



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

PORT ST. LUCIE

**REGULAR BOARD MEETING & PUBLIC
HEARING
SEPTEMBER 4, 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
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www.traditioncdd10.org
www.traditioncdd11.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimil

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/3341025012?omn=86275807824>
Meeting ID: 334 102 5012
Dial In at: 1 929 436 2866
REGULAR BOARD MEETING & PUBLIC HEARING
September 4, 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 Board Members/Administrator Oath of Office

F. Additions or Deletions

G. Comments from the Public for Items Not on the Agenda

H. Public Hearing – Adopting Fiscal Year Budget 2024/2025 Final Budget

1. Proof of Publication.....Page 2

2. Receive Public Comments on Adopting Fiscal Year 2024/2025 Final Budget

3. Consider Resolution No. 2024-14; Adopting Fiscal Year 2024/2025 Final Budget.....Page 3

4. Consider Resolution No. 2024-16; Levying Non-Ad Valorem Assessments for Tradition CDD No.'s 1-1 for the Fiscal Year 2024/2025.....Page 42

I. Consent Items

1. Approval of August 7, 2024, Regular Board Meeting Minutes.....Page 65

2. Approve WA #19-143-178; Western Grove – Cadence WG5D Phase 1 Plat.....Page 71

J. Old Business

K. New Business

L. Administrative Matters

1. Manager’s Report

2. Attorney’s Report

3. Engineer’s Report

4. Financial Report.....Page 73

5. Founder’s Report

M. Board Member Discussion Requests and Comments

N. Adjourn

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

The Board of Supervisors (the "Board") of the Tradition Community Development District Nos. 1-11 will hold a Public Hearing and Regular Board Meeting on September 4, 2024, at 11:00 a.m., or as soon thereafter as can be heard, at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budgets of the Tradition Community Development District Nos. 1-11. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the Districts' websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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

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

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

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

Tradition Community Development District Nos. 1-11

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

PUBLISH: St. Lucie News Tribune 08/15/24 & 08/22/24

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

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The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budgets of the Tradition Community Development District Nos. 1-11. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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PUBLISH: St. Lucie News Tribune 08/15/24 & 08/22/24

RESOLUTION 2024-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the District Manager has, on the 5th day of June, 2024, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board set September 4th, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

- a. That the Board has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget for the Districts, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, as attached hereto as Exhibit A; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024/2025 and/or revised projections for Fiscal Year 2024/2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as “Tradition Community Development Districts 1-11, Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025”, as adopted by the Board on September 4th, 2024.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 1, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 1 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 2, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 2 during said budget year, to be divided and appropriated in the following fashion:

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

TOTAL ALL FUNDS \$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 3, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 3 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

DEBT SERVICE FUND \$ _____

ENTERPRISE FUND \$ _____

TOTAL ALL FUNDS \$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 4, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 4 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

DEBT SERVICE FUND \$ _____

ENTERPRISE FUND \$ _____

TOTAL ALL FUNDS \$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 5, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 5 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

DEBT SERVICE FUND \$ _____

ENTERPRISE FUND \$ _____

TOTAL ALL FUNDS \$ _____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 6, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 6 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 7, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 7 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 8, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 8 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 9, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 9 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 10, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 10 during said budget year, to be divided and appropriated in the following fashion:

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

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 11, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 11 during said budget year, to be divided and appropriated in the following fashion:

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

Section 3. Supplemental Appropriations

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

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

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

Introduced, considered favorably, and adopted this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

EXHIBIT "A"

**TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-11 BUDGET
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING
SEPTEMBER 30, 2025**

Tradition Community Development Districts #1-11

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

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

FINAL BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-11
FISCAL YEAR 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	4,853	413,590	912,617	1,007,652	1,006,088	955,945	173,560	509,589	268,446	84,110	11,889	5,348,340
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	1,999	170,310	375,803	414,937	414,293	393,645	71,469	209,841	110,542	34,635	4,896	2,202,370
ON-ROLL ASSESSMENTS - TIM	2,027	10,615	0	0	0	0	37,698	25,335	16,594	69,291	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	\$ 14,396	\$ 710,508	\$ 1,562,050	\$ 1,718,372	\$ 1,715,813	\$ 1,627,461	\$ 404,044	\$ 914,460	\$ 492,074	\$ 358,316	\$ 25,907	\$ 9,543,400
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	71	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	894	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	457	38,919	85,878	94,821	94,674	89,956	16,332	47,953	25,261	7,915	1,119	503,285
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	4,792	259,248	550,501	607,828	606,884	576,637	139,376	330,698	177,196	114,484	9,036	3,376,681
Total Expenditures	\$ 8,901	\$ 280,765	\$ 614,384	\$ 672,481	\$ 671,537	\$ 635,436	\$ 215,789	\$ 382,051	\$ 210,833	\$ 254,934	\$ 13,144	\$ 3,960,256
EXCESS / (SHORTFALL)	\$ 5,496	\$ 429,743	\$ 947,665	\$ 1,045,891	\$ 1,044,275	\$ 992,024	\$ 188,255	\$ 532,409	\$ 281,241	\$ 103,382	\$ 12,763	\$ 5,583,145
PAYMENTS TO TRUSTEE	(4,465)	(380,503)	(839,608)	(927,040)	(925,601)	(879,470)	(159,675)	(468,822)	(246,970)	(77,381)	(10,938)	(4,920,473)
BALANCE	\$ 1,031	\$ 49,240	\$ 108,058	\$ 118,851	\$ 118,674	\$ 112,554	\$ 28,580	\$ 63,588	\$ 34,271	\$ 26,000	\$ 1,825	\$ 662,672
COUNTY APPRAISER & TAX COLLECTOR FEE	(515)	(24,620)	(54,029)	(59,426)	(59,337)	(56,277)	(14,290)	(31,794)	(17,135)	(13,000)	(913)	(331,336)
DISCOUNTS FOR EARLY PAYMENTS	(515)	(24,620)	(54,029)	(59,426)	(59,337)	(56,277)	(14,290)	(31,794)	(17,135)	(13,000)	(913)	(331,336)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FINAL 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 - JULY 2024	FISCAL YEAR 2024/2025 FINAL BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,440,105	5,296,983	5,348,340	
ON-ROLL ASSESSMENTS - ADMIN	538,664	576,283	569,103	
ON-ROLL ASSESSMENTS - MAINT	1,922,785	2,057,067	2,202,370	
ON-ROLL ASSESSMENTS - TIM	163,587	175,011	163,587	
STORMWATER	975,000	1,264,757	1,200,000	
OTHER INCOME	60,000	233,852	60,000	
Total Revenues	\$ 9,100,142	\$ 9,603,954	\$ 9,543,400	
EXPENDITURES - ADMIN				
AUDIT	55,000	33,300	34,850	Decrease per new bid
BANK FEES	0	0	0	Line item removed
DISSEMINATION AGENT	3,000	0	3,000	No Change
DISTRICT COUNSEL	80,000	29,449	50,000	Decrease for FY24 Actuals
MANAGEMENT	108,046	80,134	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	No Change
ENGINEERING	50,000	72,763	70,000	Increase for FY24 actuals
GENERAL INSURANCE	120,000	123,014	136,650	Estimating increase
WEB SITE MAINTENANCE	8,250	6,250	8,250	Additional CDD
LEGAL ADVERTISING	6,500	1,959	2,000	Decrease for FY24 Actuals
MISCELLANEOUS	0	1,067	2,000	Increase for FY24 actuals
TRAVEL AND PER DIEM	1,000	288	400	Decrease for FY24 Actuals
OFFICE SUPPLIES	2,500	1,877	5,000	Increase for FY24 actuals
POSTAGE & SHIPPING	350	1,188	500	Increase for FY24 actuals
COPIES	3,000	2,441	3,000	No Change
SUPERVISOR FEES	60,000	26,647	60,000	No Change
TRUSTEE SERVICES	18,000	16,663	18,000	No Change
OFFICE RENT	25,000	79,863	25,000	No Change
CONTINUING DISCLOSURE FEE	3,000	1,500	3,000	No Change
TOTAL ADMIN EXPENSES	555,571	480,328	583,575	

FINAL 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 - JULY 2024	FISCAL YEAR 2024/2025 FINAL BUDGET	COMMENTS
EXPENDITURES - MAINT				
LAKE MAINTENANCE	304,696	156,961	310,000	Per contract, now includes Wetland maintenance
TIM OPERATIONS	150,500	294,684	150,500	No Change
BUILDING, BRIDGE, MONUMENT MAINTENAN (FKA CONTINGENCY) - MAINT RESERVES	265,000	0	10,000	Reduced by \$255K - large projects pushed into future FY
COMMUNITY AREA MAINTENANCE	72,000	0	100,000	Increase
DEVELOPMENT COORDINATOR	50,000	135,452	140,000	Increase for FY24 actuals
ELECTRIC	31,467	26,220	32,410	Split with SG plus CPI Increase per contract
ENGINEERING	87,000	67,095	110,000	Estimate
FIELD MANAGEMENT	100,000	155,299	130,000	Increase for FY24 actuals
FOUNTAIN MAINTENANCE & CHEMICALS	240,000	164,723	247,200	Increase for Western Grove + additional CDD
LANDSCAPING MAINTENANCE & MATERIALS	30,000	2,433	5,000	Decrease for FY24 Actuals
IRRIGATION	896,100	883,919	1,036,285	Increase per anticipated cost
IRRIGATION PARTS & REPAIRS	152,000	139,717	167,000	Estimate
SIDEWALK CLEANING	75,000	123,324	75,000	No Change
SIDEWALK REPAIR	30,000	22,500	30,000	No Change
SIGNAGE	60,000	33,612	60,000	No Change
STREETLIGHTS	10,000	10,428	10,000	No Change
STORMWATER MANAGEMENT	45,000	95,949	60,000	Increase for FY24 actuals
TREE/PLANT REPLACEMENT & TRIM	95,700	530,511	503,285	Estimated Canal & Lake Banks Mowing/Maintenance
TOTAL MAINTENANCE EXPENSES	2,894,463	3,124,288	3,376,681	No Change
Total Expenditures	\$ 3,450,034	\$ 3,604,615	\$ 3,960,256	
EXCESS / (SHORTFALL)	\$ 5,650,108	\$ 5,999,339	\$ 5,583,145	
PAYMENT TO TRUSTEE BOND PREPAYMENTS	(5,004,897)	(5,005,168) Not Included in Actuals	(4,920,473)	
BALANCE	\$ 645,211	\$ 994,171	\$ 662,672	
COUNTY APPRAISER & TAX COLLECTOR FEE DISCOUNTS FOR EARLY PAYMENTS	(322,606)	(316,791)	(331,336)	
	(322,606)	(294,211)	(331,336)	
NET EXCESS / (SHORTFALL)	\$ -	\$ 383,169	\$ -	

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	4,630	4,853
ON-ROLL ASSESSMENTS - ADMIN	3,802	4,006
ON-ROLL ASSESSMENTS - MAINT	1,637	1,999
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	\$ 14,396
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

FINAL 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 MAINTENAN	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	457
TREE/PLANT REPLACEMENT & TRIM	170	181
TOTAL MAINTENANCE EXPENSES	4,209	4,792
Total Expenditures	\$ 8,130	\$ 8,901
EXCESS / (SHORTFALL)	\$ 5,228	\$ 5,496
PAYMENT TO TRUSTEE	(4,260)	(4,465)
BALANCE	\$ 968	\$ 1,031
COUNTY APPRAISER & TAX COLLECTOR FEE	(484)	(515)
DISCOUNTS FOR EARLY PAYMENTS	(484)	(515)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	394,573	413,590
ON-ROLL ASSESSMENTS - ADMIN	19,914	20,983
ON-ROLL ASSESSMENTS - MAINT	139,460	170,310
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	\$ 710,508
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

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	22,100	23,972
TIM OPERATIONS	9,812	9,766
BUILDING, BRIDGE, MONUMENT MAINTENAN	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	38,919
TREE/PLANT REPLACEMENT & TRIM	14,506	15,466
TOTAL MAINTENANCE EXPENSES	208,832	259,248
Total Expenditures	\$ 229,371	\$ 280,765
EXCESS / (SHORTFALL)	\$ 408,176	\$ 429,743
PAYMENT TO TRUSTEE	(363,007)	(380,503)
BALANCE	\$ 45,169	\$ 49,240
COUNTY APPRAISER & TAX COLLECTOR FEE	(22,584)	(24,620)
DISCOUNTS FOR EARLY PAYMENTS	(22,584)	(24,620)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	870,654	912,617
ON-ROLL ASSESSMENTS - ADMIN	59,123	62,299
ON-ROLL ASSESSMENTS - MAINT	307,730	375,803
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	\$ 1,562,050
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

FINAL 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 MAINTENAN	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	85,878
TREE/PLANT REPLACEMENT & TRIM	32,009	34,127
TOTAL MAINTENANCE EXPENSES	439,154	550,501
Total Expenditures	\$ 500,132	\$ 614,384
EXCESS / (SHORTFALL)	\$ 900,002	\$ 947,665
PAYMENT TO TRUSTEE	(801,002)	(839,608)
BALANCE	\$ 99,001	\$ 108,058
COUNTY APPRAISER & TAX COLLECTOR FEE	(49,500)	(54,029)
DISCOUNTS FOR EARLY PAYMENTS	(49,500)	(54,029)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	961,320	1,007,652
ON-ROLL ASSESSMENTS - ADMIN	59,836	63,050
ON-ROLL ASSESSMENTS - MAINT	339,775	414,937
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	\$ 1,718,372
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

FINAL 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 MAINTENAN	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	94,821
TREE/PLANT REPLACEMENT & TRIM	35,342	37,681
TOTAL MAINTENANCE EXPENSES	484,885	607,828
Total Expenditures	\$ 546,599	\$ 672,481
EXCESS / (SHORTFALL)	\$ 993,288	\$ 1,045,891
PAYMENT TO TRUSTEE	(884,414)	(927,040)
BALANCE	\$ 108,874	\$ 118,851
COUNTY APPRAISER & TAX COLLECTOR FEE	(54,437)	(59,426)
DISCOUNTS FOR EARLY PAYMENTS	(54,437)	(59,426)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	959,827	1,006,088
ON-ROLL ASSESSMENTS - ADMIN	59,836	63,050
ON-ROLL ASSESSMENTS - MAINT	339,247	414,293
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	\$ 1,715,813
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

FINAL 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 MAINTENANCE	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	94,674
TREE/PLANT REPLACEMENT & TRIM	35,287	37,622
TOTAL MAINTENANCE EXPENSES	484,132	606,884
Total Expenditures	\$ 545,846	\$ 671,537
EXCESS / (SHORTFALL)	\$ 991,754	\$ 1,044,275
PAYMENT TO TRUSTEE	(883,041)	(925,601)
BALANCE	\$ 108,713	\$ 118,674
COUNTY APPRAISER & TAX COLLECTOR FEE	(54,356)	(59,337)
DISCOUNTS FOR EARLY PAYMENTS	(54,356)	(59,337)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	911,990	955,945
ON-ROLL ASSESSMENTS - ADMIN	54,418	57,341
ON-ROLL ASSESSMENTS - MAINT	322,340	393,645
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	\$ 1,627,461
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

FINAL 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 MAINTENANCE	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	89,956
TREE/PLANT REPLACEMENT & TRIM	33,528	35,747
TOTAL MAINTENANCE EXPENSES	460,003	576,637
Total Expenditures	\$ 516,129	\$ 635,436
EXCESS / (SHORTFALL)	\$ 942,131	\$ 992,024
PAYMENT TO TRUSTEE	(839,031)	(879,470)
BALANCE	\$ 103,100	\$ 112,554
COUNTY APPRAISER & TAX COLLECTOR FEE	(51,550)	(56,277)
DISCOUNTS FOR EARLY PAYMENTS	(51,550)	(56,277)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	165,579	173,560
ON-ROLL ASSESSMENTS - ADMIN	70,719	74,518
ON-ROLL ASSESSMENTS - MAINT	58,523	71,469
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	\$ 404,044
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

FINAL 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 MAINTENANCE	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	16,332
TREE/PLANT REPLACEMENT & TRIM	6,087	6,490
TOTAL MAINTENANCE EXPENSES	118,362	139,376
Total Expenditures	\$ 191,301	\$ 215,789
EXCESS / (SHORTFALL)	\$ 178,949	\$ 188,255
PAYMENT TO TRUSTEE	(152,333)	(159,675)
BALANCE	\$ 26,616	\$ 28,580
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,308)	(14,290)
DISCOUNTS FOR EARLY PAYMENTS	(13,308)	(14,290)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	486,157	509,589
ON-ROLL ASSESSMENTS - ADMIN	47,526	50,079
ON-ROLL ASSESSMENTS - MAINT	171,831	209,841
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	\$ 914,460
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

FINAL 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 MAINTENANCE	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	47,953
TREE/PLANT REPLACEMENT & TRIM	17,873	19,056
TOTAL MAINTENANCE EXPENSES	268,632	330,698
Total Expenditures	\$ 317,650	\$ 382,051
EXCESS / (SHORTFALL)	\$ 505,742	\$ 532,409
PAYMENT TO TRUSTEE	(447,265)	(468,822)
BALANCE	\$ 58,477	\$ 63,588
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,239)	(31,794)
DISCOUNTS FOR EARLY PAYMENTS	(29,239)	(31,794)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	256,103	268,446
ON-ROLL ASSESSMENTS - ADMIN	31,130	32,802
ON-ROLL ASSESSMENTS - MAINT	90,518	110,542
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	\$ 492,074
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

FINAL 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 MAINTENANCE	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	25,261
TREE/PLANT REPLACEMENT & TRIM	9,415	10,038
TOTAL MAINTENANCE EXPENSES	144,515	177,196
Total Expenditures	\$ 176,622	\$ 210,833
EXCESS / (SHORTFALL)	\$ 267,168	\$ 281,241
PAYMENT TO TRUSTEE	(235,614)	(246,970)
BALANCE	\$ 31,554	\$ 34,271
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,777)	(17,135)
DISCOUNTS FOR EARLY PAYMENTS	(15,777)	(17,135)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	80,243	84,110
ON-ROLL ASSESSMENTS - ADMIN	129,985	136,967
ON-ROLL ASSESSMENTS - MAINT	28,362	34,635
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	\$ 358,316
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

FINAL 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 MAINTENANCE	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	7,915
TREE/PLANT REPLACEMENT & TRIM	2,950	3,145
TOTAL MAINTENANCE EXPENSES	104,519	114,484
Total Expenditures	\$ 238,584	\$ 254,934
EXCESS / (SHORTFALL)	\$ 98,480	\$ 103,382
PAYMENT TO TRUSTEE	(73,823)	(77,381)
BALANCE	\$ 24,656	\$ 26,000
COUNTY APPRAISER & TAX COLLECTOR FEE	(12,328)	(13,000)
DISCOUNTS FOR EARLY PAYMENTS	(12,328)	(13,000)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	349,030	11,889
ON-ROLL ASSESSMENTS - ADMIN	2,376	4,006
ON-ROLL ASSESSMENTS - MAINT	123,363	4,896
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	\$ 25,907
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

FINAL 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 MAINTENANCE	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	1,119
TREE/PLANT REPLACEMENT & TRIM	12,832	445
TOTAL MAINTENANCE EXPENSES	177,220	9,036
Total Expenditures	\$ 179,671	\$ 13,144
EXCESS / (SHORTFALL)	\$ 359,191	\$ 12,763
PAYMENT TO TRUSTEE	(321,107)	(10,938)
BALANCE	\$ 38,083	\$ 1,825
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,042)	(913)
DISCOUNTS FOR EARLY PAYMENTS	(19,042)	(913)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL ASSESSMENT ALLOCATION
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025
	Assessments	Final 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

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

FISCAL YEAR

2024/2025

FINAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		4,033,468
Total Revenues	\$	4,033,468

EXPENDITURES

Principal Payments		2,435,000
Interest Payments		1,345,956
Miscellaneous / Extra Redemption		252,511
Total Expenditures	\$	4,033,468

Excess / (Shortfall)	\$	(0)
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Series 2014 Bond Information

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

ASSESSMENTS

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

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

FISCAL YEAR

2024/2025

FINAL BUDGET

REVENUES

Interest Income		0
On-Roll Net Debt Collections		887,005
Off-Roll Collections		82,935
Total Revenues	\$	969,940

EXPENDITURES

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

Excess / (Shortfall)	\$	(0)
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Series 2021 Bond Information

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

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

	FISCAL YEAR 2023/2024 ANNUAL BUDGET	FISCAL YEAR 2024/2025 FINAL 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	\$ -	\$ -	

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

FISCAL YEAR

2024/2025

FINAL 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

RESOLUTION 2024-16

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 LEVYING NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

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

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

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

WHEREAS, the Board of Supervisors of District No. 1 (“Board”) finds that the total General Fund Operations Assessments for the Districts during Fiscal Year 2024/2025 will amount to \$ _____, allocated (i) upon assessable properties within District No. 1, \$ _____, (ii) upon assessable properties within District No. 2, \$ _____, (iii) upon assessable properties within District No. 3, \$ _____, (iv) upon assessable properties within District No. 4, \$ _____, (v) upon assessable properties within District No. 5, \$ _____, (vi) upon assessable properties within District No. 6, \$ _____, (vii) upon assessable properties within District No. 7, \$ _____, (viii) upon assessable properties within District No. 8, \$ _____, (ix) upon assessable properties within District No. 9, 42

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

WHEREAS, the Board finds that, taking into consideration other revenue sources, the Project/Bond Assessment for the Districts during Fiscal Year 2024/2025 will amount to \$ _____, allocated (i) upon assessable properties within District No. 1, \$ _____, (ii) upon assessable properties within District No. 2, \$ _____, (iii) upon assessable properties within District No. 3, \$ _____, (iv) upon assessable properties within District No. 4, \$ _____, (v) upon assessable properties within District No. 5, \$ _____, (vi) upon assessable properties within District No. 6, \$ _____, (vii) upon assessable properties within District No. 7, \$ _____, (viii) upon assessable properties within District No. 8, \$ _____, (ix) upon assessable properties within District No. 9, \$ _____, (x) upon assessable properties within District No. 10, \$ _____, (x) upon assessable properties within District No. 11, \$ _____, ; and

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

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

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

Section 1.

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

Section 2.

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

Section 3.

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

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

Section 4.

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

PASSED AND ADOPTED this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD2)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 2 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 2 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 2

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD3)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 3 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 3 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD4)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 4 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 4 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD5)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 5 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 5 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD6)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 6 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 6 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD7)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 7 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 7 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 7

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD8)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 8 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 8 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 8

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD9)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 9 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 9 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 9

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2024-16 (CDD10)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 10 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 10 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 10

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2024-16 (CDD11)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

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

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

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; by its Resolution No. 2024-16; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 11 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;

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

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2024/2025. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

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

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

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 11 this 4th day of September, 2024.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 11

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

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=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

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of August 7, 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	Absent
Supervisor	Steven Dassa	Present
Supervisor	Tara Toto	Present
Supervisor	Ricardo Mojica	Absent

CDD # 3		
Supervisor	Joe Piatchek	Present
Chairman	Isiah Steinberg	Present
Vice Chairman	Roy Perconte	Present
Supervisor	Stan Briggs	Present
Supervisor	Vacant	-

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
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	Present
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 (via Zoom)	Special District Services, Inc.
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Stef Matthes	Culpepper and Terpening
District Engineer	Gabriel Gomez	Culpepper and Terpening

Also present: (See attached sign-in sheet)

D. APPOINTMENT(S) TO VACANT BOARD SEATS

- Joe Piathek- CDD No. 3 /Seat No. 1

A **Motion** was made by CDD No. 3 Mr. Steinberg seconded by Mr. Perconte and passed unanimously by CDD No. 3 to appoint Joe Piathek to District 3/Seat 1.

E. SEAT NEW BOARD MEMBERS/ADMINISTER OATH OF OFFICE

Mr. Sakuma administered the Oath of Office to Joe Piathek and the meeting continued.

F. ADDITIONS OR DELETIONS TO AGENDA

1. (J-5) Addition to New Business: WA #19-143.099.3; Esplanade at Tradition Phase 3

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

G. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

There were no comments from the public.

H. CONSENT ITEMS

1. **Approval of June 5, 2024, Regular Board Meeting**
2. **Approval and Ratify WA #19-143-174; 11903 SW Knightsbridge Lane Pool**
3. **Approve WA #19-143-175; Tradition Parkway Phase 4**
4. **Approve and Ratify WA #19-143-176; 12359 SW Sunset Lake Lane Pool**
5. **Approve and Ratify PO #TR1-2024-06; Treasure Coast Wildlife Trappers Agreement**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Dassa, 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. Resolution 2024-18; Election of Officers (CDD #3)

Resolution No. 2024-18 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.**

Mr. Steinberg made a **motion**, seconded by Mr. Perconte, adopting Resolution 2024-18 Election of Officers as presented. The **motion** passed unanimously.

2. Resolution No. 2024-20; Adopting Fiscal Year 2024/2025 Meeting Schedule

Resolution No. 2024-20 was presented, entitled:

**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**

Mr. Dassa (CDD Nos. 1,2,7,8,9,10 and 11) made a **motion**, seconded by Mr. Sexauer, adopting Resolution No. 2024-20 Adopting Fiscal Year 2024/2025 as presented. The **motion** passed unanimously.

Mr. Steinberg (CDD No. 3) made a **motion**, seconded by Mr. Perconte adopting Resolution No. 2024-20 Adopting Fiscal Year 2024/2025 as presented. The **motion** passed unanimously.

Ms. Cost (CDD No. 4) made a **motion**, seconded by Ms. Leandre, adopting Resolution No. 2024-20 Adopting Fiscal Year 2024/2025 as presented. The **motion** passed unanimously.

Ms. King (CDD No. 5) made a **motion**, seconded by Mr. Lasher, adopting Resolution No. 2024-20 Adopting Fiscal Year 2024/2025 as presented. The **motion** passed unanimously.

Mr. Krbec (CDD No. 6) made a **motion**, seconded by Mr. Pagan, adopting Resolution No. 2024-20 Adopting Fiscal Year 2024/2025 as presented. The **motion** passed unanimously.

3. Resolution No. 2024-22; Adopting Annual Performance Measures and Standards Reporting

Resolution No. 2024-22 was presented, entitled:

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.

Mr. Dassa (CDD Nos. 1,2,7,8,9,10 and 11) made a **motion**, seconded by Mr. Sexauer, adopting Resolution No. 2024-22, Annual Performance Measures and Standards Reporting as presented. The **motion** passed unanimously.

Mr. Steinberg (CDD No. 3) made a **motion**, seconded by Mr. Perconte, adopting Resolution No. 2024-22, Annual Performance Measures and Standards Reporting as presented. The **motion** passed unanimously.

Ms. Cost (CDD No. 4) made a **motion**, seconded by Mr. Wesley, adopting Resolution No. 2024-22, Annual Performance Measures and Standards Reporting as presented. The **motion** passed unanimously.

Mr. Lasher (CDD No. 5) made a **motion**, seconded by Ms. King, adopting Resolution No. 2024-22, Annual Performance Measures and Standards Reporting as presented. The **motion** passed unanimously.

Mr. Krbec (CDD No. 6) made a **motion** seconded by Mr. Pagan, adopting Resolution No. 2024-22, Annual Performance Measures and Standards Reporting as presented. The **motion** passed unanimously.

4. Resolution No. 2024-24; Ratifying Resetting of Budget Hearing for Fiscal Year 2024/2025

Resolution No. 2024-24 was presented, entitled:

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.

Mr. Sexauer (CDD Nos. 1,2,7,8,9,10 and 11) made a **motion**, seconded by Mr. Dassa, adopting Resolution 2024-24 Ratifying the Resetting of Budget Hearing for Fiscal Year 2024/2025. The **motion** passed unanimously.

Mr. Steinberg (CDD No. 3) made a **motion**, seconded by Mr. Perconte, adopting Resolution 2024-24 Ratifying the Resetting of Budget Hearing for Fiscal Year 2024/2025. The **motion** passed unanimously.

Mr. Leandre (CDD No. 4) made a **motion**, seconded by Mr. Wesley, adopting Resolution 2024-24 Ratifying the Resetting of Budget Hearing for Fiscal Year 2024/2025. The **motion** passed unanimously.

Ms. King (CDD No. 5) made a motion, seconded by Mr. Pinto, adopting Resolution 2024-24 Ratifying the Resetting of Budget Hearing for Fiscal Year 2024/2025. The **motion** passed unanimously.

Mr. Krbec (CDD No. 6) made a **motion**, seconded by Mr. Pagan, adopting Resolution 2024-24 Ratifying the Resetting of Budget Hearing for Fiscal Year 2024/2025. The **motion** passed unanimously.

5. WA #10-143.099.3; Esplanade at Tradition Phase 3; (Surface water & plat)

Mr. Sexauer with CDD No. 1 made a **motion**, seconded by Mr. Dassa, approving WA #19-143.099.3; Esplanade at Tradition Phase 3; (Surface water & plat). The **motion** passed unanimously.

K. ADMINISTRATIVE MATTERS

1. Manager's Report

The District Manager had nothing further to report

2. Attorney's Report

The District Attorney had nothing further to report.

3. Engineer's Report

- Lake Banks Drone Presentation

District Engineer Stef Mathes presented the findings from the drone data and provided a report of the CDD lakes identifying those that require immediate attention/further review.

4. Financial Report

Mr. Sakuma notified the Board that the financial report was provided in the board package. Mr. Karmeris was present via Zoom to answer any questions.

The Board discussed the Stormwater Management line item and asked for an update on Florida International University's outstanding payment. Ms. Wargo responded that staff is still in the process of working with FIU in receiving payment.

After Board discussion, there was direction from the Board for staff to work with the District Attorney to formalize a collection process.

5. Founder’s Report

The Founder had nothing to report.

L. BOARD MEMBER COMMENTS

Ms. King asked if an Outreach Meeting had been scheduled. Mr. Sexauer responded not at this time.

Dr. Powers asked if the delineators would be re-installed. Mr. Sexauer responded yes and that he was waiting on the contractor to proceed.

Mr. Russell notified the Board that GHO has an incorrect advertisement in the newspaper that states the Town Park community does not have a CDD.

M. ADJORNMENT

There being no further business to come before the Board, Mr. Sexauer adjourned the meeting at 12:23pm.

Secretary/Assistant Secretary

Chair/Vice-Chair

Print Signature

Print Signature

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: September 4, 2024**

**Subject: TR – Western Grove - Cadence WG5D Phase 1 Plat
Work Authorization No. WA-19-143-178
C&T Project No. 19-143.TR10.02.0824.P**

Background:

On August 9, 2024, the Tradition CDD Engineer received an application for approval of a Plat for the Western Grove Cadence WG5D Phase 1. The project is located in the northcentral section of the overall Tradition Development District CDD No. 10 area. The project will result in the platting of 160 residential lots on 106.22 acres of land. Development will include 9.51 acres of water management tracts which will be turned over to the CDD for perpetual operation and maintenance.

Recommended Action:

Approve proposed Plat under the following conditions:

1. The proposed plat will result in the dedication of Lakes L13B, L13G, and L13I totaling 9.51 acres of lake to the Tradition CDD which are subject to turnover and acceptance of the lakes and interconnecting pipe system by the CDD.
2. Subject to addressing the CDD Engineer's Comments and Request for Additional Information.

Location: Tradition Community Development District CDD 10

Within Tradition Irrigation Service Area? No

Fiscal Information: This project includes infrastructure (lakes, control structures, and interconnecting pipes, dedicated to the CDD. The increased maintenance costs will be included in 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

August 15, 2024





0 1,000 2,000
Feet

TR - WG - Western Grove 5D - Cadence Phase 1
WA#: WA 19-143- 178
Project #: 19-143.TR10.02.0824.P



Legend

-  Subject Property
-  Other Parcels

Work Authorization #:
WA 19-143- 178
Project #:
19-143.TR10.02.0824.P
Scale: 1" = 2,500'
Date: 8/30/2023

EXHIBIT 1
TR - WG - WESTERN
GROVE 5D - CADENCE
PHASE 1



Tradition Community
Development Districts #1-11

Financial Report
Fiscal Year 2023/2024
October 1, 2023 - July 31, 2024

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - JULY 31, 2024

	FISCAL YEAR 2023/2024 FINAL BUDGET	FISCAL YEAR 10/01/23 - 07/31/24 ACTUALS	% Of Budget	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,440,105	5,296,983	97%	
ON-ROLL ASSESSMENTS - ADMIN	538,664	576,283	107%	
ON-ROLL ASSESSMENTS - MAINT	1,922,785	2,057,067	107%	
ON-ROLL ASSESSMENTS - TIM	163,587	175,011	107%	
STORMWATER	975,000	1,264,757	130%	
OTHER INCOME	60,000	233,852	390%	Includes rent reimbursement per split
Total Revenues	\$ 9,100,142	\$ 9,603,954	106%	
EXPENDITURES - ADMIN				
AUDIT	55,000	33,300	61%	
BANK FEES	0	0	0%	
DISSEMINATION AGENT	3,000	0	0%	
DISTRICT COUNSEL	80,000	29,449	37%	
MANAGEMENT	108,046	80,134	74%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	1,925	100%	
ENGINEERING	50,000	72,763	146%	
GENERAL INSURANCE	120,000	123,014	103%	
WEB SITE MAINTENANCE	8,250	6,250	76%	
LEGAL ADVERTISING	6,500	1,959	30%	
MISCELLANEOUS	0	1,067	1067%	Traffic Cones
TRAVEL AND PER DIEM	1,000	288	29%	
OFFICE SUPPLIES	2,500	1,877	75%	
POSTAGE & SHIPPING	350	1,188	339%	
COPIES	3,000	2,441	81%	
SUPERVISOR FEES	60,000	26,647	44%	
TRUSTEE SERVICES	18,000	16,663	93%	
OFFICE RENT	25,000	79,863	319%	Split between SG and Master Association
CONTINUING DISCLOSURE FEE	3,000	1,500	50%	
TOTAL ADMIN EXPENSES	555,571	480,328	86%	
EXPENDITURES - MAINT				
LAKE MAINTENANCE	304,696	156,961	52%	
TIM OPERATIONS	150,500	294,684	196%	Overage funded from previous year developer contribution
BUILDING, BRIDGE, MONUMENT MAINTENAN	265,000	0	0%	
(FKA CONTINGENCY) - MAINT RESERVES	72,000	0	0%	
COMMUNITY AREA MAINTENANCE	50,000	135,452	271%	
DEVELOPMENT COORDINATOR	31,467	26,220	83%	
ELECTRIC	87,000	67,095	77%	
ENGINEERING	100,000	155,299	155%	
FIELD MANAGEMENT	240,000	164,723	69%	
FOUNTAIN MAINTENANCE & CHEMICALS	30,000	2,433	8%	
LANDSCAPING MAINTENANCE & MATERIALS	896,100	883,919	99%	
IRRIGATION	152,000	139,717	92%	
IRRIGATION PARTS & REPAIRS	75,000	123,324	164%	Irrigation Replacement including Sprinklers on N Side of Trail Pkwy
SIDEWALK CLEANING	30,000	22,500	75%	
SIDEWALK REPAIR	60,000	33,612	56%	
SIGNAGE	10,000	10,428	104%	
STREETLIGHTS	45,000	95,949	213%	
STORMWATER MANAGEMENT	95,700	530,511	554%	Grading, mowing, silt fence installation, South Sidewalk Change to 6", deepen 700' of canal, etc
TREE/PLANT REPLACEMENT & TRIM	200,000	281,462	141%	
TOTAL MAINTENANCE EXPENSES	2,894,463	3,124,288	108%	
Total Expenditures	\$ 3,450,034	\$ 3,604,615	104%	
EXCESS / (SHORTFALL)	\$ 5,650,108	\$ 5,999,339	106%	
PAYMENT TO TRUSTEE	(5,004,897)	(5,005,168)	100%	
BALANCE	\$ 645,211	\$ 994,171		
COUNTY APPRAISER & TAX COLLECTOR FEE	(322,606)	(316,791)	98%	
DISCOUNTS FOR EARLY PAYMENTS	(322,606)	(294,211)	91%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 383,169		

Tradition CDD No. 1
Balance Sheet
As of July 31, 2024

	Jul 31, 24
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	2,020,988.03
Total Checking/Savings	2,020,988.03
Accounts Receivable	
11000 · Accounts Receivable	1,423,440.02
Total Accounts Receivable	1,423,440.02
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	3,445,627.83
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	3,426,916.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	288,295.76
Total Accounts Payable	288,295.76
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	1,853,431.20
Total Liabilities	1,853,431.20
Equity	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	992,013.72
Net Income	377,716.60
Total Equity	1,573,485.63
TOTAL LIABILITIES & EQUITY	3,426,916.83

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - JULY 31, 2024

	FISCAL YEAR 2023/2024 FINAL BUDGET	FISCAL YEAR 10/01/23 - 07/31/24 ACTUALS	% Of Budget
REVENUES			
SERVICE CHARGE - IRRIGATION	1,890,000	1,621,502	86%
ENGINEERING REVENUE FEES/OTHER	17,338	52,169	301%
Total Revenues	\$ 1,907,338	\$ 1,673,671	387%
EXPENSES			
TRUSTEE SERVICES	5,000	-4,246	-85%
MANAGEMENT	377,744	314,787	83%
ENGINEERING	40,000	88,551	221%
PROFESSIONAL SERVICES, OTHER	5,000	0	0%
DEVELOPMENT COORDINATOR	62,933	52,440	83%
CITY FRANCHISE FEE	165,000	157,650	96%
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	1,091	437%
FIELD SUPPLIES (OTHER)	2,000	0	0%
DUES, LICENSES, FEES	2,300	0	0%
VEHICLE, GAS, & REPAIR	1,000	0	0%
ELECTRIC	105,000	122,104	116%
WATER	170	216	127%
OTHER UTILITIES	1,550	0	0%
GENERAL INSURANCE	21,102	0	0%
GENERAL REPAIR & MAINTENANCE	215,000	209,163	97%
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	0%
HVAC	4,500	0	0%
RENEWAL AND REPLACEMENT	250,000	224,848	90%
OTHER SYSTEM IMPROVEMENTS	100,000	0	0%
OPERATING RESERVES/MISC	80,000	5,742	7%
CONTINGENCY	20,531	0	0%
Total Expenses	\$ 1,538,913	\$ 1,172,551	76%
EXCESS / (SHORTFALL)	\$ 368,425	\$ 501,120	136%
PAYMENT TO TRUSTEE	(368,425)	(307,438)	83%
BALANCE	\$ 0	\$ 193,682	
NET INCOME	\$ 0	\$ 193,682	

**Tradition Irrigation
Balance Sheet
As of July 31, 2024**

	Jul 31, 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	1,413,872.16
Total 01-1001 · Valley National #4703	1,449,744.73
Total Checking/Savings	1,449,744.73
Accounts Receivable	
01-1200 · Accounts Receivable	160,641.61
Total Accounts Receivable	160,641.61
Other Current Assets	
01-2023 · Due From Other Funds	17,900.21
Total Other Current Assets	17,900.21
Total Current Assets	1,628,286.55
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	1,628,383.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	73,497.10
Total Accounts Payable	73,497.10
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	84,887.32
Long Term Liabilities	
11-2180 · Note Payable	93,787.00
Total Long Term Liabilities	93,787.00
Total Liabilities	178,674.32
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,343,378.21
Net Income	193,682.36
Total Equity	1,449,709.05
TOTAL LIABILITIES & EQUITY	1,628,383.37

**Tradition Irrigation
A/R Aging Summary
As of July 31, 2024**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Aycock at Tradition	0.00	204.13	0.00	0.00	0.00	204.13
Bedford Park	0.00	0.00	0.00	8,866.57	0.00	8,866.57
Chesterbrook Academy	0.00	134.37	134.37	0.00	268.74	537.48
Christ Fellowship Church	0.00	1,646.88	0.00	0.00	0.00	1,646.88
Cleveland Clinic Florida	0.00	0.00	443.92	0.00	0.00	443.92
Cleveland Clinic Martin Health -Tradition	0.00	64.80	0.00	0.00	0.00	64.80
Del Webb at Tradition Homeowners Assoc	0.00	3,519.15	0.00	0.00	3,519.15	7,038.30
Estates at Tradition	0.00	5,763.07	5,763.07	0.00	0.00	11,526.14
Florida International University	0.00	1,091.97	1,091.97	1,091.97	26,207.28	29,483.19
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	11,857.11	0.00	11,857.11	0.00	23,714.22
Heron Preserves	0.00	1,748.45	1,748.45	0.00	0.00	3,496.90
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	0.00	0.00	188.27
Martin Health System	0.00	921.54	0.00	0.00	0.00	921.54
Panda Restaurant Group Inc	0.00	57.27	0.00	0.00	57.27	114.54
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
Seven Restaurants, LLC	0.00	89.18	89.18	89.18	445.90	713.44
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
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	1,089.99	1,089.99	1,089.99	4,359.96
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 POA	0.00	0.00	229.89	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	0.00	91.16	91.16	1,185.08	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
Wawa, Inc.	0.00	0.00	0.00	0.00	-95.92	-95.92
Westcliffe Estates HOA	0.00	120.10	120.10	120.10	0.00	360.30
TOTAL	0.00	79,419.23	12,082.35	23,206.08	45,933.95	160,641.61