



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

PORT ST. LUCIE

**REGULAR BOARD MEETING
AUGUST 7, 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=89948375854>

Meeting ID: 334 102 5012

Dial-In: 1 929 436 2866

REGULAR BOARD MEETING

August 7, 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 June 5, 2024, Regular Board Meeting Minutes.....	Page 3
2. Approve and Ratify WA #19-143-174; 11903 SW Knightsbridge Lane – Pool.....	Page 8
3. Approve WA #19-143-175; Tradition Parkway Phase 4.....	Page 10
4. Approve and Ratify WA #19-143-176; 12359 SW Sunset Lake Lane – Pool.....	Page 12
5. Approve and Ratify PO #TR1-2024-06; Treasure Coast Wildlife Trappers Agreement.....	Page 14
I. Old Business	
J. New Business	
1. Consider Resolution No. 2024-18; Election of Officers.....	Page 18
2. Consider Resolution No. 2024-20; Adopting Fiscal Year 2024/2025 Meeting Schedule.....	Page 19
3. Consider Resolution No. 2024-22; Adopting Annual Performance Measures and Standards Reporting.....	Page 22
4. Consider Resolution No. 2024-24; Ratifying Resetting of Budget Hearing for Fiscal Year 2024/2025.....	Page 26
K. Administrative Matters	
1. Manager’s Report	
2. Attorney’s Report	
3. Engineer’s Report	
• Lake Banks Drone Presentation	
4. Financial Report.....	Page 28

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/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

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of June 5, 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	Roy Perconte	Present
Supervisor	Vacant	-
Supervisor	Stan Briggs	Present

CDD # 4		
Chairman	Gail Cost	Present (via Zoom)
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Absent
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present

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

CDD # 6		
Chairman	Jerry Krbec	Absent
Vice Chairman	Luis Pagan	Present
Supervisor	Keith Bulkin	Absent
Supervisor	John Slicher	Present (via Zoom)
Supervisor	George Russell	Present

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 Manager	Andrew Karmeris	Special District Services, Inc.
Intern	Jackson Wodraska	Special District Services, Inc.
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Stef Matthes	Culpepper and Terpening

Also present:
(See attached sign-in sheet)

D. APPOINTMENTS TO VACANT BOARD SEATS

- Stan Briggs - CDD No. 3 /Seat No. 3

E. SEAT NEW BOARD MEMBERS/ADMINISTER OATH OF OFFICE

- Resolution No. 2024-13; Election of Officers – District No. 3/Seat No. 3

Resolution No. 2024-13 was presented, entitled:

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

A **Motion** was made by CDD No. 3 Mr. Perconte seconded by Mr. Steinberg and passed unanimously by CDD No. 3 to appoint Stan Briggs to District 3/Seat 3.

Mr. Sakuma administered the Oath of Office to Stann Briggs.

F. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

Mary Milmore (Town Park) voiced her concern about the lack of irrigation water, irrigation plant shutdowns and costs of irrigation repair and maintenance in the Tradition community. Ms. Milmore also provided Town Park meter data.

Gary Griffin (Vitalia) asked irrigation plant water limitations and a timeframe on when the lake banks would be sprayed for weeds.

Tom Davis (Vitalia) voiced his concern about the overgrown weeds and spike rush. Mr. Davis asked if data could be provided to verify that spike rush is a protected form of vegetation.

Ron Beauchemin (Vitalia) voiced his concern about possible noise issues for homeowners that would be located on the other side of the potential pump station being built near Crosstown Parkway and if noise mitigation were being addressed. Mr. Sexauer responded that plans for the pumpstation have not been finalized, but all issues will be addressed when that occurs.

H. OLD BUSINESS

- 1. Approval of May 1, 2024, Regular Board Meeting**
- 2. Approval for Conveyance Pipes and Manholes at Crosstown/Verano within the Peacock Canal**

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 presented.

I. OLD BUSINESS

There was no old business to come before the Board.

J. NEW BUSINESS

- 1. Consideration of Resolution 2024-12; Adopting a Proposed Budget for FY24/25 and Setting a Public Hearing**

Resolution No. 2024-12 was presented, entitled:

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.

Mr. Sakuma notified the Board that the proposed FY24/25 Budget was included in the Board package and Mr. Karmeris was present to answer any questions. After Board discussion, Mr. Sexauer made a **Motion**, seconded by Mr. Pittsley, and passed unanimously adopting Resolution 2024-12 Proposed Budget for FY24/25 and Setting the Public Hearing for August 7, 2024, at 11:00am.

2. Consider Approving Amendment #2 to Statement of Work #TR-20200316

Mr. Sexauer made a **Motion**, seconded by Mr. Pittsley, and passed unanimously approving amendment #2 to Statement of Work #TR-20200316.

3. Consider Approving Agreement for Legal Services

Mr. Sexauer made a **Motion**, seconded by Mr. Pittsley, and passed unanimously approving the agreement for legal services.

4. Report from the Lake Banks Committee Chairperson

Dr. Powers made a request for District Engineer Stef Matthes to provide his report first.

- Drone Survey Update

Mr. Matthes stated that as of Monday, June 3rd, all drone flights are complete, and he is now in the process of completing the report with maps, exhibits and video of each lake. He also stated that there will be a priority ranking (tiers 1-4) to address lakes that would need to be repaired immediately. It is estimated it will take 2-3months to complete the report.

- Irrigation System

Mr. Matthes provided an explanation on how the irrigation system works, including the back up sources of water. He stated that the main area of concern is getting the irrigation water to the plant and out to the Tradition community during the dry season.

Dr. Powers stated that all her questions were answered and did not need to provide a report from the Lake Banks Committee.

K. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma reminded the Board that qualifying week for candidates is 6/10/24-6/14/24, beginning and ending at noon.

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 was present to answer any questions. Dr. Powers asked if residents who were behind on their irrigation payments were receiving late fees.

5. Founder’s Report

The Founder had nothing to report.

L. BOARD MEMBER COMMENTS

Ms. Leandre asked who picks up the trash/debris for the Westcliffe Lake. Mr. Sakuma responded that the porters perform a daily cycle and stated to contact the office if there are any issues.

Dr. Powers asked if Solitude was in the process of dealing with the Hydrillas. Mr. Sakuma responded that he would reach out to Solitude for the status.

Mr. Pinto voiced his concern regarding Solitude not completing reports as a part of their contractual obligations and suggested bidding for a new vendor. Mr. Sakuma responded that the District Engineer Stef Matthes is in the process of working on the reports.

Mr. Pagan commented that the new landscaping looks nice.

Dr. Powers asked for an update on the Heart. Mr. Sexauer responded that pieces are still being shipped and its estimated to be put together in their entirety by October and Spring next year for the opening of the plaza.

M. ADJORNMENT

There being no further business to come before the Board, Mr. Sexauer adjourned the meeting at 12:24pm.

Secretary/Assistant Secretary

Chair/Vice-Chair

Print Signature

Print Signature

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: August 7,2024**

Subject: TR - 11903 SW Knightsbridge Lane - Pool
Work Authorization No. WA-19-143-174
C&T Project No. 19-143.TR6.033.0424.R

Background:

On June 11, 2024, the Tradition CDD Engineer received a request to temporarily use a portion of the upland portion of Tract L-1, Townpark phase 1 - Tradition Plat No 19, which has been accepted by the CDD for operation and maintenance. Once the pool has been constructed, the CDD property will be restored to pre-construction conditions.

Recommended Action:

Ratify CDD Engineer's approval of the proposed temporary use of the CDD Water Management Tract under the following conditions.

1. Schedule a preconstruction meeting with the CDD prior to start of any construction.
2. Sediment and turbid water shall be prevented from entering the CDD's stormwater management system. This typically includes installation of silt fence, trenched into the ground, on the water side of any soil stock piled within or adjacent to the CDD Stormwater Management Tract.
3. Ground surface within the Surface Water Management tract shall be regraded and sodded to its original condition including its original slope within 6 months of land disturbance.
4. Any sediment or soil entering the lake shall be removed immediately.

Location: Tradition Community Development District CDD.06

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: Stefan K. Matthes, PE

July 10, 2024

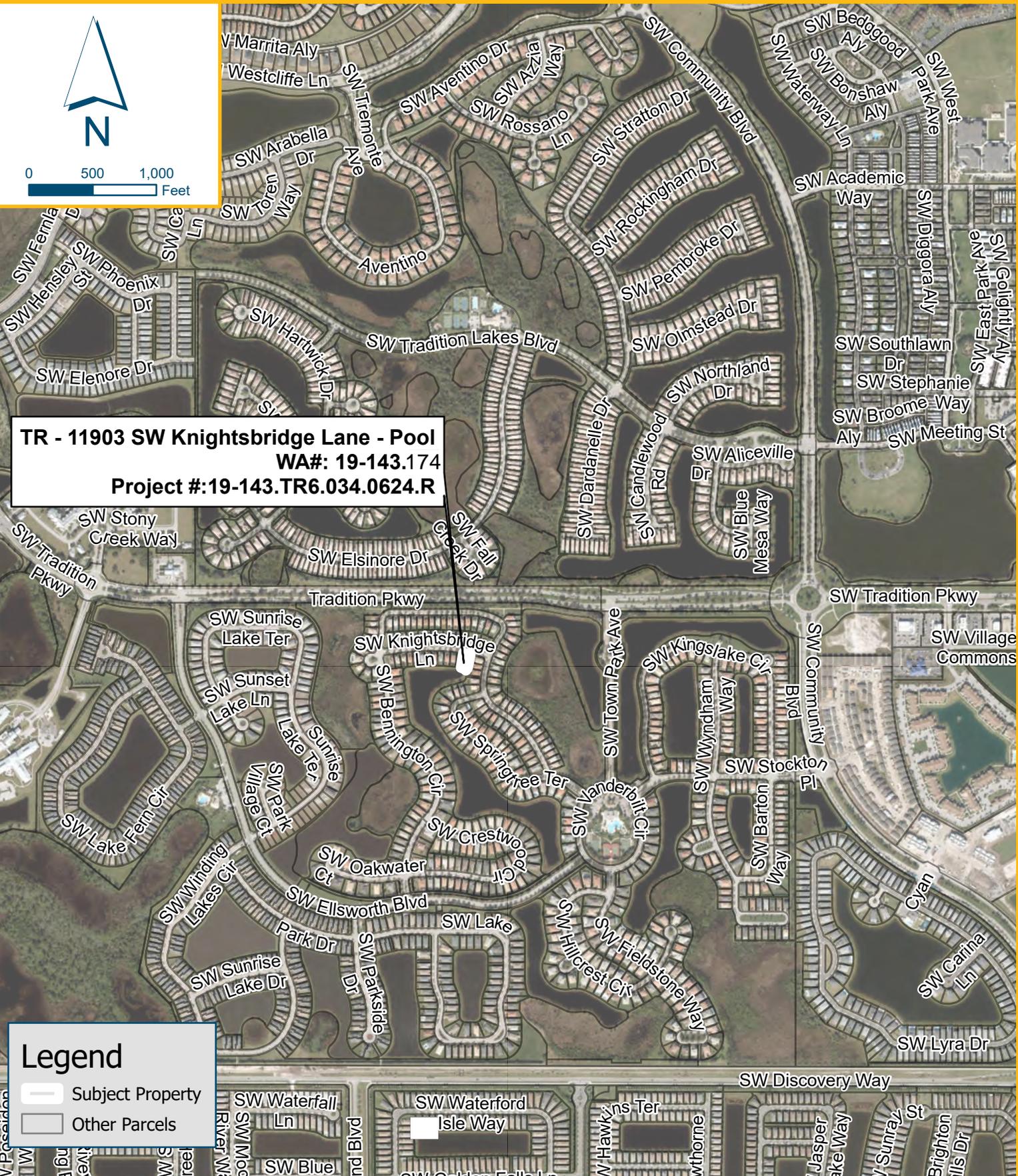


0 500 1,000 Feet

TR - 11903 SW Knightsbridge Lane - Pool
WA#: 19-143.174
Project #:19-143.TR6.034.0624.R

Legend

-  Subject Property
-  Other Parcels



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



CULPEPPER & TERPENING INC

Work Authorization #:
19-143.174
Project #:
19-143.TR6.034.0624.R
Scale: 1" = 1,000'
Date: 7/5/2024

EXHIBIT 1
TR - 11903 SW
KNIGHTSBRIDGE LANE -
POOL
SITE LOCATION MAP

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: August 07, 2024**

Subject: TR - Tradition Parkway Phase 4
Work Authorization No. WA-19-143-175
C&T Project No. 19-143.TR10.03.0624

Background:

On June 26 2024, the Tradition CDD Engineer received an application for a Work Authorization for Tradition Parkway Phase 4. The project will include a 3816.15 feet extension of Tradition Parkway Westward along with associated infrastructure.

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 Grove Community Development District CDD.10

Within Tradition Irrigation Service Area? Yes

Fiscal Information: This project 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: Stefan K. Matthes, PE

July 12, 2024

TR - Tradition Parkway Phase 4
 WA # : 19-143-175
 PROJECT # : 19-143-TR10.03.0624

Work Authorization # : 19-143-175
 Project # : 19-143.TR10.03.0624
 TR - Tradition Parkway Phase 4



**CULPEPPER &
 TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL
 ENGINEERS AUTHORIZATION NO. 4286

EXHIBIT

LOCATION MAP

JOB NO: 19-143.TR10.03.0624	SCALE: 1" = 1000'
DRAWN BY: GGOMEZ	DATE: 7/24/2024

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: August 7,2024**

**Subject: TR - 12359 SW Sunset Lake Lane - Pool
Work Authorization No. WA-19-143-176
C&T Project No. 19-143.TR6.035.0424.R**

Background:

On July 9, 2024, the Tradition CDD Engineer received a request to temporarily use a portion of the upland portion of Tract L-8, Lakepark at Tradition Plat 2, which has been accepted by the CDD for operation and maintenance. Once the pool has been constructed, the CDD property will be restored to pre-construction conditions.

Recommended Action:

Ratify CDD Engineer's approval of the proposed temporary use of the CDD Water Management Tract under the following conditions.

1. Schedule a preconstruction meeting with the CDD prior to start of any construction.
2. Sediment and turbid water shall be prevented from entering the CDD's stormwater management system. This typically includes installation of silt fence, trenched into the ground, on the water side of any soil stock piled within or adjacent to the CDD Stormwater Management Tract.
3. Ground surface within the Surface Water Management tract shall be regraded and sodded to its original condition including its original slope within 6 months of land disturbance.
4. Any sediment or soil entering the lake shall be removed immediately.

Location: Tradition Community Development District CDD.06

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:

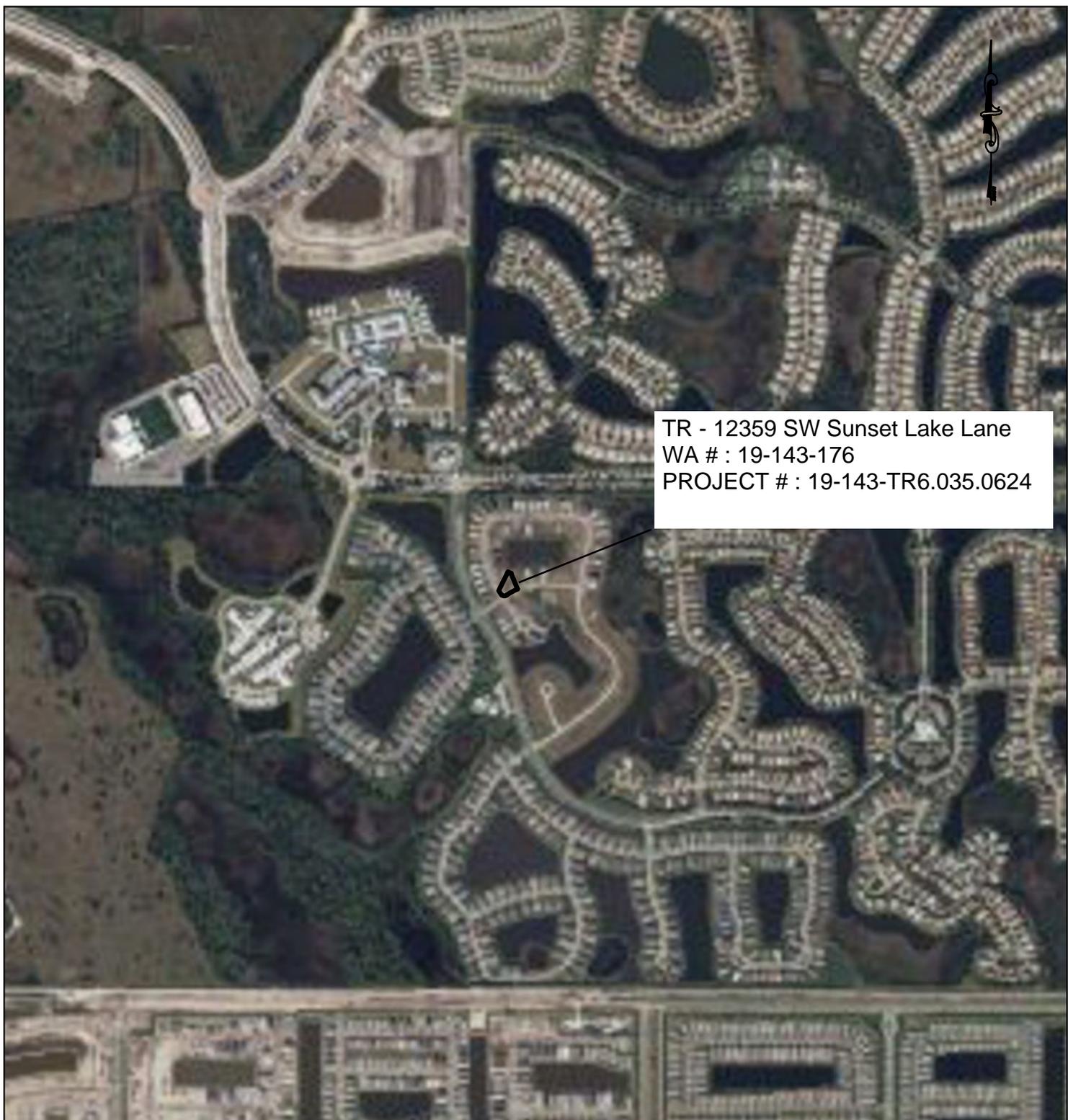
Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

July 17, 2024

C:\Users\ggomez\Desktop\CDD\Work Authorizations\Location Map.dwg 7/24/2024 11:36:01 AM



TR - 12359 SW Sunset Lake Lane
WA # : 19-143-176
PROJECT # : 19-143-TR6.035.0624

Work Authorization # : 19-143-176
Project # : 19-143.TR6.035.0624
TR - 12359 SW SUNSET LAKE LANE - POOL



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STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

EXHIBIT 1

LOCATION MAP

JOB NO: 19-143.TR6.035.0624	SCALE: 1" = 1000'
DRAWN BY: GGOMEZ	DATE: 7/24/2024

DO NOT EXCEED QUANTITIES OR PRICE WITHOUT PRIOR APPROVAL

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
("DISTRICT")**

PURCHASE ORDER NUMBER: TR1-2024-06

Date: 06/21/2024

FLORIDA SALES TAX EXEMPTION NUMBER: 85-8012706162C-2

NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL.

COLLECT SHIPMENTS WILL BE REFUSED.

PAYMENT WILL BE MADE ONLY TO THE VENDOR LISTED BELOW.

VENDOR: Treasure Coast Wildlife Trappers LLC
2137 SW Imperial St.
Port St. Lucie, FL 34987

SHIP/DELIVER
SERVICES TO: Tradition CDD No. 1
10807 SW Tradition Sq.
Port St. Lucie, FL 34987

TRANSMIT ALL
INVOICE(S) TO: Tradition CDD No. 1
c/o Special District Services, Inc.
2501A Burns Rd.
Palm Beach Gardens, FL 33410
If by email: jwargo@sdsinc.org

SPECIAL INSTRUCTIONS: See attached Proposal for goods, products, and/or services

TOTAL PRICE: Not to exceed \$1,000.00/yr

Date Proposal Approved by District Board of Supervisors: (6/212024 - Approved by District Manager)

THE FOLLOWING ATTACHMENTS ARE INCORPORATED INTO THIS PURCHASE ORDER CONTRACT:

- (1) PURCHASE ORDER TERMS AND CONDITIONS**
- (2) Proposal**

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.1 (DISTRICT) PURCHASE ORDER TERMS AND CONDITIONS

ASSIGNMENT: This purchase order shall not be transferred or assigned to any other Vendor, contractor, bank, lending institution or to any representative or individual without the District's consent which consent may be withheld for any reason.

MODIFICATIONS: No modification of this purchase order shall be binding unless the modification is approved in writing by representatives of both parties authorized to modify the purchase order.

EXCUSABLE DELAYS: The District may at its option, grant additional time for any delay or failure to perform under this purchase order if the delay will not adversely impact the best interest of the District and is due to causes beyond the control of the Vendor. Such grant must be in writing and made part of the order.

DEFAULT: In the event of default by the Vendor, the District may procure the articles or services covered by this order from other sources and hold the Vendor responsible for any excess cost occasioned by such procurement. The following shall be considered a default:

(1) Failure to make complete deliveries within the promised time. (2) Unauthorized substitution or delivery of goods deemed by the District to be inferior. (3) Inability of the Vendor to fulfill the terms and conditions of this order.

TERMINATION FOR DEFAULT: The District reserves the right to terminate this order in whole or in part for default if (a) the Vendor fails to perform in accordance with any of the requirements of this order, or if (b) the Vendor becomes insolvent or suspends any of its operations or if any petition is filed or proceeding commenced by or against the Vendor under any State or Federal law relating to bankruptcy arrangement, reorganization, receivership, or assignment for the benefit of creditors. Any such termination will be without liability to the District except for completed items delivered and accepted by the District. The Vendor will be liable for excess costs of re-procurement.

TERMINATION FOR CONVENIENCE/WITHOUT CAUSE: The District reserves the right to terminate this purchase order in whole or in part, at any time and for any reason. If the purchase order should be terminated for convenience, the District will be relieved of all obligations under this order. The District will only be required to pay to the Vendor that amount of the order actually performed to the date of termination or goods received to the date of termination.

SHIPPING TERMS: Unless otherwise specified, all shipments shall be F.O.B. Destination, Freight Pre-paid. Orders must be delivered to the "ship to" address as stated on this purchase order. Any deviations (without prior approval from the District) will constitute a refusal of shipment. Such refusal, requiring redistribution, reshipment and/or storage charges, will be borne by the Vendor. The District will not be responsible for any lost shipment caused by improper shipment.

PAYMENT TERMS: By accepting this order, the Vendor agrees that payment terms shall be as set forth in accordance with the Florida Prompt Payment Act.

INVOICING: Except as otherwise stated in this purchase order, the Vendor must render the original invoice to the District at the address stated on the order. The purchase order number must appear on all invoices, packing slips, shipping notices, freight bills, and correspondence concerning this order.

TAXES: The District is exempt from Federal and State Taxes, both excise and sales and use, and any other like taxes. Vendors doing business with the District shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with District, nor shall any Vendor be authorized to use the District's tax exemption number in securing such materials.

CONTRACT TERMS: If this purchase order is a result of a competitive solicitation award, all conditions, provisions and specifications of the solicitation shall become a part of and are incorporated into this purchase order.

INTERPRETATION; VENUE: This purchase order shall be interpreted as a whole unit, and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this purchase order, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court.

DELIVERIES: Deliveries are to be made to the indicated ship to address between the hours of 9:00 A.M. and 4:00 P.M. Monday through Friday, excluding holidays, unless otherwise stipulated. The Vendor shall notify the receiving site of deliveries that require special handling or assistance for off-loading. Failure to give notice will result in the Vendor being billed for any add-on, redelivery, storage, or handling charges.

INSPECTION: All materials or goods will be received "subject to inspection and acceptance." Materials or goods found defective or not in accordance with the District's instructions, specifications, drawings, or other data, will remain the property of the Vendor. The District will cancel the purchase order and the materials or goods will be returned at the Vendor's expense. The receipt of or payment for materials and goods shall not be deemed as an acceptance thereof.

QUANTITIES: Quantities specified in the order may not be changed without prior written approval of the District. Goods shipped in excess of the quantity designated may be returned at the Vendor's expense. A packing list must be included in each shipment. If no packing list accompanies the shipment, the District's count will be accepted.

PAYMENT CHANGES: Payments will be made only to the company and address as set forth on the purchase order unless the Vendor has requested a change on official company letterhead signed by an authorized officer of the company.

ANTI-DISCRIMINATION: Vendors doing business with the District are prohibited from discriminating against any employee, applicant, or client because of age, ancestry, citizenship status, color, disability, ethnicity, genetic information, gender, gender expression, gender identity, marital status, medical condition, national origin, political beliefs, pregnancy, race, religion, religious beliefs, sex, sexual orientation, or veteran status with regard to, but not limited to, the following: employment practices, rates of pay or other compensation methods, and training selection.

LIABILITY - COPYRIGHT/PATENT/TRADEMARK: The Vendor shall save and hold harmless the District, its employees and agents from liability for infringement of any United States patent trademark, or copyright for, or on account of, the use of any product sold to the District or used in the performance of this order.

INDEMNIFICATION: Vendor agrees to indemnify, save, and hold harmless the District, its

employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the Vendor, or its employees, agents, subcontractors, or assignees arising out of the services provided under this Purchase Order.

INSURANCE: Seller agrees to maintain insurance in accordance with the insurance standards established by the District Manager.

WARRANTY: The Vendor warrants and represents to the District that each item of goods or products provided pursuant to this purchase order shall: (a) strictly conform to the requirements of this purchase order, (b) be free from defects in workmanship, materials and design, (c) be merchantable, (d) be fit for its intended use, and (e) be new. Unless otherwise stated in the purchase order, no surplus, rebuilt, reconditioned, or used goods shall be provided. The Vendor warrants that any services provided shall: (a) be performed in a good and competent manner in accordance with professional industry standards (with the level of skill, knowledge and judgment required or reasonably expected of providers of comparable services), (b) meet the terms of this purchase order, and (c) be free from defects. This warranty for quality of services shall be effective for two (2) years after acceptance of all work unless specified otherwise in a bid/proposal award.

MATERIAL SAFETY DATA SHEET: The Vendor agrees to furnish the District with a current Material Safety Data Sheet (MSDS) on or before delivery of each and every hazardous chemical or substance purchased which is classified as toxic under Chapter 442, Florida Statutes. Appropriate labels and MSDS's shall be provided for all shipments. Send MSDS's and other pertinent data to the District at the address stated on this purchase order.

PUBLICITY: Use by the District of products or services shall, in no way, constitute an endorsement and the District's name will not be used by the Vendor in any way, manner, or form in product literature or advertising.

LEGAL COMPLIANCE: The Vendor guarantees that the services to be performed and the goods to be provided herein, shall comply with all applicable federal, state and local laws, ordinances, regulations, orders and decrees, including without limitation such of the following acts as may be applicable: Federal Consumer Product Safety Act, Federal Fair Labor Standards Act, Occupational Safety and Health Act, Buy American, Energy Policy and Conservation, Federal Hazardous Substances Labeling Act, Byrd Anti-lobbying, Federal Flammable Fabrics Act, Clean Air & Water Pollution Acts, Copeland Anti-Kickback, Davis Bacon Act and any applicable environmental regulations.

E-VERIFY: The Vendor 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 to 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 same to the District 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; and (f) Be aware that a violation of Section 448.095(5) by a subcontractor, and not the Vendor, shall be grounds for the District to order the Vendor immediately terminate the contract with the subcontractor; and (g) Be aware that if the District terminates this Agreement under Section 448.095(5)(c), Florida Statutes, the Vendor 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 the District as a result of the termination of the Agreement.

PUBLIC RECORDS: The Vendor shall allow public access to all documents, papers, letters, and other materials that are subject to the provisions of Chapter 119, Florida Statutes, and made or received by the District in conjunction with this purchase order. If the Vendor meets the definition of "contractor" as set forth in Section 119.0701, Florida Statutes, the Vendor shall also:

- Keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service;
- Provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and
- Meet all requirements for retaining public records and upon termination of the purchase order transfer to the District, at no cost, all public records in possession of the Vendor and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the District's information technology systems.

If the Vendor has questions regarding the application of Chapter 119, Florida Statutes, to the Vendor's duty to provide public records relating to the purchase order, contact the District's custodian of public records at ((877) 737-4922, 2501A Burns Rd, Palm Beach Gardens, FL 33410, bsakuma@sdsinc.org.

INDEPENDENT CONTRACTOR: The Vendor is an independent contractor and is not an employee or agent of the District. Nothing in this purchase order shall be interpreted to establish any relationship other than that of an independent contractor between the District, on the one hand, and the Vendor and the Vendor's employees, agents, or subcontractors, on the other, during or after the performance of this purchase order. The Vendor shall take the whole responsibility and shall bear all losses resulting to the Vendor on account of errors or omissions.

ENTIRE AGREEMENT: This purchase order constitutes the entire agreement between the parties with respect to the subject matter of this purchase order and supersedes all prior oral or written agreements between the parties.

287.05701, Florida Statutes. The District may not request documentation of or consider a vendor's social, political, or ideological interests during vendor selection. Further, the District may not give a preference to a vendor based on the vendor's social, political, or ideological interests

QUOTE



Treasure Coast Wildlife Trappers

2137 SW Imperial St.
Port St. Lucie FL
34987
(772) 626-3584
Trapper Jay™

BILL TO

Tradition Community Development District No. 1
c/o Special District Services, Inc.
2501A Burns Rd.
Palm Beach Gardens, FL 33410

QUOTE

024-036

QUOTE DATE

06/18/2024



DESCRIPTION

AMOUNT

Proposal Contract:	0.00
- Raccoon Removal @ Tradition Community Development District 1	

Parties:

This contract ("Contract") is entered into between Treasure Coast Wildlife Trappers ("Vendor") and Tradition Community Development District 1 ("Client").

Scope of Work:

Vendor agrees to provide wildlife trapping services to remove raccoons from Tradition Community properties, as requested by Client. Services will include humane trapping and removal of raccoons from specified areas within the Tradition Community.

Contract Duration:

This Contract shall commence on [Start Date] and continue for a period of one (1) year ("Contract Term"), unless terminated earlier as provided herein.

Cost Structure:

1. ****One-Time Set-Up Cost:**** Client agrees to pay Vendor a one-time set-up fee of one thousand two hundred and fifty dollars (\$1,250.00) upon execution of this Contract.

2. ****Performance-Based Cost:**** Client agrees to pay Vendor one hundred dollars (\$100.00) per raccoon successfully trapped and removed from Tradition Community properties. Payment for raccoon removal services shall be due within thirty (30) days of receipt of an invoice from Vendor.

Compliance with Laws:

Vendor shall comply with all applicable state, federal, and local laws, regulations, and ordinances in the provision of wildlife trapping services

under this Contract.

Transparency Measures:

During raccoon removal projects, Vendor shall provide time and date stamped photos to Client for transparency, documentation and research purposes.

Termination:

Either party may terminate this Contract with thirty (30) days' written notice to the other party. In the event of termination, Client shall pay Vendor for all services rendered up to the effective date of termination.

Miscellaneous:

1. **Indemnification:** Vendor agrees to indemnify and hold harmless Client from any claims, damages, or liabilities arising from Vendor's performance under this Contract.

2. **Insurance:** Vendor shall maintain adequate liability insurance throughout the Contract Term and provide proof of insurance upon Client's request.

3. **Assignment:** Neither party may assign its rights or obligations under this Contract without the prior written consent of the other party.

4. **Governing Law:** This Contract shall be governed by and construed in accordance with the laws of the State of Florida, without regard to its conflict of laws principles.

5. **Entire Agreement:** This Contract constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations, and discussions, whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the date first above written.

Tradition Community Development District 1

By: 
Name: ERIC S. SMITH
Title: Chair
Date: 11/15/24

Treasure Coast Wildlife Trappers

By: 
Name:
Title:
Date:

TOTAL

\$0.00

RESOLUTION 2024-18

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

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

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

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

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

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

Isiah Steinberg	Chairman
Rosario “Roy” Perconte	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Stan Briggs	Assistant Secretary
Joe Piatchek	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 7th DAY OF AUGUST, 2024.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT 3**

Secretary (B. Frank Sakuma, Jr.)

Chairman

RESOLUTION 2024-20

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 2024-2025

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

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

WHEREAS, the Board has proposed the Fiscal Year 2024-2025 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2024-2025 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A in hereby approved and will be published in accordance with the requirements of Florida law.

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

PASSED AND ADOPTED THIS 7th DAY OF AUGUST, 2024.

ATTEST:

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

Secretary (B. Frank Sakuma, Jr.)

Chairman

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 3**

Secretary (B. Frank Sakuma, Jr.)

Chairman

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 4**

Secretary (B. Frank Sakuma, Jr.)

Chairman

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 5**

Secretary (B. Frank Sakuma, Jr.)

Chairperson

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICTS NO. 6**

Secretary (B. Frank Sakuma, Jr.)

Chairman

EXHIBIT "A"

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
FISCAL YEAR 2024/2025
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 2, 2024
November 6, 2024
December 4, 2024
January 8, 2025
February 5, 2025
March 5, 2025
April 2, 2025
May 7, 2025
June 4, 2025
July 2, 2025
August 6, 2025
September 3, 2025

***Irrigation Rate Committee Meeting - 9:00am**
Southern Grove CDD Meeting - 10:30am
Tradition CDD Meeting - 11:00am

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

RESOLUTION 2024-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICTS NOS. 1-11; ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the Districts shall establish goals and objectives for the Districts and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the Districts Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the Districts; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the Districts to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District’s Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The Districts Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the Districts.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of August, 2024.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT DISTRICT
NOS. 1,2,7,8,9,10,11**

Secretary (B. Frank Sakuma, Jr.)

Chairman, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT DISTRICT
NO. 3**

Secretary (B. Frank Sakuma, Jr.)

Chairman, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT DISTRICT
NO. 4**

Secretary (B. Frank Sakuma, Jr.)

Chairperson, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT DISTRICT
NO. 5**

Secretary (B. Frank Sakuma, Jr.)

Chairman, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT DISTRICT
NO. 6**

Secretary (B. Frank Sakuma, Jr.)

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: Districts Administration

Goal: Remain compliant with Florida Law for all Districts meetings

Objectives:

- Notice all Districts regular, special, and public hearing meetings
- Conduct all post-meeting activities
- Districts records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- Districts records retained as required by law (yes/no)

Program/Activity: Districts Finance

Goal: Remain Compliant with Florida Law for all Districts financing activities

Objectives:

- Districts adopted fiscal year budget
- Districts amended budget at end of fiscal year
- Process all Districts finance accounts receivable and payable
- Process all Districts bond related financing activities
- Support Districts annual financial audit activities

Performance Measures:

- Districts adopted fiscal year budget (yes/no)
- Districts amended budget at end of fiscal year (yes/no)
- Districts accounts receivable/payable processed for the year (yes/no)
- Bond requisitions/reporting/continuing disclosures processed (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: Districts Operations

Goal: Insure, Operate and Maintain Districts owned Infrastructure & assets

Objectives:

- Annual renewal of Districts insurance policy(s)
- Contracted Services for Districts operations in effect
- Capital Replacement Plan in effect
- Compliance with all required permits

Performance Measures:

- Districts insurance renewed and in force (yes/no)
- Contracted Services in force for all Districts operations (yes/no)
- Capital Replacement Plan in place (yes/no)
- Permits in compliance (yes/no)

RESOLUTION 2024-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 AMENDING RESOLUTION 2024-12 TO REVISE THE TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2024/2025 FINAL BUDGET AND ASSESSMENTS; PROVIDING FOR NOTICE OF SAID HEARING PURSUANT TO LAW; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Tradition Community District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 (the “Districts”) are local units of special-purpose government created and existing pursuant to the Chapter 190, Laws of Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on June 5, 2024, at a duly noticed public meeting, each Districts Board of Supervisors (“Board”) adopted Resolution 2024-12, approving the proposed budget for Fiscal Year 2024/2025 (the “Proposed Budget”) and setting a public hearing on the Proposed Budget for August 7, 2024, at 11:00 a.m., at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, to ensure proper notice, the Board of each district desires to reschedule the public hearing time to September 4, 2024, at 11:00 a.m., at the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11:

SECTION 1. APPROVAL OF PUBLIC HEARING LOCATION CHANGE. Resolution 2024-12 is hereby amended to reflect that the public hearing as declared in Resolution 2024-12 is reset to take place on September 4, 2024, at 11:00 a.m., at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2024-12 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-12 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 7th day of August, 2024.

ATTEST:

**TRADITION COMMUNITY
DISTRICT NOS. 1,2,7,8,9,10,11**

Secretary (B. Frank Sakuma, Jr.)

Chairperson, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY
DISTRICT NO. 3**

Secretary (B. Frank Sakuma, Jr.)

Chairperson, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY
DISTRICT NO. 4**

Secretary (B. Frank Sakuma, Jr.)

Chairperson, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY
DISTRICT NO. 5**

Secretary (B. Frank Sakuma, Jr.)

Chairperson, Board of Supervisors

ATTEST:

**TRADITION COMMUNITY
DISTRICT NO. 6**

Secretary (B. Frank Sakuma, Jr.)

Chairperson, Board of Supervisors

Tradition Community
Development Districts #1-11

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

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

	FISCAL YEAR 2023/2024 FINAL BUDGET	FISCAL YEAR 10/01/23 - 06/30/24 ACTUALS	% Of Budget	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,440,105	5,135,968	94%	
ON-ROLL ASSESSMENTS - ADMIN	538,664	561,376	104%	
ON-ROLL ASSESSMENTS - MAINT	1,922,785	2,003,856	104%	
ON-ROLL ASSESSMENTS - TIM	163,587	170,484	104%	
STORMWATER	975,000	1,248,136	128%	
OTHER INCOME	60,000	228,498	381%	
Total Revenues	\$ 9,100,142	\$ 9,348,318	103%	
EXPENDITURES - ADMIN				
AUDIT	55,000	16,000	29%	
BANK FEES	0	0	0%	
DISSEMINATION AGENT	3,000	0	0%	
DISTRICT COUNSEL	80,000	29,449	37%	
MANAGEMENT	108,046	72,121	67%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	1,925	100%	
ENGINEERING	50,000	67,151	134%	
GENERAL INSURANCE	120,000	123,014	103%	
WEB SITE MAINTENANCE	8,250	5,625	68%	
LEGAL ADVERTISING	6,500	1,851	28%	
MISCELLANEOUS	0	1,067	1067%	Traffic Cones
TRAVEL AND PER DIEM	1,000	259	26%	
OFFICE SUPPLIES	2,500	1,464	59%	
POSTAGE & SHIPPING	350	1,151	329%	
COPIES	3,000	2,441	81%	
SUPERVISOR FEES	60,000	20,555	34%	
TRUSTEE SERVICES	18,000	12,416	69%	
OFFICE RENT	25,000	71,987	288%	
CONTINUING DISCLOSURE FEE	3,000	1,500	50%	
TOTAL ADMIN EXPENSES	555,571	429,976	77%	
EXPENDITURES - MAINT				
LAKE MAINTENANCE	304,696	155,941	51%	
TIM OPERATIONS	150,500	280,884	187%	
BUILDING, BRIDGE, MONUMENT MAINTENAN	265,000	0	0%	
(FKA CONTINGENCY) - MAINT RESERVES	72,000	0	0%	
COMMUNITY AREA MAINTENANCE	50,000	130,117	260%	
DEVELOPMENT COORDINATOR	31,467	23,598	75%	
ELECTRIC	87,000	61,129	70%	
ENGINEERING	100,000	125,803	126%	
FIELD MANAGEMENT	240,000	148,250	62%	
FOUNTAIN MAINTENANCE & CHEMICALS	30,000	2,433	8%	
LANDSCAPING MAINTENANCE & MATERIALS	896,100	811,005	91%	
IRRIGATION	152,000	125,745	83%	
IRRIGATION PARTS & REPAIRS	75,000	123,324	164%	
SIDEWALK CLEANING	30,000	22,500	75%	
SIDEWALK REPAIR	60,000	33,612	56%	
SIGNAGE	10,000	7,928	79%	
STREETLIGHTS	45,000	85,196	189%	
STORMWATER MANAGEMENT	95,700	528,211	552%	
TREE/PLANT REPLACEMENT & TRIM	200,000	281,462	141%	
TOTAL MAINTENANCE EXPENSES	2,894,463	2,947,138	102%	
Total Expenditures	\$ 3,450,034	\$ 3,377,114	98%	
EXCESS / (SHORTFALL)	\$ 5,650,108	\$ 5,971,204	106%	
PAYMENT TO TRUSTEE	(5,004,897)	(4,845,501)	97%	
BALANCE	\$ 645,211	\$ 1,125,703		
COUNTY APPRAISER & TAX COLLECTOR FEE	(322,606)	(312,117)	97%	
DISCOUNTS FOR EARLY PAYMENTS	(322,606)	(294,211)	91%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 519,374		

Tradition CDD No. 1

Balance Sheet

As of June 30, 2024

	<u>Jun 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	2,174,275.05
Total Checking/Savings	2,174,275.05
Accounts Receivable	
11000 · Accounts Receivable	1,431,072.82
Total Accounts Receivable	1,431,072.82
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	3,606,547.65
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	<u>3,587,836.65</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	301,907.58
Total Accounts Payable	301,907.58
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	1,867,043.02
Total Liabilities	1,867,043.02
Equity	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	997,663.85
Net Income	519,374.47
Total Equity	1,720,793.63
TOTAL LIABILITIES & EQUITY	<u>3,587,836.65</u>

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

	FISCAL YEAR 2023/2024 FINAL BUDGET	FISCAL YEAR 10/01/23 - 06/30/24 ACTUALS	% Of Budget
REVENUES			
SERVICE CHARGE - IRRIGATION	1,890,000	1,458,698	77%
ENGINEERING REVENUE FEES/OTHER	17,338	46,268	267%
Total Revenues	\$ 1,907,338	\$ 1,504,966	344%
EXPENSES			
TRUSTEE SERVICES	5,000	-4,246	-85%
MANAGEMENT	377,744	283,308	75%
ENGINEERING	40,000	76,649	192%
PROFESSIONAL SERVICES, OTHER	5,000	0	0%
DEVELOPMENT COORDINATOR	62,933	47,196	75%
CITY FRANCHISE FEE	165,000	117,925	71%
TRAVEL AND PER DIEM	400	0	0%
TELEPHONE	1,930	0	0%
POSTAGE AND SHIPPING	253	206	81%
BANK FEES	1,250	0	0%
BAD DEBT	65,000	0	0%
OFFICE SUPPLIES	250	1,081	432%
FIELD SUPPLIES (OTHER)	2,000	0	0%
DUES, LICENSES, FEES	2,300	0	0%
VEHICLE, GAS, & REPAIR	1,000	0	0%
ELECTRIC	105,000	109,439	104%
WATER	170	180	106%
OTHER UTILITIES	1,550	0	0%
GENERAL INSURANCE	21,102	0	0%
GENERAL REPAIR & MAINTENANCE	215,000	198,243	92%
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	0%
HVAC	4,500	0	0%
RENEWAL AND REPLACEMENT	250,000	149,190	60%
OTHER SYSTEM IMPROVEMENTS	100,000	68,452	68%
OPERATING RESERVES/MISC	80,000	0	0%
CONTINGENCY	20,531	5,129	25%
Total Expenses	\$ 1,538,913	\$ 1,052,750	68%
EXCESS / (SHORTFALL)	\$ 368,425	\$ 452,216	123%
PAYMENT TO TRUSTEE	(368,425)	(276,694)	75%
BALANCE	\$ 0	\$ 175,522	
NET INCOME	\$ 0	\$ 175,522	

Tradition Irrigation
Balance Sheet
 As of June 30, 2024

	Jun 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	1,345,521.85
Total 01-1001 · Valley National #4703	1,381,394.42
Total Checking/Savings	1,381,394.42
Accounts Receivable	
01-1200 · Accounts Receivable	258,897.33
Total Accounts Receivable	258,897.33
Other Current Assets	
01-2023 · Due From Other Funds	17,900.21
Total Other Current Assets	17,900.21
Total Current Assets	1,658,191.96
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	1,658,288.78
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	121,562.61
Total Accounts Payable	121,562.61
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	132,952.83
Long Term Liabilities	
11-2180 · Note Payable	93,787.00
Total Long Term Liabilities	93,787.00
Total Liabilities	226,739.83
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,343,378.21
Net Income	175,522.26
Total Equity	1,431,548.95
TOTAL LIABILITIES & EQUITY	1,658,288.78

Tradition Irrigation
A/R Aging Summary
As of June 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
A-N-D Family Real Estate, LLC	0.00	136.74	0.00	0.00	0.00	136.74
Ardie R. Copas, State Veterans Nursing	0.00	1,024.59	0.00	0.00	0.00	1,024.59
Aycock at Tradition	0.00	204.13	204.13	0.00	0.00	408.26
Bedford Park	0.00	8,866.57	8,866.57	0.00	0.00	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	86.41	0.00	0.00	0.00	86.41
Chesterbrook Academy	0.00	134.37	134.37	134.37	134.37	537.48
Cleveland Clinic Florida	0.00	443.92	0.00	0.00	0.00	443.92
Cleveland Clinic Martin Health -Tradition	0.00	64.80	64.80	0.00	0.00	129.60
Culver's - G&S Family Hospitality Svcs	0.00	73.33	0.00	0.00	0.00	73.33
Del Webb at Tradition Homeowners Assoc	0.00	3,519.15	0.00	3,519.15	0.00	7,038.30
Estates at Tradition	0.00	5,763.07	5,763.07	0.00	17,289.21	28,815.35
Florida International University	0.00	1,091.97	1,091.97	1,091.97	25,115.31	28,391.22
Grande Palms at Tradition I & II	0.00	879.92	0.00	0.00	0.00	879.92
Grande Palms at Tradition III	0.00	1,708.31	0.00	0.00	0.00	1,708.31
Heartland Dental	0.00	-31.71	0.00	0.00	0.00	-31.71
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	0.00	0.00	0.00	1,748.45
Hilton - Homewood Suites, PSL	0.00	346.82	346.82	346.82	0.00	1,040.46
Innovation Plaza	0.00	119.30	0.00	0.00	0.00	119.30
Inново Development Group, LLC	0.00	188.27	188.27	0.00	188.27	564.81
Kite Realty Group	0.00	2,815.73	0.00	0.00	0.00	2,815.73
Manderlie at Tradition	0.00	5,080.34	0.00	0.00	0.00	5,080.34
Martin Health System	0.00	921.54	921.54	0.00	0.00	1,843.08
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
PDQ	0.00	53.31	0.00	0.00	0.00	53.31
PRIME STORAGE TRADITIONS, LLC	0.00	182.33	0.00	0.00	0.00	182.33
Promenade at Tradition Community Assoc	0.00	467.70	0.00	0.00	467.70	935.40
PSL Hospitality, LLP	0.00	253.87	0.00	0.00	0.00	253.87
Recovery Sports Grill	0.00	75.31	0.00	0.00	0.01	75.32
Renaissance CS at Tradition	0.00	768.94	0.00	0.00	0.00	768.94
Seven Restaurants, LLC	0.00	89.18	89.18	89.18	356.72	624.26
SG Mini Golf	0.00	158.54	0.00	0.00	158.54	317.08
South Florida Orthopedic	0.00	178.36	178.36	0.00	0.00	356.72
Springs at Tradition	0.00	1,789.57	0.00	0.00	0.00	1,789.57
St Lucie County Fire Dept.	0.00	223.94	0.00	0.00	0.00	223.94
St Lucie County Tax Collector	0.00	406.27	0.00	0.00	0.00	406.27
Target Corp.	0.00	409.84	409.84	0.00	0.00	819.68
The Lakes at Tradition	0.00	16,228.96	16,228.96	0.00	1,169.29	33,627.21
The Lucie at Tradition	0.00	1,089.99	1,089.99	1,089.99	0.00	3,269.97
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	26,916.81	0.00	0.00	0.00	26,916.81
Tradition HOA	0.00	1,898.56	0.00	0.00	0.00	1,898.56
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	0.00	0.00	6.54
Truist Bank	0.00	91.16	91.16	91.16	1,093.92	1,367.40
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	37,243.77	0.00	0.00	0.00	37,243.77
Wawa, Inc.	0.00	95.92	0.00	0.00	-95.92	0.00
Westcliffe Estates HOA	0.00	120.10	120.10	0.00	0.00	240.20
TOTAL	0.00	146,559.41	48,579.67	6,362.64	57,395.61	258,897.33