPOSED BUDGET- IRRIGATION**
- 34 PROPOSED DEBT SERVICE IRRIGATION SERIES 2017 BOND**

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-11
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	CDD 11	TOTAL
REVENUES												
ON-ROLL ASSESSMENTS - Debt	4,938	420,783	928,488	1,025,176	1,023,584	972,570	176,578	518,451	273,114	85,573	12,095	5,441,350
ON-ROLL ASSESSMENTS - ADMIN	4,006	20,983	62,299	63,050	63,050	57,341	74,518	50,079	32,802	136,967	4,006	569,103
ON-ROLL ASSESSMENTS - MAINT	2,020	172,136	379,830	419,384	418,733	397,863	72,235	212,090	111,727	35,007	4,948	2,225,974
ON-ROLL ASSESSMENTS - TIM	2,027	10,615	0	0	0	0	37,698	25,335	69,291	16,594	2,027	163,587
STORMWATER	1,089	92,797	204,763	226,086	225,735	214,484	38,941	114,336	60,231	18,872	2,667	1,200,000
Other Income	422	2,212	6,568	6,647	6,647	6,045	7,856	5,280	3,458	14,440	422	60,000
DEVELOPER CONTRIBUTION/BOND FUNDS - TIM	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 14,502	\$ 719,526	\$ 1,581,948	\$ 1,740,343	\$ 1,737,749	\$ 1,648,304	\$ 407,828	\$ 925,571	\$ 497,927	\$ 360,150	\$ 26,166	\$ 9,660,014
EXPENDITURES - ADMIN												
AUDIT	245	1,285	3,815	3,861	3,861	3,511	4,563	3,067	2,009	8,387	245	34850
DISSEMINATION AGENT	21	111	328	332	332	302	393	264	173	722	21	3000
DISTRICT COUNSEL	352	1,844	5,473	5,539	5,539	5,038	6,547	4,400	2,882	12,034	352	50000
MANAGEMENT	1,056	5,531	16,420	16,618	16,618	15,114	19,641	13,200	8,646	36,101	1,056	150000
ASSESSMENT ROLL	70	369	1,095	1,108	1,108	1,008	1,309	880	576	2,407	70	10000
DUES, LICENSES & FEES	14	71	211	213	213	194	252	169	111	463	14	1925
ENGINEERING	493	2,581	7,663	7,755	7,755	7,053	9,166	6,160	4,035	16,847	493	70000
GENERAL INSURANCE	962	5,038	14,959	15,139	15,139	13,768	17,893	12,025	7,876	32,888	962	136650
WEB SITE MAINTENANCE	58	304	903	914	914	831	1,080	726	476	1,986	58	8250
LEGAL ADVERTISING	14	74	219	222	222	202	262	176	115	481	14	2000
MISCELLANEOUS	14	74	219	222	222	202	262	176	115	481	14	2000
TRAVEL AND PER DIEM	3	15	44	44	44	40	52	35	23	96	3	400
OFFICE SUPPLIES	35	184	547	554	554	504	655	440	288	1,203	35	5000
POSTAGE & SHIPPING	4	18	55	55	55	50	65	44	29	120	4	500
COPIES	21	111	328	332	332	302	393	264	173	722	21	3000
SUPERVISOR FEES	422	2,212	6,568	6,647	6,647	6,045	7,856	5,280	3,458	14,440	422	60000
TRUSTEE SERVICES	127	664	1,970	1,994	1,994	1,814	2,357	1,584	1,037	4,332	127	18000
OFFICE RENT	176	922	2,737	2,770	2,770	2,519	3,273	2,200	1,441	6,017	176	25000
CONTINUING DISCLOSURE FEE	21	111	328	332	332	302	393	264	173	722	21	3000
TOTAL ADMINISTRATIVE EXPENSES	4,108	21,517	63,883	64,653	64,653	58,799	76,413	51,353	33,636	140,450	4,108	583,575
EXPENDITURES - MAINTENANCE												
LAKE MAINTENANCE	281	23,972	52,897	58,405	58,315	55,408	10,060	29,537	15,560	4,875	689	310,000
TIM OPERATIONS	1,865	9,766	0	0	0	0	34,682	23,308	15,267	63,747	1,865	150,500
BUILDING, BRIDGE, MONUMENT MAINTENANCE	9	773	1,706	1,884	1,881	1,787	325	953	502	157	22	10,000
CONTINGENCY - MAINTENANCE	91	7,733	17,064	18,840	18,811	17,874	3,245	9,528	5,019	1,573	222	100,000
COMMUNITY AREA MAINTENANCE	127	10,826	23,889	26,377	26,336	25,023	4,543	13,339	7,027	2,202	311	140,000
DEVELOPMENT COORDINATOR	29	2,506	5,530	6,106	6,097	5,793	1,052	3,088	1,627	510	72	32,410
ELECTRIC	100	8,506	18,770	20,725	20,692	19,661	3,570	10,481	5,521	1,730	245	110,000
ENGINEERING	118	10,053	22,183	24,493	24,455	23,236	4,219	12,386	6,525	2,044	289	130,000
FIELD MANAGEMENT	224	19,116	42,181	46,574	46,501	44,184	8,022	23,553	12,408	3,888	549	247,200
FOUNTAIN MAINTENANCE & CHEMICALS	5	387	853	942	941	894	162	476	251	79	11	5,000
LANDSCAPING MAINTENANCE & MATERIALS	940	80,136	176,827	195,241	194,938	185,222	33,629	98,737	52,014	16,297	2,304	1,036,285
IRRIGATION	152	12,914	28,496	31,464	31,415	29,849	5,419	15,912	8,382	2,626	371	167,000
IRRIGATION PARTS & REPAIRS	68	5,800	12,798	14,130	14,108	13,405	2,434	7,146	3,764	1,179	167	75,000
SIDEWALK CLEANING	27	2,320	5,119	5,652	5,643	5,362	974	2,858	1,506	472	67	30,000
SIDEWALK REPAIR	54	4,640	10,238	11,304	11,287	10,724	1,947	5,717	3,012	944	133	60,000
SIGNAGE	9	773	1,706	1,884	1,881	1,787	325	953	502	157	22	10,000
STREETLIGHTS	54	4,640	10,238	11,304	11,287	10,724	1,947	5,717	3,012	944	133	60,000
STORMWATER MANAGEMENT	476	40,599	89,584	98,912	98,759	93,837	17,037	50,022	26,351	8,256	1,167	525,000
TREE/PLANT REPLACEMENT & TRIM	181	15,466	34,127	37,681	37,622	35,747	6,490	19,056	10,038	3,145	445	200,000
TOTAL MAINTENANCE EXPENSES	4,812	260,928	554,207	611,919	610,969	580,519	140,080	332,767	178,286	114,825	9,084	3,398,396
Total Expenditures	\$ 8,920	\$ 282,444	\$ 618,090	\$ 676,572	\$ 675,622	\$ 639,318	\$ 216,494	\$ 384,120	\$ 211,923	\$ 255,276	\$ 13,193	\$ 3,981,971
EXCESS / (SHORTFALL)	\$ 5,582	\$ 437,081	\$ 963,858	\$ 1,063,771	\$ 1,062,127	\$ 1,008,986	\$ 191,334	\$ 541,451	\$ 286,004	\$ 104,874	\$ 12,974	\$ 5,678,043
PAYMENTS TO TRUSTEE	(4,543)	(387,120)	(854,209)	(943,162)	(941,698)	(894,764)	(162,452)	(476,975)	(251,265)	(78,727)	(11,128)	(5,006,042)
BALANCE	\$ 1,039	\$ 49,961	\$ 109,649	\$ 120,609	\$ 120,429	\$ 114,222	\$ 28,882	\$ 64,476	\$ 34,739	\$ 26,147	\$ 1,846	\$ 672,001
COUNTY APPRAISER & TAX COLLECTOR FEE	(520)	(24,981)	(54,825)	(60,304)	(60,215)	(57,111)	(14,441)	(32,238)	(17,370)	(13,074)	(923)	(336,001)
DISCOUNTS FOR EARLY PAYMENTS	(520)	(24,981)	(54,825)	(60,304)	(60,215)	(57,111)	(14,441)	(32,238)	(17,370)	(13,074)	(923)	(336,001)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2023/2024 ACTUALS - APRIL 2024	FISCAL YEAR 2024/2025 PROPOSED BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,440,105	5,032,706	5,441,350	
ON-ROLL ASSESSMENTS - ADMIN	538,664	550,884	569,103	
ON-ROLL ASSESSMENTS - MAINT	1,922,785	1,966,406	2,225,974	
ON-ROLL ASSESSMENTS - TIM	163,587	167,298	163,587	
STORMWATER	975,000	1,227,933	1,200,000	
OTHER INCOME	60,000	205,122	60,000	
Total Revenues	\$ 9,100,142	\$ 9,150,349	\$ 9,660,014	
EXPENDITURES - ADMIN				
AUDIT	55,000	0	34,850	No Change
BANK FEES	0	0	0	Line item removed
DISSEMINATION AGENT	3,000	0	3,000	Increase for future bonds (Western Grove)
DISTRICT COUNSEL	80,000	24,865	50,000	No Change
MANAGEMENT	108,046	56,094	150,000	CPI Increase per contract plus additional CDD
ASSESSMENT ROLL	10,000	0	10,000	No Change
DUES, LICENSES & FEES	1,925	1,925	1,925	Increase for additional CDD
ENGINEERING	50,000	50,000	70,000	No Change
GENERAL INSURANCE	120,000	123,014	136,650	Estimating increase plus additional CDD
WEB SITE MAINTENANCE	8,250	4,375	8,250	Additional CDD
LEGAL ADVERTISING	6,500	1,590	2,000	No Change
MISCELLANEOUS	0	1,067	2,000	Line item removed (Actuals result of CDD #11 Establishment)
TRAVEL AND PER DIEM	1,000	202	400	No longer charged for meeting room
OFFICE SUPPLIES	2,500	2,856	5,000	No longer purchasing decorations
POSTAGE & SHIPPING	350	489	500	Adjustment for FY23 Actuals
COPIES	3,000	0	3,000	Adjustment for FY23 Actuals
SUPERVISOR FEES	60,000	16,832	60,000	Assumes all supervisors attend 1 meeting per month
TRUSTEE SERVICES	18,000	0	18,000	No Change
OFFICE RENT	25,000	54,737	25,000	No Change
CONTINUING DISCLOSURE FEE	3,000	1,500	3,000	Increase for future bonds (Western Grove)
TOTAL ADMIN EXPENSES	555,571	339,546	583,575	

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2023/2024 ACTUALS - APRIL 2024	FISCAL YEAR 2024/2025 PROPOSED BUDGET	COMMENTS
EXPENDITURES - MAINT				
LAKE MAINTENANCE	304,696	126,446	310,000	Per contract, now includes Wetland maintenance
TIM OPERATIONS	150,500	239,358	150,500	50% of Operations: \$211K & Insurance: \$90K
BUILDING, BRIDGE, MONUMENT MAINTENANC (FKA CONTINGENCY) - MAINT RESERVES	265,000	0	10,000	Maint plus \$60K estimate for Lake 14 Shade Structure
COMMUNITY AREA MAINTENANCE	72,000	0	100,000	Changed to General Maintenance Reserves
DEVELOPMENT COORDINATOR	50,000	114,652	140,000	Based on anticipated repairs
ELECTRIC	31,467	18,354	32,410	Split with SG plus CPI Increase per contract
ENGINEERING	87,000	54,368	110,000	Adjustment for FY23 Actuals
FIELD MANAGEMENT	100,000	94,805	130,000	No Change
FOUNTAIN MAINTENANCE & CHEMICALS	240,000	115,306	247,200	Increase for Western Grove + additional CDD
LANDSCAPING MAINTENANCE & MATERIALS	30,000	2,433	5,000	No Change
IRRIGATION	896,100	669,384	1,036,285	3% Increase allowed per contract
IRRIGATION PARTS & REPAIRS	152,000	97,802	167,000	No Change
SIDEWALK CLEANING	75,000	122,664	75,000	Based on anticipated repairs
SIDEWALK REPAIR	30,000	15,000	30,000	No Change
SIGNAGE	60,000	33,612	60,000	Several panel section replacements due to roots
STREETLIGHTS	10,000	7,928	10,000	No Change (Alligator Signs cause for FY23 increase)
STORMWATER MANAGEMENT	45,000	59,076	60,000	No Change (New Lightpoles cause for FY23 Increase)
TREE/PLANT REPLACEMENT & TRIM	95,700	440,175	525,000	Estimated Canal & Lake Banks Mowing/Maintenance
TOTAL MAINTENANCE EXPENSES	2,894,463	2,350,468	3,398,396	Trim increase + 20k in replacements
Total Expenditures	\$ 3,450,034	\$ 2,690,014	\$ 3,981,971	
EXCESS / (SHORTFALL)	\$ 5,650,108	\$ 6,460,335	\$ 5,678,043	
PAYMENT TO TRUSTEE	(5,004,897)	(4,744,392)	(5,006,042)	
BOND PREPAYMENTS	-	Not Included in Actuals		
BALANCE	\$ 645,211	\$ 1,715,943	\$ 672,001	
COUNTY APPRAISER & TAX COLLECTOR FEE	(322,606)	(309,041)	(336,001)	
DISCOUNTS FOR EARLY PAYMENTS	(322,606)	(294,076)	(336,001)	
NET EXCESS / (SHORTFALL)	\$ -	\$ 1,112,827	\$ -	

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	4,630	4,938
ON-ROLL ASSESSMENTS - ADMIN	3,802	4,006
ON-ROLL ASSESSMENTS - MAINT	1,637	2,020
ON-ROLL ASSESSMENTS - TIM	2,036	2,027
STORMWATER	830	1,089
OTHER INCOME	424	422
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 13,358	\$ 14,502
EXPENDITURES - ADMIN		
AUDIT	388	245
DISSEMINATION AGENT	21	21
DISTRICT COUNSEL	565	352
MANAGEMENT	763	1,056
ASSESSMENT ROLL	71	70
DUES, LICENSES & FEES	14	14
ENGINEERING	353	493
GENERAL INSURANCE	847	962
WEB SITE MAINTENANCE	58	58
LEGAL ADVERTISING	46	14
MISCELLANEOUS	0	14
TRAVEL AND PER DIEM	7	3
OFFICE SUPPLIES	18	35
POSTAGE & SHIPPING	2	4
COPIES	21	21
SUPERVISOR FEES	424	422
TRUSTEE SERVICES	127	127
OFFICE RENT	176	176
CONTINUING DISCLOSURE FEE	21	21
TOTAL ADMIN EXPENSES	3,921	4,108

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	259	281
TIM OPERATIONS	1,873	1,865
BUILDING, BRIDGE, MONUMENT MAINTENANC	226	9
CONTINGENCY - MAINTENANCE	61	91
COMMUNITY AREA MAINTENANCE	43	127
DEVELOPMENT COORDINATOR	27	29
ELECTRIC	74	100
ENGINEERING	85	118
FIELD MANAGEMENT	204	224
FOUNTAIN MAINTENANCE & CHEMICALS	26	5
LANDSCAPING MAINTENANCE & MATERIALS	763	940
IRRIGATION	129	152
IRRIGATION PARTS & REPAIRS	64	68
SIDEWALK CLEANING	26	27
SIDEWALK REPAIR	51	54
SIGNAGE	9	9
STREETLIGHTS	38	54
STORMWATER MANAGEMENT	81	476
TREE/PLANT REPLACEMENT & TRIM	170	181
TOTAL MAINTENANCE EXPENSES	4,209	4,812
Total Expenditures	\$ 8,130	\$ 8,920
EXCESS / (SHORTFALL)	\$ 5,228	\$ 5,582
PAYMENT TO TRUSTEE	(4,260)	(4,543)
BALANCE	\$ 968	\$ 1,039
COUNTY APPRAISER & TAX COLLECTOR FEE	(484)	(520)
DISCOUNTS FOR EARLY PAYMENTS	(484)	(520)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2023/2024
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	394,573	420,783
ON-ROLL ASSESSMENTS - ADMIN	19,914	20,983
ON-ROLL ASSESSMENTS - MAINT	139,460	172,136
ON-ROLL ASSESSMENTS - TIM	10,665	10,615
STORMWATER	70,717	92,797
OTHER INCOME	2,218	2,212
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 637,547	\$ 719,526
EXPENDITURES - ADMIN		
AUDIT	2,033	1,285
DISSEMINATION AGENT	111	111
DISTRICT COUNSEL	2,957	1,844
MANAGEMENT	3,994	5,531
ASSESSMENT ROLL	370	369
DUES, LICENSES & FEES	71	71
ENGINEERING	1,848	2,581
GENERAL INSURANCE	4,436	5,038
WEB SITE MAINTENANCE	305	304
LEGAL ADVERTISING	240	74
MISCELLANEOUS	0	74
TRAVEL AND PER DIEM	37	15
OFFICE SUPPLIES	92	184
POSTAGE & SHIPPING	13	18
COPIES	111	111
SUPERVISOR FEES	2,218	2,212
TRUSTEE SERVICES	665	664
OFFICE RENT	924	922
CONTINUING DISCLOSURE FEE	111	111
TOTAL ADMIN EXPENSES	20,539	21,517

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2023/2024
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	22,100	23,972
TIM OPERATIONS	9,812	9,766
BUILDING, BRIDGE, MONUMENT MAINTENANC	19,221	773
CONTINGENCY - MAINTENANCE	5,222	7,733
COMMUNITY AREA MAINTENANCE	3,627	10,826
DEVELOPMENT COORDINATOR	2,282	2,506
ELECTRIC	6,310	8,506
ENGINEERING	7,253	10,053
FIELD MANAGEMENT	17,407	19,116
FOUNTAIN MAINTENANCE & CHEMICALS	2,176	387
LANDSCAPING MAINTENANCE & MATERIALS	64,994	80,136
IRRIGATION	11,025	12,914
IRRIGATION PARTS & REPAIRS	5,440	5,800
SIDEWALK CLEANING	2,176	2,320
SIDEWALK REPAIR	4,352	4,640
SIGNAGE	725	773
STREETLIGHTS	3,264	4,640
STORMWATER MANAGEMENT	6,941	40,599
TREE/PLANT REPLACEMENT & TRIM	14,506	15,466
TOTAL MAINTENANCE EXPENSES	208,832	260,928
Total Expenditures	\$ 229,371	\$ 282,444
EXCESS / (SHORTFALL)	\$ 408,176	\$ 437,081
PAYMENT TO TRUSTEE	(363,007)	(387,120)
BALANCE	\$ 45,169	\$ 49,961
COUNTY APPRAISER & TAX COLLECTOR FEE	(22,584)	(24,981)
DISCOUNTS FOR EARLY PAYMENTS	(22,584)	(24,981)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	870,654	928,488
ON-ROLL ASSESSMENTS - ADMIN	59,123	62,299
ON-ROLL ASSESSMENTS - MAINT	307,730	379,830
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	156,043	204,763
OTHER INCOME	6,585	6,568
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,400,135	\$ 1,581,948
EXPENDITURES - ADMIN		
AUDIT	6,037	3,815
DISSEMINATION AGENT	329	328
DISTRICT COUNSEL	8,781	5,473
MANAGEMENT	11,859	16,420
ASSESSMENT ROLL	1,098	1,095
DUES, LICENSES & FEES	211	211
ENGINEERING	5,488	7,663
GENERAL INSURANCE	13,171	14,959
WEB SITE MAINTENANCE	906	903
LEGAL ADVERTISING	713	219
MISCELLANEOUS	0	219
TRAVEL AND PER DIEM	110	44
OFFICE SUPPLIES	274	547
POSTAGE & SHIPPING	38	55
COPIES	329	328
SUPERVISOR FEES	6,585	6,568
TRUSTEE SERVICES	1,976	1,970
OFFICE RENT	2,744	2,737
CONTINUING DISCLOSURE FEE	329	328
TOTAL ADMIN EXPENSES	60,979	63,883

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	48,765	52,897
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANC	42,412	1,706
CONTINGENCY - MAINTENANCE	11,523	17,064
COMMUNITY AREA MAINTENANCE	8,002	23,889
DEVELOPMENT COORDINATOR	5,036	5,530
ELECTRIC	13,924	18,770
ENGINEERING	16,004	22,183
FIELD MANAGEMENT	38,410	42,181
FOUNTAIN MAINTENANCE & CHEMICALS	4,801	853
LANDSCAPING MAINTENANCE & MATERIALS	143,415	176,827
IRRIGATION	24,327	28,496
IRRIGATION PARTS & REPAIRS	12,003	12,798
SIDEWALK CLEANING	4,801	5,119
SIDEWALK REPAIR	9,603	10,238
SIGNAGE	1,600	1,706
STREETLIGHTS	7,202	10,238
STORMWATER MANAGEMENT	15,316	89,584
TREE/PLANT REPLACEMENT & TRIM	32,009	34,127
TOTAL MAINTENANCE EXPENSES	439,154	554,207
Total Expenditures	\$ 500,132	\$ 618,090
EXCESS / (SHORTFALL)	\$ 900,002	\$ 963,858
PAYMENT TO TRUSTEE	(801,002)	(854,209)
BALANCE	\$ 99,001	\$ 109,649
COUNTY APPRAISER & TAX COLLECTOR FEE	(49,500)	(54,825)
DISCOUNTS FOR EARLY PAYMENTS	(49,500)	(54,825)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	961,320	1,025,176
ON-ROLL ASSESSMENTS - ADMIN	59,836	63,050
ON-ROLL ASSESSMENTS - MAINT	339,775	419,384
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	172,292	226,086
OTHER INCOME	6,665	6,647
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,539,887	\$ 1,740,343
EXPENDITURES - ADMIN		
AUDIT	6,109	3,861
DISSEMINATION AGENT	333	332
DISTRICT COUNSEL	8,887	5,539
MANAGEMENT	12,002	16,618
ASSESSMENT ROLL	1,111	1,108
DUES, LICENSES & FEES	214	213
ENGINEERING	5,554	7,755
GENERAL INSURANCE	13,330	15,139
WEB SITE MAINTENANCE	916	914
LEGAL ADVERTISING	722	222
MISCELLANEOUS	0	222
TRAVEL AND PER DIEM	111	44
OFFICE SUPPLIES	278	554
POSTAGE & SHIPPING	39	55
COPIES	333	332
SUPERVISOR FEES	6,665	6,647
TRUSTEE SERVICES	1,999	1,994
OFFICE RENT	2,777	2,770
CONTINUING DISCLOSURE FEE	333	332
TOTAL ADMIN EXPENSES	61,714	64,653

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	53,843	58,405
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANC	46,828	1,884
CONTINGENCY - MAINTENANCE	12,723	18,840
COMMUNITY AREA MAINTENANCE	8,835	26,377
DEVELOPMENT COORDINATOR	5,560	6,106
ELECTRIC	15,374	20,725
ENGINEERING	17,671	24,493
FIELD MANAGEMENT	42,410	46,574
FOUNTAIN MAINTENANCE & CHEMICALS	5,301	942
LANDSCAPING MAINTENANCE & MATERIALS	158,350	195,241
IRRIGATION	26,860	31,464
IRRIGATION PARTS & REPAIRS	13,253	14,130
SIDEWALK CLEANING	5,301	5,652
SIDEWALK REPAIR	10,603	11,304
SIGNAGE	1,767	1,884
STREETLIGHTS	7,952	11,304
STORMWATER MANAGEMENT	16,911	98,912
TREE/PLANT REPLACEMENT & TRIM	35,342	37,681
TOTAL MAINTENANCE EXPENSES	484,885	611,919
Total Expenditures	\$ 546,599	\$ 676,572
EXCESS / (SHORTFALL)	\$ 993,288	\$ 1,063,771
PAYMENT TO TRUSTEE	(884,414)	(943,162)
BALANCE	\$ 108,874	\$ 120,609
COUNTY APPRAISER & TAX COLLECTOR FEE	(54,437)	(60,304)
DISCOUNTS FOR EARLY PAYMENTS	(54,437)	(60,304)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	959,827	1,023,584
ON-ROLL ASSESSMENTS - ADMIN	59,836	63,050
ON-ROLL ASSESSMENTS - MAINT	339,247	418,733
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	172,024	225,735
OTHER INCOME	6,665	6,647
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,537,599	\$ 1,737,749
EXPENDITURES - ADMIN		
AUDIT	6,109	3,861
DISSEMINATION AGENT	333	332
DISTRICT COUNSEL	8,887	5,539
MANAGEMENT	12,002	16,618
ASSESSMENT ROLL	1,111	1,108
DUES, LICENSES & FEES	214	213
ENGINEERING	5,554	7,755
GENERAL INSURANCE	13,330	15,139
WEB SITE MAINTENANCE	916	914
LEGAL ADVERTISING	722	222
MISCELLANEOUS	0	222
TRAVEL AND PER DIEM	111	44
OFFICE SUPPLIES	278	554
POSTAGE & SHIPPING	39	55
COPIES	333	332
SUPERVISOR FEES	6,665	6,647
TRUSTEE SERVICES	1,999	1,994
OFFICE RENT	2,777	2,770
CONTINUING DISCLOSURE FEE	333	332
TOTAL ADMIN EXPENSES	61,714	64,653

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	53,759	58,315
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANC	46,755	1,881
CONTINGENCY - MAINTENANCE	12,703	18,811
COMMUNITY AREA MAINTENANCE	8,822	26,336
DEVELOPMENT COORDINATOR	5,552	6,097
ELECTRIC	15,350	20,692
ENGINEERING	17,644	24,455
FIELD MANAGEMENT	42,344	46,501
FOUNTAIN MAINTENANCE & CHEMICALS	5,293	941
LANDSCAPING MAINTENANCE & MATERIALS	158,104	194,938
IRRIGATION	26,818	31,415
IRRIGATION PARTS & REPAIRS	13,233	14,108
SIDEWALK CLEANING	5,293	5,643
SIDEWALK REPAIR	10,586	11,287
SIGNAGE	1,764	1,881
STREETLIGHTS	7,940	11,287
STORMWATER MANAGEMENT	16,885	98,759
TREE/PLANT REPLACEMENT & TRIM	35,287	37,622
TOTAL MAINTENANCE EXPENSES	484,132	610,969
Total Expenditures	\$ 545,846	\$ 675,622
EXCESS / (SHORTFALL)	\$ 991,754	\$ 1,062,127
PAYMENT TO TRUSTEE	(883,041)	(941,698)
BALANCE	\$ 108,713	\$ 120,429
COUNTY APPRAISER & TAX COLLECTOR FEE	(54,356)	(60,215)
DISCOUNTS FOR EARLY PAYMENTS	(54,356)	(60,215)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	911,990	972,570
ON-ROLL ASSESSMENTS - ADMIN	54,418	57,341
ON-ROLL ASSESSMENTS - MAINT	322,340	397,863
ON-ROLL ASSESSMENTS - TIM	0	0
STORMWATER	163,451	214,484
OTHER INCOME	6,061	6,045
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,458,260	\$ 1,648,304
EXPENDITURES - ADMIN		
AUDIT	5,556	3,511
DISSEMINATION AGENT	303	302
DISTRICT COUNSEL	8,082	5,038
MANAGEMENT	10,915	15,114
ASSESSMENT ROLL	1,010	1,008
DUES, LICENSES & FEES	194	194
ENGINEERING	5,051	7,053
GENERAL INSURANCE	12,123	13,768
WEB SITE MAINTENANCE	833	831
LEGAL ADVERTISING	657	202
MISCELLANEOUS	0	202
TRAVEL AND PER DIEM	101	40
OFFICE SUPPLIES	253	504
POSTAGE & SHIPPING	35	50
COPIES	303	302
SUPERVISOR FEES	6,061	6,045
TRUSTEE SERVICES	1,818	1,814
OFFICE RENT	2,526	2,519
CONTINUING DISCLOSURE FEE	303	302
TOTAL ADMIN EXPENSES	56,126	58,799

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	51,080	55,408
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENANC	44,425	1,787
CONTINGENCY - MAINTENANCE	12,070	17,874
COMMUNITY AREA MAINTENANCE	8,382	25,023
DEVELOPMENT COORDINATOR	5,275	5,793
ELECTRIC	14,585	19,661
ENGINEERING	16,764	23,236
FIELD MANAGEMENT	40,234	44,184
FOUNTAIN MAINTENANCE & CHEMICALS	5,029	894
LANDSCAPING MAINTENANCE & MATERIALS	150,224	185,222
IRRIGATION	25,482	29,849
IRRIGATION PARTS & REPAIRS	12,573	13,405
SIDEWALK CLEANING	5,029	5,362
SIDEWALK REPAIR	10,059	10,724
SIGNAGE	1,676	1,787
STREETLIGHTS	7,544	10,724
STORMWATER MANAGEMENT	16,043	93,837
TREE/PLANT REPLACEMENT & TRIM	33,528	35,747
TOTAL MAINTENANCE EXPENSES	460,003	580,519
Total Expenditures	\$ 516,129	\$ 639,318
EXCESS / (SHORTFALL)	\$ 942,131	\$ 1,008,986
PAYMENT TO TRUSTEE	(839,031)	(894,764)
BALANCE	\$ 103,100	\$ 114,222
COUNTY APPRAISER & TAX COLLECTOR FEE	(51,550)	(57,111)
DISCOUNTS FOR EARLY PAYMENTS	(51,550)	(57,111)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	165,579	176,578
ON-ROLL ASSESSMENTS - ADMIN	70,719	74,518
ON-ROLL ASSESSMENTS - MAINT	58,523	72,235
ON-ROLL ASSESSMENTS - TIM	37,874	37,698
STORMWATER	29,676	38,941
OTHER INCOME	7,877	7,856
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 370,249	\$ 407,828
EXPENDITURES - ADMIN		
AUDIT	7,221	4,563
DISSEMINATION AGENT	394	393
DISTRICT COUNSEL	10,503	6,547
MANAGEMENT	14,185	19,641
ASSESSMENT ROLL	1,313	1,309
DUES, LICENSES & FEES	253	252
ENGINEERING	6,564	9,166
GENERAL INSURANCE	15,754	17,893
WEB SITE MAINTENANCE	1,083	1,080
LEGAL ADVERTISING	853	262
MISCELLANEOUS	0	262
TRAVEL AND PER DIEM	131	52
OFFICE SUPPLIES	328	655
POSTAGE & SHIPPING	46	65
COPIES	394	393
SUPERVISOR FEES	7,877	7,856
TRUSTEE SERVICES	2,363	2,357
OFFICE RENT	3,282	3,273
CONTINUING DISCLOSURE FEE	394	393
TOTAL ADMIN EXPENSES	72,939	76,413

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	9,274	10,060
TIM OPERATIONS	34,844	34,682
BUILDING, BRIDGE, MONUMENT MAINTENANC	8,066	325
CONTINGENCY - MAINTENANCE	2,191	3,245
COMMUNITY AREA MAINTENANCE	1,522	4,543
DEVELOPMENT COORDINATOR	958	1,052
ELECTRIC	2,648	3,570
ENGINEERING	3,044	4,219
FIELD MANAGEMENT	7,305	8,022
FOUNTAIN MAINTENANCE & CHEMICALS	913	162
LANDSCAPING MAINTENANCE & MATERIALS	27,274	33,629
IRRIGATION	4,626	5,419
IRRIGATION PARTS & REPAIRS	2,283	2,434
SIDEWALK CLEANING	913	974
SIDEWALK REPAIR	1,826	1,947
SIGNAGE	304	325
STREETLIGHTS	1,370	1,947
STORMWATER MANAGEMENT	2,913	17,037
TREE/PLANT REPLACEMENT & TRIM	6,087	6,490
TOTAL MAINTENANCE EXPENSES	118,362	140,080
Total Expenditures	\$ 191,301	\$ 216,494
EXCESS / (SHORTFALL)	\$ 178,949	\$ 191,334
PAYMENT TO TRUSTEE	(152,333)	(162,452)
BALANCE	\$ 26,616	\$ 28,882
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,308)	(14,441)
DISCOUNTS FOR EARLY PAYMENTS	(13,308)	(14,441)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	486,157	518,451
ON-ROLL ASSESSMENTS - ADMIN	47,526	50,079
ON-ROLL ASSESSMENTS - MAINT	171,831	212,090
ON-ROLL ASSESSMENTS - TIM	25,453	25,335
STORMWATER	87,131	114,336
OTHER INCOME	5,294	5,280
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 823,392	\$ 925,571
EXPENDITURES - ADMIN		
AUDIT	4,853	3,067
DISSEMINATION AGENT	265	264
DISTRICT COUNSEL	7,058	4,400
MANAGEMENT	9,533	13,200
ASSESSMENT ROLL	882	880
DUES, LICENSES & FEES	170	169
ENGINEERING	4,412	6,160
GENERAL INSURANCE	10,588	12,025
WEB SITE MAINTENANCE	728	726
LEGAL ADVERTISING	573	176
MISCELLANEOUS	0	176
TRAVEL AND PER DIEM	88	35
OFFICE SUPPLIES	221	440
POSTAGE & SHIPPING	31	44
COPIES	265	264
SUPERVISOR FEES	5,294	5,280
TRUSTEE SERVICES	1,588	1,584
OFFICE RENT	2,206	2,200
CONTINUING DISCLOSURE FEE	265	264
TOTAL ADMIN EXPENSES	49,018	51,353

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	27,229	29,537
TIM OPERATIONS	23,417	23,308
BUILDING, BRIDGE, MONUMENT MAINTENANC	23,682	953
CONTINGENCY - MAINTENANCE	6,434	9,528
COMMUNITY AREA MAINTENANCE	4,468	13,339
DEVELOPMENT COORDINATOR	2,812	3,088
ELECTRIC	7,775	10,481
ENGINEERING	8,937	12,386
FIELD MANAGEMENT	21,448	23,553
FOUNTAIN MAINTENANCE & CHEMICALS	2,681	476
LANDSCAPING MAINTENANCE & MATERIALS	80,080	98,737
IRRIGATION	13,584	15,912
IRRIGATION PARTS & REPAIRS	6,702	7,146
SIDEWALK CLEANING	2,681	2,858
SIDEWALK REPAIR	5,362	5,717
SIGNAGE	894	953
STREETLIGHTS	4,021	5,717
STORMWATER MANAGEMENT	8,552	50,022
TREE/PLANT REPLACEMENT & TRIM	17,873	19,056
TOTAL MAINTENANCE EXPENSES	268,632	332,767
Total Expenditures	\$ 317,650	\$ 384,120
EXCESS / (SHORTFALL)	\$ 505,742	\$ 541,451
PAYMENT TO TRUSTEE	(447,265)	(476,975)
BALANCE	\$ 58,477	\$ 64,476
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,239)	(32,238)
DISCOUNTS FOR EARLY PAYMENTS	(29,239)	(32,238)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	256,103	273,114
ON-ROLL ASSESSMENTS - ADMIN	31,130	32,802
ON-ROLL ASSESSMENTS - MAINT	90,518	111,727
ON-ROLL ASSESSMENTS - TIM	16,672	16,594
STORMWATER	45,900	60,231
OTHER INCOME	3,467	3,458
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 443,790	\$ 497,927
EXPENDITURES - ADMIN		
AUDIT	3,178	2,009
DISSEMINATION AGENT	173	173
DISTRICT COUNSEL	4,623	2,882
MANAGEMENT	6,244	8,646
ASSESSMENT ROLL	578	576
DUES, LICENSES & FEES	111	111
ENGINEERING	2,890	4,035
GENERAL INSURANCE	6,935	7,876
WEB SITE MAINTENANCE	477	476
LEGAL ADVERTISING	376	115
MISCELLANEOUS	0	115
TRAVEL AND PER DIEM	58	23
OFFICE SUPPLIES	144	288
POSTAGE & SHIPPING	20	29
COPIES	173	173
SUPERVISOR FEES	3,467	3,458
TRUSTEE SERVICES	1,040	1,037
OFFICE RENT	1,445	1,441
CONTINUING DISCLOSURE FEE	173	173
TOTAL ADMIN EXPENSES	32,107	33,636

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	14,344	15,560
TIM OPERATIONS	15,338	15,267
BUILDING, BRIDGE, MONUMENT MAINTENANC	12,475	502
CONTINGENCY - MAINTENANCE	3,390	5,019
COMMUNITY AREA MAINTENANCE	2,354	7,027
DEVELOPMENT COORDINATOR	1,481	1,627
ELECTRIC	4,096	5,521
ENGINEERING	4,708	6,525
FIELD MANAGEMENT	11,298	12,408
FOUNTAIN MAINTENANCE & CHEMICALS	1,412	251
LANDSCAPING MAINTENANCE & MATERIALS	42,185	52,014
IRRIGATION	7,156	8,382
IRRIGATION PARTS & REPAIRS	3,531	3,764
SIDEWALK CLEANING	1,412	1,506
SIDEWALK REPAIR	2,825	3,012
SIGNAGE	471	502
STREETLIGHTS	2,118	3,012
STORMWATER MANAGEMENT	4,505	26,351
TREE/PLANT REPLACEMENT & TRIM	9,415	10,038
TOTAL MAINTENANCE EXPENSES	144,515	178,286
Total Expenditures	\$ 176,622	\$ 211,923
EXCESS / (SHORTFALL)	\$ 267,168	\$ 286,004
PAYMENT TO TRUSTEE	(235,614)	(251,265)
BALANCE	\$ 31,554	\$ 34,739
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,777)	(17,370)
DISCOUNTS FOR EARLY PAYMENTS	(15,777)	(17,370)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	80,243	85,573
ON-ROLL ASSESSMENTS - ADMIN	129,985	136,967
ON-ROLL ASSESSMENTS - MAINT	28,362	35,007
ON-ROLL ASSESSMENTS - TIM	69,614	69,291
STORMWATER	14,381	18,872
OTHER INCOME	14,479	14,440
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 337,063	\$ 360,150
EXPENDITURES - ADMIN		
AUDIT	13,272	8,387
DISSEMINATION AGENT	724	722
DISTRICT COUNSEL	19,305	12,034
MANAGEMENT	26,073	36,101
ASSESSMENT ROLL	2,413	2,407
DUES, LICENSES & FEES	465	463
ENGINEERING	12,065	16,847
GENERAL INSURANCE	28,957	32,888
WEB SITE MAINTENANCE	1,991	1,986
LEGAL ADVERTISING	1,569	481
MISCELLANEOUS	0	481
TRAVEL AND PER DIEM	241	96
OFFICE SUPPLIES	603	1,203
POSTAGE & SHIPPING	84	120
COPIES	724	722
SUPERVISOR FEES	14,479	14,440
TRUSTEE SERVICES	4,344	4,332
OFFICE RENT	6,033	6,017
CONTINUING DISCLOSURE FEE	724	722
TOTAL ADMIN EXPENSES	134,064	140,450

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	4,494	4,875
TIM OPERATIONS	64,045	63,747
BUILDING, BRIDGE, MONUMENT MAINTENANC	3,909	157
CONTINGENCY - MAINTENANCE	1,062	1,573
COMMUNITY AREA MAINTENANCE	738	2,202
DEVELOPMENT COORDINATOR	464	510
ELECTRIC	1,283	1,730
ENGINEERING	1,475	2,044
FIELD MANAGEMENT	3,540	3,888
FOUNTAIN MAINTENANCE & CHEMICALS	443	79
LANDSCAPING MAINTENANCE & MATERIALS	13,218	16,297
IRRIGATION	2,242	2,626
IRRIGATION PARTS & REPAIRS	1,106	1,179
SIDEWALK CLEANING	443	472
SIDEWALK REPAIR	885	944
SIGNAGE	148	157
STREETLIGHTS	664	944
STORMWATER MANAGEMENT	1,412	8,256
TREE/PLANT REPLACEMENT & TRIM	2,950	3,145
TOTAL MAINTENANCE EXPENSES	104,519	114,825
Total Expenditures	\$ 238,584	\$ 255,276
EXCESS / (SHORTFALL)	\$ 98,480	\$ 104,874
PAYMENT TO TRUSTEE	(73,823)	(78,727)
BALANCE	\$ 24,656	\$ 26,147
COUNTY APPRAISER & TAX COLLECTOR FEE	(12,328)	(13,074)
DISCOUNTS FOR EARLY PAYMENTS	(12,328)	(13,074)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #11
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	349,030	12,095
ON-ROLL ASSESSMENTS - ADMIN	2,376	4,006
ON-ROLL ASSESSMENTS - MAINT	123,363	4,948
ON-ROLL ASSESSMENTS - TIM	1,273	2,027
STORMWATER	62,555	2,667
OTHER INCOME	265	422
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 538,861	\$ 26,166
EXPENDITURES - ADMIN		
AUDIT	243	245
DISSEMINATION AGENT	13	21
DISTRICT COUNSEL	353	352
MANAGEMENT	477	1,056
ASSESSMENT ROLL	44	70
DUES, LICENSES & FEES	8	14
ENGINEERING	221	493
GENERAL INSURANCE	529	962
WEB SITE MAINTENANCE	36	58
LEGAL ADVERTISING	29	14
MISCELLANEOUS	0	14
TRAVEL AND PER DIEM	4	3
OFFICE SUPPLIES	11	35
POSTAGE & SHIPPING	2	4
COPIES	13	21
SUPERVISOR FEES	265	422
TRUSTEE SERVICES	79	127
OFFICE RENT	110	176
CONTINUING DISCLOSURE FEE	13	21
TOTAL ADMIN EXPENSES	2,451	4,108

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #11
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES - MAINT

LAKE MAINTENANCE	19,549	689
TIM OPERATIONS	1,171	1,865
BUILDING, BRIDGE, MONUMENT MAINTENANC	17,002	22
CONTINGENCY - MAINTENANCE	4,619	222
COMMUNITY AREA MAINTENANCE	3,208	311
DEVELOPMENT COORDINATOR	2,019	72
ELECTRIC	5,582	245
ENGINEERING	6,416	289
FIELD MANAGEMENT	15,398	549
FOUNTAIN MAINTENANCE & CHEMICALS	1,925	11
LANDSCAPING MAINTENANCE & MATERIALS	57,493	2,304
IRRIGATION	9,752	371
IRRIGATION PARTS & REPAIRS	4,812	167
SIDEWALK CLEANING	1,925	67
SIDEWALK REPAIR	3,850	133
SIGNAGE	642	22
STREETLIGHTS	2,887	133
STORMWATER MANAGEMENT	6,140	1,167
TREE/PLANT REPLACEMENT & TRIM	12,832	445
TOTAL MAINTENANCE EXPENSES	177,220	9,084

Total Expenditures	\$ 179,671	\$ 13,193
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EXCESS / (SHORTFALL)	\$ 359,191	\$ 12,974
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PAYMENT TO TRUSTEE	(321,107)	(11,128)
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BALANCE	\$ 38,083	\$ 1,846
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COUNTY APPRAISER & TAX COLLECTOR FEE	(19,042)	(923)
DISCOUNTS FOR EARLY PAYMENTS	(19,042)	(923)

NET EXCESS / (SHORTFALL)	\$ -	\$ -
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**PROPOSED ASSESSMENT ALLOCATION
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025
	Assessments	Proposed Assessments
CDD 1		
Single Family	\$ 395.93	\$ 405.16
Multi-Family	\$ 197.97	\$ 202.58
Commerical Sq. Ft	\$ 0.1584	\$ 0.1621
CDD 2		
Single Family	\$ 395.93	\$ 405.16
Multi-Family	\$ 197.97	\$ 202.58
Commerical Sq. Ft	\$ 0.1584	\$ 0.1621
CDD 3		
Single Family	\$ 349.11	\$ 358.34
Multi-Family	\$ 174.55	\$ 179.17
Commerical Sq. Ft	\$ 0.1396	\$ 0.1433
CDD 4		
Single Family	\$ 349.11	\$ 358.34
Multi-Family	\$ 174.55	\$ 179.17
Commerical Sq. Ft	\$ 0.1396	\$ 0.1433
CDD 5		
Single Family	\$ 349.11	\$ 358.34
Multi-Family	\$ 174.55	\$ 179.17
Commerical Sq. Ft	\$ 0.1396	\$ 0.1433
CDD 6		
Single Family	\$ 349.11	\$ 358.34
Multi-Family	\$ 174.55	\$ 179.17
Commerical Sq. Ft	\$ 0.1396	\$ 0.1433
CDD 7		
Single Family	\$ 395.93	\$ 405.16
Multi-Family	\$ 197.97	\$ 202.58
Commerical Sq. Ft	\$ 0.1584	\$ 0.1621
CDD 8		
Single Family	\$ 395.93	\$ 405.16
Multi-Family	\$ 197.97	\$ 202.58
Commerical Sq. Ft	\$ 0.1584	\$ 0.1621
CDD 9		
Single Family	\$ 395.93	\$ 405.16
Multi-Family	\$ 197.97	\$ 202.58
Commerical Sq. Ft	\$ 0.1584	\$ 0.1621
CDD 10		
Single Family	\$ 395.93	\$ 405.16
Multi-Family	\$ 197.97	\$ 202.58
Commerical Sq. Ft	\$ 0.1584	\$ 0.1621
CDD 11		
Single Family	\$ 395.93	\$ 405.16
Multi-Family	\$ 197.97	\$ 202.58
Commerical Sq. Ft	\$ 0.1584	\$ 0.1621

PROPOSED DEBT SERVICE BUDGET
TRADITION SERIES 2014 BOND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

FISCAL YEAR
2024/2025
PROPOSED BUDGET

REVENUES

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

EXPENDITURES

Principal Payments		2,435,000
Interest Payments		1,345,956
Miscellaneous / Extra Redemption		255,146
Total Expenditures	\$	4,036,102

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

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

ASSESSMENTS

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

PROPOSED DEBT SERVICE BUDGET
TRADITION SERIES 2021 BOND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

FISCAL YEAR

2024/2025

PROPOSED BUDGET

REVENUES

Interest Income		0
Net Debt Collections		969,940
Total Revenues	\$	969,940

EXPENDITURES

Principal Payments		390,000
Interest Payments		579,940
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	969,940

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

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

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 PROPOSED BUDGET	COMMENTS
REVENUES			
SERVICE CHARGE - IRRIGATION	1,890,000	1,890,000	Projected
ENGINEERING REVENUE FEES	17,338	17,338	
Total Revenues	\$ 1,907,338	\$ 1,907,338	
EXPENSES			
FIELD OPERATIONS	0	0	No Change
TRUSTEE SERVICES	5,000	5,000	No Change
MANAGEMENT	377,744	389,076	CPI Adjustment per contract
ENGINEERING	40,000	40,000	No Change
PROFESSIONAL SERVICES, OTHER	5,000	5,000	No Change
DEVELOPMENT COORDINATOR	62,933	64,821	CPI Adjustment per contract
CITY FRANCHISE FEE	165,000	165,000	6% of Gross Receipts + Installments
TRAVEL AND PER DIEM	400	400	No Change
TELEPHONE	1,930	1,930	No Change
POSTAGE AND SHIPPING	253	253	No Change
BANK FEES	1,250	1,250	No Change
BAD DEBT	65,000	65,000	No Change
OFFICE SUPPLIES	250	250	No Change
FIELD SUPPLIES (OTHER)	2,000	2,000	No Change
DUES, LICENSES, FEES	2,300	2,300	No Change
VEHICLE, GAS, & REPAIR	1,000	1,000	No Change
ELECTRIC	105,000	105,000	No Change
WATER	170	170	No Change
OTHER UTILITIES	1,550	1,550	No Change
GENERAL INSURANCE	21,102	21,102	No Change
GENERAL REPAIR & MAINTENANCE	215,000	215,000	No Change
LANDSCAPING MAINTENANCE & MATERIAL	11,000	11,000	No Change
HVAC	4,500	4,500	No Change
RENEWAL AND REPLACEMENT	250,000	250,000	No Change
OTHER SYSTEM IMPROVEMENTS	100,000	100,000	No Change
OPERATING RESERVES/MISC	80,000	80,000	No Change
CONTINGENCY	20,531	7,411	Decrease
Total Expenses	\$ 1,538,913	\$ 1,539,013	
EXCESS / (SHORTFALL)	\$ 368,425	\$ 368,325	
PAYMENT TO TRUSTEE	(368,425)	(368,325)	
BALANCE	\$ 0	\$ 0	
NET INCOME	\$ -	\$ -	

PROPOSED DEBT SERVICE BUDGET
TRADITION IRRIGATION SERIES 2017 BOND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

FISCAL YEAR

2024/2025

PROPOSED BUDGET

REVENUES

Transfer from Operating Fund		368,325
Total Revenues	\$	368,325

EXPENDITURES

Principal Payments		130,000
Interest Payments		238,325
Total Expenditures	\$	368,325

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

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

AMENDMENT #2 TO STATEMENT OF WORK #TR- 20200316

This Amendment #2 (the “**Amendment**”) to Statement of Work #TR-20200316 is made and entered into as of this __ day of May, 2024 (the “**Amendment Effective Date**”), by and between Tradition Community Development District No. 1 (“**Customer**”) and Beep, Inc. (“**Beep**”).

WHEREAS, Customer and Beep have previously entered SOW #TR-20200302, dated September 9, 2020, as amended, (the “**SOW**”) and the parties desire to amend the SOW as set out herein.

NOW THEREFORE, in consideration of the promises set out herein, the parties hereby agree as follows:

1. TERM

Section 2 of the SOW is hereby deleted in its entirety and replaced as follows:

The term of this SOW shall remain in effect through November 18, 2024 (the “**SOW Term**”). The SOW Term shall, thereafter, renew automatically for additional one-year terms thereafter unless Beep or Customer provides written notice to the other party no less than thirty (30) days prior to the expiration of the initial SOW Term or any one-year renewal periods thereafter of its intent to terminate this SOW. This SOW shall terminate automatically without the need for any further action by any party hereto upon the expiration or the termination of the Agreement.

2. GENERAL

The SOW is amended as set out in this Amendment. Except as set out herein, the terms of the SOW, shall remain in full force and effect. In the event of a conflict between the provisions of this Amendment and the provisions of the SOW, the provisions of this Amendment shall govern.

Agreed to and accepted by:

CUSTOMER

BEEP, INC.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

**TORCIVIA, DONLON,
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*FLORIDA BAR BOARD CERTIFIED
CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

Jennifer H.R. Hunecke
Susan M. Garrett
Elizabeth V. Lenihan*
Ruth A. Holmes
Ben Saver
Tanya M. Earley
Daniel Harrell, Of Counsel

May 21, 2024

Via Email only

B. Frank Sakuma, Jr.
District Manager
2501A Burns Rd.
Palm Beach Gardens, FL 33410
bsakuma@sdsinc.org

Re: Tradition CDD

Dear Frank,

As you are aware, our firm (as well as our predecessor Dan Harrell's firm) have been providing services at a rate of \$240 per hour for several years. Attached is an Agreement with our firm which would increase that rate to \$250 per hour commencing October 1, 2024. We have also included a provision that said rate will increase by 3% each October 1st commencing October 1, 2025. I would appreciate the Board's favorable consideration of this request.

If this arrangement is agreeable to you please sign the attached and return same to me.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Glen J. Torcivia

Glen J. Torcivia, Esq
Enclosures
c: Susan Garrett
c: Dan Harrell

AGREEMENT FOR LEGAL SERVICES

This Agreement (“Agreement”) is made as of the _____ day of _____, 2024, by and between the **Tradition**, a Special District, whose mailing address is 2501A Burns Rd., Palm Beach Gardens, FL 33410 (“Tradition”) and **Torcivia, Donlon, Goddeau & Rubin, P.A.**, whose mailing address is 701 Northpoint Parkway, Ste. 209, West Palm Beach, FL 33407 (“Firm”).

In consideration of the mutual promises contained in this Agreement, Tradition and Firm agree as follows:

SECTION 1 – SCOPE OF SERVICES AND TERM

1.1 Tradition will continue to engage the Firm to provide legal services as its District Attorney. Either Tradition or the Firm may terminate this Agreement at any time upon thirty (30) days’ written notice to the other. Termination of this Agreement shall not affect any rights, obligations, and liabilities of the parties arising out of transactions which occurred prior to termination.

SECTION 2 – REMEDIES

2.1 This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in St. Lucie County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise.

SECTION 3 – WAIVER OF JURY TRIAL AND ENFORCEMENT COSTS

3.1 **WAIVER OF JURY TRIAL.** TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT.

3.2 If any legal action or other proceeding is brought for the enforcement of the Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provisions of the Agreement, the parties agree that each party shall be responsible for its own attorney’s fees.

SECTION 4 - AUTHORITY TO PRACTICE

4.1 The Firm hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner and in accordance with applicable law. Proof of such licenses and approvals shall be submitted to Tradition upon request.

SECTION 5 – SEVERABILITY

5.1 If any term or provision of the Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of the Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of the Agreement shall be deemed valid and enforceable to the extent permitted by law.

SECTION 6 - PUBLIC ENTITY CRIMES, DISCRIMINATION AND SCRUTINIZED COMPANIES

6.1 As provided in Sections 287.132-133, Florida Statutes, as amended from time to time, by entering into the Agreement, Firm certifies that it, its affiliates, suppliers, subcontractors and any other contractors who will perform hereunder, have not been placed on the convicted vendor list maintained by the State of

Florida Department of Management Services within the thirty-six (36) months immediately preceding the date hereof.

6.2 As provided in Sections 287.134, Florida Statutes, as amended from time to time, by entering into the Agreement, Firm certifies that it and its affiliates have not been placed on the discriminatory vendor list maintained by the State of Florida Department of Management Services within the thirty-six (36) months immediately preceding the date hereof.

6.3 Firm certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List and are not engaged in the boycott of Israel. Pursuant to section 287.135, Florida Statutes, Tradition may immediately terminate this Agreement at its sole option if the Firm or any of its subcontractors are found to have submitted a false certification; or if the Firm or any of its subcontractors, are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of this Agreement.

SECTION 7 - ENTIRETY OF CONTRACTUAL AGREEMENT

7.1 Tradition and Firm agree that this Agreement sets forth the entire contract between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded, or otherwise altered, except by written instrument executed by the parties hereto.

SECTION 8 – WAIVER

8.1 Failure of either party to enforce or exercise any right(s) under the Agreement shall not be deemed a waiver of either party's right to enforce or exercise said right(s) at any time thereafter.

SECTION 9 – COMPLIANCE

9.1 Each of the parties agrees to perform its obligations under the Agreement in conformance with all laws, regulations and administrative instructions that relate to the parties' performance of the Agreement. In the event that either party becomes aware of a possible violation of law, regulation or administrative instruction that might affect the validity or legality of the services provided under the Agreement, such party shall immediately notify the other party and the parties shall agree on appropriate corrective action. In the event either party becomes aware that any investigation or proceeding has been initiated with respect to any of the services provided hereunder, such party shall immediately notify the other party.

SECTION 10 – EFFECTIVENESS

10.1 This Agreement shall not become effective until approved by Tradition. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and will become effective and binding upon the parties as of the effective date at such time as all the signatories hereto have signed a counterpart of this Agreement.

SECTION 11 – INDEPENDENT CONTRACTOR

11.1 No relationship of employer or employee is created by this Agreement, it being understood that Firm will act hereunder as an independent contractor and none of the Firm's, officers, directors, employees, independent contractors, representatives, or agents performing services for Firm pursuant to this Agreement shall have any claim against Tradition for compensation of any kind under this Agreement. The relationship between Tradition and Firm is that of independent contractors, and neither shall be considered a joint venturer, partner, employee, agent, representative or other relationship of the other for any purpose expressly or by implication.

SECTION 12 – COMPENSATION AND INVOICING

12.1 Tradition shall compensate the Firm on an hourly basis of \$250 per hour for legal services provided commencing October 1, 2024. Said fee shall be increased by 3% annually each year on October 1st, commencing on October 1, 2025.

12.2 The Firm shall render monthly invoices to Tradition for services that have been rendered in conformity with this Agreement in the previous month. Invoices will normally be paid within thirty (30) days following Tradition’s receipt of the Firm’s invoice.

12.3 All invoices must be submitted to Tradition, 2501A Burns Rd., Palm Beach Gardens, FL 33410 on a monthly basis. Invoices should be itemized to specifically and concisely identify each task performed and should reflect the actual time spent on each task, using 1/10 of an hour increments. Tradition does not accept grouping of activities or “block billing.” Each task must be billed separately, and each billing entry must be sufficiently descriptive so that it can be determined exactly what professional service was provided and the appropriateness of the related time charge can be assessed. Additionally, the personnel who perform each task must be specified together with their hourly rate. Any other type of billing or timekeeping, which allows compensation for time not actually spent by the Firm, is not permitted by Tradition.

12.4 Tradition will reimburse the Firm for any out-of-pocket expenses, including, but not limited to, filing fees, long-distance telephone charges, postage charges, courier fees, outside printing, photocopying, court reporting and transcription fees. Payment for some of these fees is outlined more specifically below.

- (a) Tradition will not pay for local facsimile transmissions.
- (b) Any travel, per diem, mileage, or meal expenses, which may be reimbursable, must be approved in advance (orally) and will be paid in accordance with the rates and conditions set forth in Section 112.061, Florida Statutes.
- (c) Tradition does not pay for local travel, including, but not limited to, attorney’s time for such local travel and/or reimbursement for meals.
- (d) For all disbursements, Tradition requires copies of paid receipts, invoices, or other documentation acceptable to the Tradition. Such documentation must be sufficient to establish that the expense was actually incurred and necessary in the performance of legal services provided.

SECTION 13 - INSURANCE

13.1 The Firm shall maintain during the term of this Agreement all insurance coverage as required hereunder. Such insurance policy(s) shall be issued by the United States Treasury or insurance carriers approved and authorized to do business in the State of Florida, and who must have a rating of no less than “excellent” by A.M. Best or as mutually agreed upon by Tradition and the Firm.

<u>Type of Coverage</u>	<u>Amount of Coverage</u>
Professional liability/ Errors and Omissions	\$1,000,000 per occurrence
Commercial General Liability Insurance	\$1,000,000 per occurrence \$2,000,000 aggregate

Automobile Liability (optional /per case basis)	\$1,000,000 combined Single Limit
Workers' Compensation	Must be in accordance with State and Federal Laws (no minimum amount)
Cyber Liability	\$1,000,000 per occurrence or claim \$2,000,000 aggregate

Proof of all insurance coverage shall be furnished to Tradition by way of an endorsement to same or certificate of insurance upon request by Tradition. Tradition shall be identified as an "Additional Insured" on general and auto liability. Failure to comply with the foregoing requirements shall not relieve Firm of its liability and obligations under this Agreement.

SECTION 14 – PUBLIC RECORDS

14.1 The Firm shall comply with Florida's Public Records Act, Chapter 119, Florida Statutes, and, if determined to be acting on behalf of Tradition as provided under section 119.011(2), Florida Statutes, specifically agrees to:

- (a) Keep and maintain public records required by Tradition to perform the service.
- (b) Upon request from Tradition's custodian of public records or designee, provide Tradition with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the Firm does not transfer the records to Tradition.
- (d) Upon completion of this Agreement, transfer, at no cost, to Tradition all public records in possession of the Firm or keep and maintain public records required by Tradition to perform the service. If the Firm transfers all public records to Tradition upon completion of the Agreement, the Firm shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Firm keeps and maintains public records upon completion of the Agreement, the Firm shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Tradition upon request from Tradition's custodian of public records or designee, in a format that is compatible with the information technology systems of Tradition.

IF THE FIRM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE FIRM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OR DESIGNEE AT TRADITION, 2501A BURNS RD., PALM BEACH GARDENS, FL 33410.

SECTION 15 – E-VERIFY

15.1 Pursuant to Section 448.095(5), Florida Statutes, the Firm shall:

- (a) Register with and use the E-Verify system to verify the work authorization status of all newly hired employees pursuant to Section 448.095(2), Florida Statutes, and require all subcontractors do the same;
- (b) Secure an affidavit from all subcontractors stating that the subcontractor does not employ, contract with, or subcontract with an “unauthorized alien” as defined in Section 448.095(1)(f), Florida Statutes;
- (c) Maintain copies of all subcontractor affidavits for the duration of this Agreement and provide the same to Tradition upon request;
- (d) Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes;
- (e) Be aware that a violation of Section 448.09(1), Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of this Agreement;
- (f) Be aware that a violation of Section 448.095(5) by a subcontractor, and not the Firm, shall be grounds for Tradition to order the Firm immediately terminate the contract with the subcontractor; and
- (g) Be aware that if Tradition terminates this Agreement under Section 448.095(5)(c), Florida Statutes, the Firm may not be awarded a contract for at least 1 year after the date on which the Agreement is terminated and will be liable for any additional costs incurred by Tradition as a result of the termination of the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement for Legal Services to be executed as of the day and year set forth above.

ATTESTS:

TRADITION

Secretary/Assistant

By: _____
B. Frank Sakuma, Jr., District
Manager

**TORCIVIA, DONLON, GODDEAU
& RUBIN, P.A.**

By: _____
Glen J. Torcivia, President

Tradition Community
Development Districts #1-11

Financial Report
Fiscal Year 2023/2024
October 1, 2023 - April 30, 2024

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - APRIL 30, 2024

	FISCAL YEAR 2023/2024 FINAL BUDGET	FISCAL YEAR 10/01/23 - 04/30/24 ACTUALS	% Of Budget	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,440,105	5,032,706	93%	
ON-ROLL ASSESSMENTS - ADMIN	538,664	550,884	102%	
ON-ROLL ASSESSMENTS - MAINT	1,922,785	1,966,406	102%	
ON-ROLL ASSESSMENTS - TIM	163,587	167,298	102%	
STORMWATER	975,000	1,227,933	126%	
OTHER INCOME	60,000	205,122	342%	
Total Revenues	\$ 9,100,142	\$ 9,150,349	101%	
EXPENDITURES - ADMIN				
AUDIT	55,000	0	0%	
BANK FEES	0	0	0%	
DISSEMINATION AGENT	3,000	0	0%	
DISTRICT COUNSEL	80,000	24,865	31%	
MANAGEMENT	108,046	56,094	52%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	1,925	100%	
ENGINEERING	50,000	50,000	100%	
GENERAL INSURANCE	120,000	123,014	103%	
WEB SITE MAINTENANCE	8,250	4,375	53%	
LEGAL ADVERTISING	6,500	1,590	24%	
MISCELLANEOUS	0	1,067	1067%	Traffic Cones
TRAVEL AND PER DIEM	1,000	202	20%	
OFFICE SUPPLIES	2,500	2,856	114%	
POSTAGE & SHIPPING	350	489	140%	
COPIES	3,000	0	0%	
SUPERVISOR FEES	60,000	16,832	28%	
TRUSTEE SERVICES	18,000	0	0%	
OFFICE RENT	25,000	54,737	219%	
CONTINUING DISCLOSURE FEE	3,000	1,500	50%	
TOTAL ADMIN EXPENSES	555,571	339,546	61%	
EXPENDITURES - MAINT				
LAKE MAINTENANCE	304,696	126,446	41%	
TIM OPERATIONS	150,500	239,358	159%	
BUILDING, BRIDGE, MONUMENT MAINTENAN	265,000	0	0%	
(FKA CONTINGENCY) - MAINT RESERVES	72,000	0	0%	
COMMUNITY AREA MAINTENANCE	50,000	114,652	229%	
DEVELOPMENT COORDINATOR	31,467	18,354	58%	
ELECTRIC	87,000	54,368	62%	
ENGINEERING	100,000	94,805	95%	
FIELD MANAGEMENT	240,000	115,306	48%	
FOUNTAIN MAINTENANCE & CHEMICALS	30,000	2,433	8%	
LANDSCAPING MAINTENANCE & MATERIALS	896,100	669,384	75%	
IRRIGATION	152,000	97,802	64%	
IRRIGATION PARTS & REPAIRS	75,000	122,664	164%	
SIDEWALK CLEANING	30,000	15,000	50%	
SIDEWALK REPAIR	60,000	33,612	56%	
SIGNAGE	10,000	7,928	79%	
STREETLIGHTS	45,000	59,076	131%	
STORMWATER MANAGEMENT	95,700	440,175	460%	
TREE/PLANT REPLACEMENT & TRIM	200,000	139,105	70%	
TOTAL MAINTENANCE EXPENSES	2,894,463	2,350,468	81%	
Total Expenditures	\$ 3,450,034	\$ 2,690,013	78%	
EXCESS / (SHORTFALL)	\$ 5,650,108	\$ 6,460,336	114%	
PAYMENT TO TRUSTEE	(5,004,897)	(4,744,392)	95%	
BALANCE	\$ 645,211	\$ 1,715,944		
COUNTY APPRAISER & TAX COLLECTOR FEE	(322,606)	(309,041)	96%	
DISCOUNTS FOR EARLY PAYMENTS	(322,606)	(294,076)	91%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 1,112,827		

Tradition CDD No. 1
Balance Sheet
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	2,687,125.45
Total Checking/Savings	2,687,125.45
Accounts Receivable	
11000 · Accounts Receivable	1,428,430.07
Total Accounts Receivable	1,428,430.07
Other Current Assets	
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
Total Other Current Assets	1,199.78
Total Current Assets	4,116,755.30
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	4,098,044.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	218,662.94
Total Accounts Payable	218,662.94
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	1,783,798.38
Total Liabilities	1,783,798.38
Equity	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	997,663.85
Net Income	1,112,826.76
Total Equity	2,314,245.92
TOTAL LIABILITIES & EQUITY	4,098,044.30

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - APRIL 30, 2024

	FISCAL YEAR 2023/2024 FINAL BUDGET	FISCAL YEAR 10/01/23 - 04/30/24 ACTUALS	% Of Budget
REVENUES			
SERVICE CHARGE - IRRIGATION	1,890,000	1,133,090	60%
ENGINEERING REVENUE FEES/OTHER	17,338	29,912	173%
Total Revenues	\$ 1,907,338	\$ 1,163,002	232%
EXPENSES			
TRUSTEE SERVICES	5,000	-4,246	-85%
MANAGEMENT	377,744	220,351	58%
ENGINEERING	40,000	59,593	149%
PROFESSIONAL SERVICES, OTHER	5,000		0%
DEVELOPMENT COORDINATOR	62,933	36,708	58%
CITY FRANCHISE FEE	165,000	117,925	71%
TRAVEL AND PER DIEM	400		0%
TELEPHONE	1,930		0%
POSTAGE AND SHIPPING	253	135	53%
BANK FEES	1,250		0%
BAD DEBT	65,000		0%
OFFICE SUPPLIES	250	1,056	423%
FIELD SUPPLIES (OTHER)	2,000		0%
DUES, LICENSES, FEES	2,300		0%
VEHICLE, GAS, & REPAIR	1,000		0%
ELECTRIC	105,000	64,301	61%
WATER	170	142	83%
OTHER UTILITIES	1,550		0%
GENERAL INSURANCE	21,102		0%
GENERAL REPAIR & MAINTENANCE	215,000	170,236	79%
LANDSCAPING MAINTENANCE & MATERIAL	11,000		0%
HVAC	4,500		0%
RENEWAL AND REPLACEMENT	250,000	149,190	60%
OTHER SYSTEM IMPROVEMENTS	100,000		0%
OPERATING RESERVES/MISC	80,000	4,474	6%
CONTINGENCY	20,531		0%
Total Expenses	\$ 1,538,913	\$ 819,865	53%
EXCESS / (SHORTFALL)	\$ 368,425	\$ 343,137	93%
PAYMENT TO TRUSTEE	(368,425)	(215,206)	58%
BALANCE	\$ 0	\$ 127,931	
NET INCOME	\$ 0	\$ 127,931	

Tradition Irrigation
Balance Sheet
 As of April 30, 2024

	Apr 30, 24
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	1,269,579.61
Total 01-1001 · Valley National #4703	1,305,452.18
Total Checking/Savings	1,305,452.18
Accounts Receivable	
01-1200 · Accounts Receivable	216,470.16
Total Accounts Receivable	216,470.16
Other Current Assets	
01-2023 · Due From Other Funds	17,900.21
Total Other Current Assets	17,900.21
Total Current Assets	1,539,822.55
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	1,539,919.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	50,784.78
Total Accounts Payable	50,784.78
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	62,175.00
Long Term Liabilities	
11-2180 · Note Payable	93,787.00
Total Long Term Liabilities	93,787.00
Total Liabilities	155,962.00
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,343,378.21
Net Income	127,930.68
Total Equity	1,383,957.37
TOTAL LIABILITIES & EQUITY	1,539,919.37

**Tradition Irrigation
A/R Aging Summary
As of April 30, 2024**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	32.70	0.00	0.00	0.00	32.70
Aycock at Tradition	0.00	204.13	0.00	0.00	0.00	204.13
Bedford Park	0.00	8,866.57	0.00	0.00	0.00	8,866.57
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	86.41	0.00	0.00	0.00	86.41
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	0.00	0.00	0.00	9,322.32	9,322.32
Cleveland Clinic Martin Health -Tradition	0.00	64.80	0.00	0.00	0.00	64.80
Culver's - G&S Family Hospitality Svcs	0.00	73.33	0.00	0.00	73.33	146.66
Del Webb at Tradition Homeowners Assoc	0.00	3,519.15	0.00	0.00	0.00	3,519.15
Estates at Tradition	0.00	5,763.07	5,763.07	5,763.07	40,341.49	57,630.70
Florida International University	0.00	1,091.97	1,091.97	1,091.97	22,931.37	26,207.28
Grande Palms at Tradition I & II	0.00	879.92	879.92	879.92	879.92	3,519.68
Grande Palms at Tradition III	0.00	1,708.31	1,708.31	1,708.31	1,708.31	6,833.24
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heron Preserves	0.00	1,748.45	0.00	0.00	0.00	1,748.45
Hilton - Homewood Suites, PSL	0.00	346.82	346.82	0.00	0.00	693.64
Inново Development Group, LLC	0.00	188.27	0.00	188.27	0.00	376.54
Kite Realty Group	0.00	2,815.73	0.00	0.00	0.00	2,815.73
Martin Health System	0.00	921.54	0.00	0.00	0.00	921.54
O & A Florida Investments, LLC	0.00	52.91	0.00	0.00	0.00	52.91
Panaderias, LLC	0.00	97.11	0.00	0.00	0.00	97.11
Panda Restaurant Group Inc	0.00	57.27	0.00	0.00	57.27	114.54
Pegasus PSL, Ltd	0.00	283.40	0.00	0.00	0.00	283.40
Promenade at Tradition Community Assoc	0.00	0.00	0.00	0.00	467.70	467.70
Recovery Sports Grill	0.00	0.00	0.00	0.00	0.01	0.01
Renaissance CS at Tradition	0.00	768.94	0.00	0.00	0.00	768.94
Rise Tradition Investment LLC	0.00	190.25	0.00	0.00	0.00	190.25
Seven Restaurants, LLC	0.00	89.18	89.18	89.18	178.36	445.90
SG Mini Golf	0.00	0.00	0.00	0.00	158.54	158.54
South Florida Orthopedic	0.00	178.36	0.00	0.00	0.00	178.36
Springs at Tradition	0.00	1,789.57	0.00	0.00	0.00	1,789.57
The Lakes at Tradition	0.00	16,228.96	0.00	0.00	1,169.29	17,398.25
The Lucie at Tradition	0.00	1,089.99	0.00	0.00	0.00	1,089.99
The Preserves Phase I & II	0.00	933.43	933.43	0.00	4,667.15	6,534.01
Town Park Master Assoc., Inc.	0.00	0.00	0.00	26,916.81	0.00	26,916.81
Tradition CDD #1	0.00	13,971.69	0.00	0.00	0.00	13,971.69
Tradition HOA	0.00	1,898.56	1,898.56	0.00	0.00	3,797.12
Tradition POA	0.00	229.89	0.00	0.00	0.00	229.89
Treasure Coast Physicians Properties, LLC	0.00	6.54	0.00	6.54	0.00	13.08
Truist Bank	0.00	91.16	91.16	91.16	911.60	1,185.08
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	6,312.03	12,624.06
Vitalia at Tradition	0.00	-180.00	0.00	0.00	0.00	-180.00
Wawa, Inc.	0.00	0.00	0.00	0.00	-95.92	-95.92
TOTAL	0.00	77,233.63	12,936.79	36,735.23	89,564.51	216,470.16