



**TRADITION  
COMMUNITY DEVELOPMENT  
DISTRICT NOS. 1 - 11  
PORT ST. LUCIE**

**REGULAR BOARD MEETING, LAKE  
BANKS COMMITTEE MEETING &  
BUDGET WORKSHOP**

**APRIL 2, 2025  
11:00 A.M.**

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

[www.traditioncdd1.org](http://www.traditioncdd1.org)  
[www.traditioncdd2.org](http://www.traditioncdd2.org)  
[www.traditioncdd3.org](http://www.traditioncdd3.org)  
[www.traditioncdd4.org](http://www.traditioncdd4.org)  
[www.traditioncdd5.org](http://www.traditioncdd5.org)  
[www.traditioncdd6.org](http://www.traditioncdd6.org)  
[www.traditioncdd7.org](http://www.traditioncdd7.org)  
[www.traditioncdd8.org](http://www.traditioncdd8.org)  
[www.traditioncdd9.org](http://www.traditioncdd9.org)  
[www.traditioncdd10.org](http://www.traditioncdd10.org)  
[www.traditioncdd11.org](http://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, FL 34987**

**OR**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3341025012?omn=88544459142>

**Meeting ID: 334 102 5012**

**Dial-In: 1 929 436 2866**

**REGULAR BOARD MEETING**

**April 2, 2025**

**11:00 a.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions
- E. Comments from the Public Not on the Agenda
- F. Consent Items
  - 1. Approval of March 5, 2025, Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Irrigation Franchise Agreement
- H. New Business
  - 1. Summary of Matters Related to Bond Resolution No. 2025-09.....Page 7
  - 2. Consider Resolution No. 2025-09 to be Adopted by Tradition CDD Nos. 7,8,9,10 and 11; Approving the Form of a Third Supplemental Assessment Methodology Report in Connection with the Tradition CDD No. 9 Special Assessment Bonds, Series 2025 (Community Infrastructure).....Page 9
- I. Administrative Matters
  - 1. Manager’s Report
  - 2. Attorney’s Report
  - 3. Engineer’s Report
  - 4. Financial Report.....Page 29
  - 5. Founder’s Report
- J. Board Member Discussion Requests and Comments
- K. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11  
NOTICE OF REGULAR BOARD MEETING, LAKE BANKS COMMITTEE MEETING  
AND FISCAL YEAR 2025/2026 BUDGET WORKSHOP**

**NOTICE IS HEREBY GIVEN** that the Tradition Community Development District Nos. 1-11 (“Districts”) will hold at 11:00 a.m., or as soon thereafter as can be heard, on April 2, 2025, at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 a Regular Board Meeting, a Lake Banks Committee Meeting (the “Meetings”) and a Fiscal Year 2025/2026 Budget Workshop (“Workshop”). The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. The purpose of the Lake Banks Committee Meeting is for the Board and Committee Members to discuss matters related to the Districts’ lake banks. The purpose of the Fiscal Year 2025/2026 Budget Workshop is for the Board to review and discuss the Districts’ proposed fiscal year 2025/2026 budget.

The Meetings and Workshop are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings and/or the Workshop may be continued to a date, time and place to be specified on the record. A copy of the agenda for the Meetings and Workshop may be obtained from the District Manager’s office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

One or more Supervisors may participate by telephone; therefore, a speaker telephone may be present at the Meetings and Workshop location so that one or more Supervisors may attend and be fully informed of the discussions taking place.

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

Each person who decides to appeal any action taken at the Meetings or Workshop is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which such appeal is to be based.

The Meetings and/or Workshop may be cancelled from time to time without advertised notice.

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

**[www.traditioncdd1.org](http://www.traditioncdd1.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE 03/26/25**

**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=83353586092>

**Meeting ID: 334 102 5012**

**Dial-In: 1 929 436 2866**

**REGULAR BOARD MEETING**

**March 5, 2025**

**11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of March 5, 2025, 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 24<sup>th</sup>, 2024, as part of the District's Fiscal Year 2024/2025 Meeting Schedule, 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:

<b>CDD #'s 1,2,7,8,9,10&amp;11</b>		
Chairman	Eric Sexauer	Present
Vice Chairman	William Pittsley	Present
Supervisor	Tara Toto	Present
Supervisor	Karl Albertson	Present
Supervisor	Jonas Read	Present

<b>CDD # 3</b>		
Supervisor	Joe Piatcheck	Present
Chairman	Isiah Steinberg	Present
Supervisor	Stan Briggs	Present
Vice Chair	Rosario "Roy" Perconte	Present
Supervisor	Suzanne Killeen	Present

<b>CDD # 4</b>		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Absent
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present

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

<b>CDD # 6</b>		
Chairman	Jerry Krbec	Absent
Vice Chairman	Keith Bulkin	Present
Supervisor	George Russell	Present
Supervisor	John Slicher	Present
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 Counsel	Ruth Holmes	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Stef Matthes	Culpepper and Terpening

Also present:  
(See attached sign-in sheet)

**D. ADDITIONS OR DELETIONS TO AGENDA**

- 1- New Business/H-8: WA #19-143-188 The Landing at Tradition-SWM
- 2- New Business/H-9: WA #19-143-189; 11239 SW Park Village Court Pool-Pool

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Read approving the agenda items as amended.

**E. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA**

Mary Milmore asked for an update on the lake signage. Mr. Sexauer stated that signs had been ordered by Mr. Gallagher and that the line of sight issues throughout Tradition had been addressed.

**F. CONSENT ITEMS**

**1. Approval of February 5, 2025, Regular Board Meeting Minutes**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Read, approving all Consent Items, as presented. The **motion** passed unanimously.

**G. OLD BUSINESS**

**1. Franchise Agreement**

There was nothing to report at this time.

**H. NEW BUSINESS**

**1. Update on Budget Workshop**

The Budget Workshop is scheduled for April and the Proposed Budget is scheduled for May.

**2. Report from the Tradition Lake Banks Committee Meeting**

Dr. Powers reported that the Committee decided to send a 1-page letter to the community regarding lake bank conditions. The most critical lakes were identified and the Committee would estimate costs to put a budget item together.

**3. Consider Appointing Peter Webb from Tradition CDD No. 6 to the Tradition Lake Banks Committee**

A **motion** was made by CDD No. 6 Mr. Russell, seconded by Mr. Bulkin, appointing Peter Webb to the Tradition Lake Banks Committee. The **motion** passed unanimously.

**4. Summary of Matters Related to Bond Resolution Nos. 2025-06, 2025-07 and 2025-08**

Mr. Sakuma notified the Board that the bond information was included in the board package.

**5. Resolution No. 2025-06; A Resolution of CDD No. 9 Authorizing the Issuance of its Not Exceeding \$18,500,000 Special Assessment Bonds, Series 2025 (Community Infrastructure)**

Resolution No. 2025-06 was presented, entitled:

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 AUTHORIZING THE ISSUANCE OF ITS NOT EXCEEDING \$18,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2025 (COMMUNITY INFRASTRUCTURE)**

A **motion** was made by CDD No. 9 Mr. Albertson, seconded by Mr. Sexauer adopting Resolution No. 2025-2026 Authorizing the Issuance of its Not Exceeding \$18,500,000 Special Assessment Bonds, Series 2025 (Community Infrastructure) as presented. The **motion** passed unanimously.

**6. Resolution No. 2025-07 to be Adopted by Tradition CDD Nos. 1,7,8,9,10 and 11; Approving the Joiner to a Second Supplemental Trust Indenture Relating to the Special Assessment Bonds, Series 2025 (Community Infrastructure)**

Resolution No. 2025-07 was presented, entitled:

**RESOLUTION NO. 2025-07**

**APPROVING THE JOINDER TO A SECOND SUPPLEMENTAL TRUST INDENTURE RELATING TO THE SPECIAL ASSESSMENT BONDS, SERIES 2025 (COMMUNITY INFRASTRUCTURE)**

A **motion** was made by CDD No. 1,7,8,9,10 and 11 Mr. Albertson, seconded by Mr. Sexauer adopting Resolution No. 2025-07 Approving the Joiner to a Second Supplemental Trust Indenture Relating to the Special Assessment Bonds, Series 2025 (Community Infrastructure). The **motion** passed unanimously.

**7. Resolution No. 2025-08 to be Adopted by Tradition CDD Nos. 7,8,9,10 and 11; Approving a Supplement to the Master Engineer’s Report**

Resolution No. 2025-08 was presented, entitled:

**RESOLUTION NO. 2025-08**

**APPROVING A SUPPLEMENT TO THE MASTER ENGINEER’S REPORT, AS SUPPLEMENTED AND AMENDED, THAT IS PART OF THE ASSESSMENT PROCEEDINGS RELATING TO COMMUNITY INFRASTRUCTURE PREVIOUSLY ADOPTED BY THE REFERENCED DISTRICTS; PROVIDING WHEN THE MATTERS ADDRESSED HEREIN BECOME EFFECTIVE; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by CDD Nos. 7,8,9,10, and 11 by Mr. Albertson, seconded by Mr. Sexauer adopting Resolution No. 2025-08 Approving a Supplement to the Master Engineer’s Report as presented. The **motion** passed unanimously.

**8. WA #19-143-188 Coffee Rush-The Landing at Tradition-SWM**

A **motion** was made by CDD No. 1 Mr. Albertson, seconded by Mr. Sexauer approving WA #19-143-188 Coffee Rush-The Landing at Tradition-SWM. The **motion** passed unanimously.

**9. WA #19-143-189 SW Park Village Court Pool-Pool**

A **motion** was made by CDD No. 6 Mr. Russell, seconded by Mr. Bulkin appointing Peter Webb to the Tradition Lake Banks Committee. The **motion** passed unanimously.

**I. ADMINISTRATIVE MATTERS**

**1. Manager’s Report**

Mr. Sakuma reminded the Board members to file Form 1 no later than July 1, 2025. Mr. Pinto asked if an Ethics Training Class would be offered. Mr. Sakuma responded that it would and that he would provide links for the online training as well.

Brett Sealy, the underwriter with MBS Capital Markets, requested the Board make a motion to execute an engagement letter with their firm.

A **motion** was made by CDD No. 9 Mr. Albertson, seconded by Mr. Jonas authorizing the execution of an engagement letter with MBS Capital Markets. The **motion** passed unanimously.

## **2. Attorney’s Report**

District Attorney Susan Garrett stated that she would miss everyone. Mr. Sexauer expressed his gratitude for her service.

## **3. Engineer’s Report**

There was no Engineer’s Report at this time.

## **4. Financial Report**

Mr. Sakuma notified the board that the financial report was provided in the board package. Ms. Wargo stated that FIU was current on their irrigation payments, and she also advised that 7 Restaurants LLC was still outstanding.

## **5. Founder’s Report**

Mr. Sexauer stated that the Heart Sculpture was anticipated to be completed in May 2025 and the Stars and Stripes Park would be completed in April 2025.

## **J. BOARD MEMBER COMMENTS**

There were no further Board member comments.

## **K. ADJORNMENT**

There being no further business to come before the Boards, Mr. Sexauer made a **motion**, seconded by Mr. Read adjourning the meeting at 11:31 a.m. There were no objections.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

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Print Signature (B. Frank Sakuma, Jr.)

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Print Signature (Eric Sexauer)

## Summary of Matters Related to Resolution No. 2025-09

### Background

Tradition Community Development District Nos. 7 through 10 have previously adopted certain assessment proceedings (the “Assessment Proceedings”) with respect to certain public Community Infrastructure, comprised of public infrastructure and improvements benefitting all assessable property in the area of the Districts referred to as the “New CIP Area” (which is all of the assessable property in Tradition Community Development District Nos. 8, 9, 10 and 11 and a portion of the assessable property in Tradition Community Development District No. 7).

Tradition Community Development District No. 8 (“District No. 8”) and Tradition Community Development District No. 11 (“District No. 11”) have entered into an assignment and assumption agreement relating to the non-ad valorem special assessments levied pursuant to the Assessment Proceedings on assessable property formerly in the boundaries of District No. 8 and now in the boundaries of District No. 11. Tradition Community Development District Nos. 7 through 11 are referred to as the “New CIP Districts.”

In order to finance all or a portion of certain costs of a portion of the Community Infrastructure, on March 5, 2025:

- Tradition Community Development District No. 9 (the “Issuer”) adopted Resolution No. 2025-06, authorizing the issuance of its long-term Special Assessment Bonds, Series 2025 (Community Infrastructure) (the “2025 Bonds”) and the application of the proceeds thereof, together with other legally available funds, if any, to pay all or a portion of the costs of certain Community Infrastructure described in a Supplemental Engineer’s Report (the “2025 Supplemental Engineer’s Report”) prepared by Culpepper and Turpening, Inc. (the “2025 CI Project”), pay a portion of the interest coming due on the 2025 Bonds, make a deposit to the reserve fund for the 2025 Bonds, and pay costs of issuance of the 2025 Bonds. The 2025 Bonds will be payable from the revenues derived from the collection of Community Infrastructure Assessments (the “2025 CI Assessments”) levied and to be collected in the “2025 Assessment Area,” which is comprised, initially of all of the assessable land within the New CIP Area in the New CIP Districts to which there has not been allocated Community Infrastructure Assessments in connection with the Issuer’s outstanding Special Assessment Bonds, Series 2021 (Community Infrastructure).

- Tradition Community Development District Nos. 1, 7, 8, 10 and 11 adopted joint Resolution No. 2025-07 (i) approving the execution of a joinder to the supplemental trust indenture relating to the 2025 Bonds, (ii) acknowledging that the 2025 Bonds will be payable from the 2025 CI Assessments levied in the 2025 Assessment Area, and (iii) acknowledging that the New CIP Districts will adopt a joint resolution (the “Joint Assessment Resolution”) prior to issuance of the 2025 Bonds that will become part of the Assessment Proceedings, which will designate the 2025 Assessment Area, reflect the final pricing details of the 2025 Bonds, adopt a final assessment roll for the 2025 CI Assessments and approve a supplemental assessment report in connection with the 2025 Bonds (the “2025 Supplemental Assessment Report”).

- The New CIP Districts adopted joint Resolution No. 2025-08 approving the 2025 Supplemental Engineer's Report, substantially in the form attached to the resolution.

#### Matters Relating to Resolution 2025-09

The final pricing details of the 2025 Bonds have now been determined. Accordingly it is proposed that the New CIP Districts adopt the Joint Assessment Resolution (Resolution 2025-09) approving the 2025 Supplemental Assessment Report and designating the 2025 Assessment Area, among other related matters.

**RESOLUTION NO. 2025-09**

**A JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 APPROVING THE FORM OF A THIRD SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT IN CONNECTION WITH THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 SPECIAL ASSESSMENT BONDS, SERIES 2025 (COMMUNITY INFRASTRUCTURE); CONFIRMING THE DESIGNATION OF THE 2025 ASSESSMENT AREA DESCRIBED IN SUCH REPORT; CONFIRMING THE LEVY OF A PORTION OF THE COMMUNITY INFRASTRUCTURE ASSESSMENTS IN THE 2025 ASSESSMENT AREA; INDICATING THE INTENT TO LEVY AND COLLECT SUCH COMMUNITY INFRASTRUCTURE ASSESSMENTS IN CONNECTION WITH THE 2025 BONDS; PROVIDING WHEN THE MATTERS ADDRESSED HEREIN BECOME EFFECTIVE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE RESPECTIVE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes, as amended, the respective charters of Tradition Community Development District No. 7 (“District No. 7”), Tradition Community Development District No. 8 (“District No. 8”), Tradition Community Development District No. 9 (the “Issuer”), Tradition Community Development No. 10 (“District No. 10”), Tradition Community Development No. 11 (“District No. 11”) and other applicable provisions of law. District No. 7, District No. 8, District No. 9, District No. 10 and District No. 11 are sometimes referred to herein collectively as the “Districts.” All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the 2008 Interlocal Agreement and the New CIP Interlocal Agreement (as such terms are defined in joint Resolution No. 2021-06 adopted by the Districts, other than District No. 11, on March 10, 2021) or the Third Supplement (hereinafter defined).

**SECTION 2. FINDINGS.** The respective Board of Supervisors of the Districts hereby finds and determines as follows:

A. Prior to the date hereof, the Districts, other than District No. 11, have taken certain actions with respect to the establishment, levy and collection of the Community Infrastructure Assessments on assessable District Lands within their respective boundaries, including, but not limited to, Resolution Nos. 2008-10 adopted on May 13, 2008 by the respective Board of Tradition Community Development District No. 8, Tradition Community Development No. 9 and Tradition Community Development District No. 10 and Resolution No. 2008-14 adopted on May 13, 2008 by the Board of Tradition Community Development District No. 7, as amended by joint Resolution No. 2021-06 adopted by the respective Board of the Districts, other than District No. 11, on March 10, 2021 (collectively, the “Prior Assessment Proceedings”).

B. As part of the Prior Assessment Proceedings, the respective Board of the Districts, other than District No. 11, have approved the “Master Assessment Methodology Report” for New CIP 2008 to Buildout updated as of March 11, 2008 prepared by Fishkind & Associates, Inc., as Methodology Consultant, as supplemented (the “Assessment Report”). The Assessment Report sets forth a methodology (the “Methodology”) for allocating Community Infrastructure Assessments to the assessable property benefitting from Community Infrastructure and reflecting such allocation to assessable property within the boundaries of the Districts, among other matters.

C. A written assignment and assumption agreement dated April 5, 2023 (the “Assignment and Assumption Agreement”) between District No. 8 and District No. 11 provides for (i) the assignment by District No. 8 of the obligation to collect and remit to the Trustee Public Infrastructure Assessments, including the Community Infrastructure Assessments of which the 2025 CI Assessments are a part, and Community Operation and Maintenance Assessments, levied on the District Lands previously in the boundaries of District No. 8 and now within the boundaries of District No. 11 and (ii) the assumption by District No. 11 of such obligation.

D. Pursuant to the authority of joint Resolution No. 2025-07 adopted by the respective Board of the Districts (and Tradition Community Development District No. 1) on March 5, 2025 and Resolution No. 2025-06 adopted by the Board of the Issuer on March 5, 2025 (the “Award Resolution”), and the authority delegated to it by the 2008 Interlocal Agreement and the New CIP Interlocal Agreement, the Issuer proposes to issue its Special Assessment Bonds, Series 2025 (Community Infrastructure) (the “2025 Bonds”) the proceeds of which will be applied for the purposes set forth in the Award Resolution, which include financing, all or in part, the Community Infrastructure improvements and facilities referred to in the Award Resolution as the 2025 CI Project.

E. Special District Services, Inc., as assessment consultant, has prepared a Third Supplemental Assessment Methodology for 2025 Bonds in the form attached hereto as Exhibit A (the “Third Supplement”) applying the Methodology and the allocation of the Community Infrastructure Assessments as set forth in the Assessment Report to reflect the final pricing details of the 2025 Bonds, which results in a portion of the Community Infrastructure Assessments (the “2025 CI Assessments”) being allocated to certain assessable District Lands in the boundaries of

the Districts, as shown in the Third Supplement, which area is referred to therein as the “2025 Assessment Area.”

F. The Districts now desire to (i) approve the Third Supplement; (ii) confirm the designation of the 2025 Assessment Area; (iii) confirm the levy of the 2025 CI Assessments; and (iv) confirm their intent to levy and collect the 2025 CI Assessments within the portions of the 2025 Assessment Area in their respective boundaries in connection with the 2025 Bonds.

**SECTION 3. APPROVAL OF THIRD SUPPLEMENT; MATTERS RELATING TO 2025 CI ASSESSMENTS AND 2025 ASSESSMENT AREA.**

(a) The Third Supplement in the form attached hereto as Exhibit A is hereby approved.

(b) The designation of the assessable District Lands comprising the 2025 Assessment Area as set forth in the Third Supplement is hereby ratified and confirmed.

(c) The 2025 CI Assessments as reflected in the Third Supplement, and the intent of the Districts to levy, as applicable, and collect the 2025 CI Assessments in the 2025 Assessment Area in connection with the 2025 Bonds upon the issuance thereof, in accordance with the Prior Assessment Proceedings, as supplemented by this resolution and the Third Supplement, and the Assignment and Assumption Agreement, are hereby ratified and confirmed.

(d) The 2025 CI Assessments pledged to the 2025 Bonds will be divided into the various number of annual installments reflected in the assessment roll annexed to the Third Supplement.

(e) Notwithstanding anything to the contrary in the Prior Assessment Proceedings, the 2025 CI Assessments may be prepaid, in whole at any time, or in part one time, by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the 2025 Bonds to the first quarterly redemption date on the 2025 Bonds which is more than forty-five (45) days after the date of such prepayment.

**SECTION 4. SEVERABILITY.** Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

**SECTION 5. CONFLICTS.** All resolutions or parts thereof of the Districts in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 2nd day of April, 2025.

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 7**

ATTEST:

\_\_\_\_\_  
District Secretary

\_\_\_\_\_  
Chair

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 8**

ATTEST:

\_\_\_\_\_  
District Secretary

\_\_\_\_\_  
Chair

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 9**

ATTEST:

\_\_\_\_\_  
District Secretary

\_\_\_\_\_  
Chair

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 10**

ATTEST:

\_\_\_\_\_  
District Secretary

\_\_\_\_\_  
Chair

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 11**

ATTEST:

\_\_\_\_\_  
District Secretary

\_\_\_\_\_  
Chair

**EXHIBIT A**  
**THIRD SUPPLEMENT**

#515820819\_v3 228924.00002

A-1

**THIRD SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
REPORT FOR 2025 BONDS**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICTS  
NOS. 7, 8, 9,10 and 11**

**March 20, 2025**

**Prepared for**

**Board of Supervisors  
Tradition Community Development Districts Nos. 7, 8, 9, 10  
and 11**

**Prepared by Special District Services, Inc.**

THIRD SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT FOR  
SERIES 2025 BONDS

TRADITION COMMUNITY DEVELOPMENT DISTRICTS NOS. 7, 8, 9 10 AND 11

1.0 Introduction

1.1 Background

This report (the “Third Supplement”) supplements the “Master Assessment Methodology Report for New CIP 2008 to Buildout” dated March 11, 2008 (the “Master Report”), as supplemented by the “Supplemental Assessment Methodology Report for New CIP 2012 to Buildout” dated October 7, 2012 and by the “Second Supplemental Assessment Methodology Report for 2021 Bonds” dated July 2, 2021 (the “First Supplement” and the “Second Supplement”, together with the Master Report, the “Assessment Report”). All capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Master Report or in the Second Supplemental Trust Indenture (the “Supplemental Indenture”) relating to the 2025 Bonds (hereinafter defined). The Supplemental Engineer’s Report 2025 Bonds dated March 5, 2025 prepared by Culpepper & Terpening, Inc. (the “2025 Engineer’s Report”) describes the 2025 CI Project (comprising a portion of the Community Infrastructure).

The Master Report sets forth, among other matters, a methodology (the “Methodology”) for allocating Community Infrastructure Assessments to the assessable Community Property that benefits from Community Infrastructure.

This Third Supplement illustrates the application of the Methodology and the allocation of a portion of the Community Infrastructure Assessments consistent with the Master Report in connection with the proposed issuance by Tradition Community Development District No. 9 (the “Issuer”) of its Special Assessment Bonds, Series 2025 (Community Infrastructure) (the “2025 Bonds”). Such Community Infrastructure Assessments are referred to herein as the “2025 CI Assessments.”

As a result of the application of the Methodology as set forth in the Master Report, the 2025 Bonds will be payable from revenues derived from the collection of the 2025 CI Assessments levied on certain assessable District Lands within the boundaries of each of the Issuer, 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”) which initially comprise the “2025 Assessment Area.” The Issuer, District No. 7, District No. 8, District No. 9, District No. 10 and District No. 11 will adopt one or more joint resolutions prior to issuance of the 2025 Bonds to designate the 2025 Assessment Area and provide for certain matters relating to the 2025 CI Assessments. The 2025

Assessment Area does not include assessable District Lands to which 2021 CI Assessments (as defined in the Second Supplement) have been allocated.

1.2 Sources and Uses

Proceeds of the 2025 Bonds will be applied to (i) finance the 2025 CI Project, all or in part, and may also be used to finance other Community Infrastructure improvements described in future supplemental engineer’s reports, subject to the requirements of the Supplemental Indenture; (ii) make a deposit to the reserve account for the 2025 Bonds (the “2025 Reserve Account”) established under the Supplemental Indenture; (iii) pay a portion of the interest coming due on the 2025 Bonds; and (iv) pay costs of issuance of the 2025 Bonds. The average coupon interest rate on the 2025 Bonds is at 5.56% and the final maturity is May 1, 2056. Table 1 below reflects the details of the 2025 Bonds .

**Table 1**

**DETAILS OF THE 2025 BONDS**

Sources:

Bond Proceeds	
Par Amount	\$16,595,000.00
Original Issue Discount	<u>(\$7,182.00)</u>
	\$16,587,818.00

Uses:

Project Fund Deposits	
2025 Acquisition and Construction Account	\$14,036,144.33
Other Fund Deposits	
2025 Capitalized Interest Account	\$1,414,022.42
2025 Reserve Account	\$568,776.25
Delivery Date Expenses	
Cost of Issuance	\$236,975.00
Underwriter's Discount	<u>\$331,900.00</u>
	\$16,587,818.00

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### 1.3 Current Land Use Plan

As illustrated in Table 2 below, the assessable lands in the Districts are currently planned to include 5,427 residential units and 91,000 square feet of mixed-use space, which is subject to change.

**Table 2**  
**CURRENT LAND USE PLAN FOR THE DISTRICTS**

<u>Landowner</u>	<u>Parcel</u>	<u>Neighborhood Name**</u>	<u>Planned Residential (units)</u>	<u>Planned Mixed-Use (sq. ft.)</u>
Master Developer*	WG1	Emery	132	
	WG3		577	
	WG4		577	
	WG5a	Cadence	439	
	WG5b		399	
	WG5c		398	
	WG5d		346	
	WG6a	Seville	186	
	WG6b		342	
	WG6c		335	
	WG6d		335	
	WG7a	Brynlie	211	
	WG7b	Lotis	550	
	Commercial		<u>0</u>	<u>61,000</u>
			4,827	61,000
Taylor Morrison of Florida, Inc.	WG2	Esplanade	600	0
B-D2 Holdings, LLC	Tradition		0	30,000
	<b>Total</b>		<b>5,427</b>	<b>91,000</b>

\* **Mattamy Palm Beach LLC**

\*\*Includes neighborhood names for initial development parcels. Future development parcels will be named in conjunction with planning and design activities.

1.4 Allocation of 2025 CI Assessments

The 2025 Bonds have been sized to correlate to 1,368 planned residential units to be constructed in a portion of five (5) residential parcels in the Districts that are either complete or under development as set forth in Table 3 below. To date, based upon the extent of the platting activity with respect to these neighborhoods, approximately \$613,590 or 54% of the 2025 CI Assessments will be allocated to 529 platted lots upon issuance of the 2025 Bonds. The remaining 46% of the 2025 CI Assessments will be allocated upon issuance of the 2025 Bonds on an equal acreage basis on the remaining assessable and unplatted 1,298.09<sup>1</sup> acres in the Districts in the estimated principal amount of approximately \$5,888.47 per acre.

Based upon the current land ownership of such acreage in the 2025 Assessment Area, approximately 97.02%, 2.60% and 0.38%, respectively, of the 2025 CI Assessments will be allocated to assessable unplatted acreage owned by the Master Developer, Taylor Morrison of Florida, Inc. and B-D2 Holdings, LLC, respectively. Upon platting of single-family residential assessable acreage and site plan approval and issuance of a building permit for multi-family or non-residential assessable acreage, the 2025 CI Assessments will be further allocated by product type as specified herein and illustrated in Table 3 below.

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<sup>1</sup> As of March 20, 2025, based on publicly available information.

Table 3 below illustrates the estimated principal and annual 2025 CI Assessments on a per unit basis upon platting of single-family residential assessable acreage and site plan approval and issuance of a building permit for multi-family or non-residential assessable acreage of the parcels that are anticipated to be allocated the 2025 CI Assessments, which is subject to change.

**Table 3**

**ESTIMATED 2025 CI ASSESSMENTS**

<b><u>Neighborhood/ Product Type</u></b>	<b><u>Est. Number of Units</u></b>	<b><u>Est. Annual Amount of 2025 CI Assessments</u></b>	<b><u>Est. Principal Amount of 2025 CI Assessments</u></b>	<b><u>Est. Percentage of 2025 CI Assessments</u></b>
<i>Esplanade at Tradition</i>				
SF – (all lot sizes)	103	\$793	\$10,649	6.61%
<i>Cadence at Tradition</i>				
Townhomes	120	\$1,000	\$13,421	9.70%
SF – 50'	163	\$1,200	\$16,105	15.82%
SF – 60'	<u>63</u>	\$1,400	\$18,790	<u>7.13%</u>
	346			32.66%
<i>Seville at Tradition</i>				
SF – 50'	108	\$1,350	\$18,119	11.79%
SF – 65'	28	\$1,500	\$20,132	3.40%
SF – 75'	<u>22</u>	\$1,700	\$22,816	<u>3.02%</u>
	158			18.21%
<i>Brynlie at Tradition</i>				
SF – 45'	151	\$1,250	\$16,776	15.27%
SF – 60'	<u>60</u>	\$1,400	\$18,790	<u>6.79%</u>
	211			22.46%
<i>Lotis at Tradition</i>				
Multi-Family Rental	<u>550</u>	\$460	\$6,174	<u>20.46%</u>
<b>Total</b>	<b>1,368</b>			<b>100.00%</b>

Further, there is the possibility that one or more single-family detached or attached residential product type may be developed that are not currently contemplated in Table 3 above. To the extent a townhome or villa product is developed in one of the

neighborhoods in Table 3 above, the maximum annual 2025 CI Assessment shall not exceed \$1,200 and \$1,400, respectively inclusive of gross up for collection costs and early payment discounts. Further, to the extent that a lot size for a single-family detached product type changes, the maximum annual 2025 CI Assessment shall not exceed \$35 per front foot width inclusive of gross up for collection costs and early payment discounts (e.g. a 50' wide lot will not exceed \$1,750).

Table 4 below provides certain information about the anticipated allocation of the 2025 CI Assessments upon issuance of the 2025 Bonds, which is subject to change.

**Table 4**

**ANTICIPATED ALLOCATION OF 2025 CI ASSESSMENTS UPON ISSUANCE OF 2025 BONDS**

<u>Parcel/Neighborhood</u>	<u>Total Anticipated Units to Be Allocated 2025 CI Assessments</u>	<u>Est. Annual Net 2025 CI Assessments Allocated to Anticipated Units</u>	<u>Total Currently Platted Units</u>	<u>Est. Annual Net 2025 CI Assessments Allocated to Platted Units Upon Issuance of 2025 Bonds</u>
Esplanade (WG-2)	103	\$75,190	--	--
Cadence (WG-5d)	346	\$371,496	160	\$155,479
Seville (WG-6b)	158	\$207,183	158	\$207,183
Brynlie (WG-7a)	211	\$250,928	211	\$250,928
Lotis (WG-7b)	550	\$232,758	--	--
<b>Total</b>	<b><u>1,368</u></b>	<b><u>\$1,137,553</u></b>	<b><u>529</u></b>	<b><u>\$613,590</u></b>

1.5 True-Up Mechanism

To maintain flexibility in light of the uncertainties involved in land development, the Master Report provides for debt reduction, or “true-up,” payments to prevent any future density reduction within the New CIP Area from resulting in a buildup of debt above Ceiling Amounts established for each of the New CIP Districts. The 2025 CI Assessments will initially be imposed on a gross acreage basis. When (i) a Final Plat (defined below) is recorded for single-family residential development of any land within the 2025 Assessment Area, or (ii) a site plan and building permit have been obtained for multi-family residential, commercial, or other non-residential development of any land within the 2025 Assessment Area (each, a “Fixed Allocation Threshold”), Tradition Community Development District No. 1 (“District No. 1,” which acts as Administration District for the New CIP Districts) will assign fixed and determinable 2025 CI Assessments (“Fixed 2025 Assessments”) to each assessable parcel within the Final Plat or within the scope of the site plan and building permit. For purposes of the true-up determination, “Final Plat” shall

mean “final plat” as defined in Section 156.008(B) of the Port St. Lucie Subdivision Regulations, as set forth in Chapter 156 of Title XV of the Code of Ordinances of the City, approved by the City and recorded in the public records of St. Lucie County, Florida or any successor ordinance or regulation.

Upon assigning Fixed 2025 Assessments to New CIP Lands that have achieved a Fixed Allocation Threshold, District No. 1 shall also reallocate on a gross acreage basis 2025 CI Assessments for the balance of the debt outstanding from the issuance of 2025 Bonds to the remaining assessable lands within the New CIP Districts that have not achieved a Fixed Allocation Threshold, subject to caps (“Ceiling Amounts” or “Ceiling Levels” as described in of the Master Report).

As provided in the Master Report, on each occasion that specified percentages of the lands within the New CIP Districts have been assigned a Fixed 2025 Assessment (each such percentage a “True-Up Threshold”), a test is conducted to determine whether any applicable Ceiling Level has been exceeded on the remaining lands that have not been assigned a Fixed 2025 Assessment.

Whenever the assignment of a Fixed 2025 Assessment to any land within the 2025 Assessment Area results in the Ceiling Level being exceeded on the Remaining Unallocated Lands that have not been assigned a Fixed 2025 Assessment, as determined at each True-Up Threshold, the Developer or its successors or assigns shall make a debt reduction, or “true-up,” payment such that the resulting debt per gross acre on all remaining land that has not been assigned a Fixed 2025 Assessment falls below the Ceiling Level.

The foregoing true-up mechanism shall apply to any other bonds issued by any of the New CIP Districts to finance and/or refinance Community Infrastructure or District Infrastructure, except to the extent otherwise provided in a supplemental assessment report relating to such bonds. The Master Report is hereby deemed supplemented and amended as necessary to reflect the matters in this Section 1.5 and to reflect that District No. 1 and the New CIP Districts have entered into a written interlocal agreement dated as of March 10, 2021, which supplements the Interlocal Agreement referenced in the Master Report.

## 1.6 Assessment Roll

An assessment roll for the 2025 Assessment Area, consistent with the Assessment Report, particularly the Master Report and this Third Supplement, is attached as Exhibit A.

**Exhibit A**

PropertyID	Parcel ID	Owner	Annual Assessment Amount*	Principal Amount**
397624	4305-500-0032-000-6	Taylor Morrison of Florida Inc	\$ 14,834.17	199,094.88
183451	4305-701-0003-000-1	B-D2 Holdings LLC	\$ 2,146.31	28,806.44
150138	4305-322-0001-000-4	Mattamy Palm Beach LLC	\$ 159,696.97	2,143,352.56
397007	4305-701-0004-000-8	MATTAMY PALM BEACH LLC	\$ 3,508.58	47,090.01
188011	4305-701-0002-000-4	MATTAMY PALM BEACH LLC	\$ 13,859.73	186,016.56
155261	4307-504-0005-000-6	MATTAMY PALM BEACH LLC	\$ 14,556.65	195,370.25
397514	4307-504-0019-000-7	MATTAMY PALM BEACH LLC	\$ 35,351.75	474,469.04
396991	4307-504-0018-000-0	MATTAMY PALM BEACH LLC	\$ 137,971.94	1,851,772.82
397602	4307-503-0009-000-1	MATTAMY PALM BEACH LLC	\$ 5,038.90	67,628.94
397662	4306-703-0018-000-8	MATTAMY PALM BEACH LLC	\$ 24,450.74	328,162.44
397001	4307-100-0000-000-1	MATTAMY PALM BEACH LLC	\$ 50,662.82	679,964.58
396996	4306-311-0000-000-6	MATTAMY PALM BEACH LLC	\$ 59,408.53	797,344.02
397004	4317-322-0001-000-1	MATTAMY PALM BEACH LLC	\$ 16,742.24	224,703.89
397005	4317-131-0001-000-5	MATTAMY PALM BEACH LLC	\$ 31,290.79	419,965.32
398551	4308-507-0016-000-8	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398552	4308-507-0017-000-5	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398553	4308-507-0018-000-2	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398554	4308-507-0019-000-9	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398555	4308-507-0020-000-9	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398556	4308-507-0021-000-6	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398557	4308-507-0022-000-3	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398558	4308-507-0023-000-0	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398559	4308-507-0024-000-7	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398560	4308-507-0025-000-4	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398561	4308-507-0026-000-1	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398562	4308-507-0027-000-8	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398563	4308-507-0028-000-5	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398564	4308-507-0029-000-2	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398565	4308-507-0030-000-2	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398566	4308-507-0031-000-9	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398567	4308-507-0032-000-6	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398568	4308-507-0033-000-3	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398569	4308-507-0034-000-0	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398570	4308-507-0035-000-7	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398571	4308-507-0036-000-4	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398572	4308-507-0037-000-1	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398573	4308-507-0038-000-8	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398574	4308-507-0039-000-5	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398575	4308-507-0040-000-5	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398576	4308-507-0041-000-2	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398578	4308-507-0042-000-9	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398579	4308-507-0043-000-6	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398580	4308-507-0044-000-3	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398581	4308-507-0045-000-0	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398582	4308-507-0046-000-7	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398583	4308-507-0047-000-4	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398584	4308-507-0048-000-1	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398585	4308-507-0049-000-8	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398586	4308-507-0050-000-8	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398587	4308-507-0051-000-5	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398588	4308-507-0052-000-2	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398589	4308-507-0053-000-9	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398590	4308-507-0054-000-6	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398591	4308-507-0055-000-3	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398592	4308-507-0056-000-0	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398593	4308-507-0057-000-7	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398594	4308-507-0058-000-4	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398595	4308-507-0059-000-1	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398596	4308-507-0060-000-1	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398597	4308-507-0061-000-8	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398598	4308-507-0062-000-5	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398599	4308-507-0063-000-2	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398600	4308-507-0064-000-9	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398601	4308-507-0065-000-6	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398602	4308-507-0066-000-3	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398603	4308-507-0067-000-0	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398604	4308-507-0068-000-7	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398605	4308-507-0069-000-4	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398606	4308-507-0070-000-4	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398607	4308-507-0071-000-1	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398608	4308-507-0072-000-8	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398609	4308-507-0073-000-5	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398610	4308-507-0074-000-2	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398611	4308-507-0075-000-9	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398612	4308-507-0076-000-6	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398613	4308-507-0077-000-3	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48
398614	4308-507-0078-000-0	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398615	4308-507-0079-000-7	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
398616	4308-507-0080-000-7	MATTAMY PALM BEACH LLC	\$ 1,250.00	16,776.48







**Exhibit A**

PropertyID	Parcel ID	Owner	Annual Assessment Amount*	Principal Amount**
397079	4306-703-0090-000-6	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397082	4306-703-0089-000-6	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397083	4306-703-0088-000-9	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397084	4306-703-0087-000-2	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397085	4306-703-0086-000-5	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397088	4306-703-0085-000-8	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397089	4306-703-0084-000-1	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397090	4306-703-0083-000-4	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397091	4306-703-0082-000-7	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397094	4306-703-0081-000-0	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397095	4306-703-0080-000-3	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397096	4306-703-0079-000-3	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397097	4306-703-0078-000-6	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397100	4306-703-0077-000-9	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397101	4306-703-0076-000-2	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397102	4306-703-0075-000-5	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397103	4306-703-0074-000-8	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397106	4306-703-0073-000-1	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397107	4306-703-0072-000-4	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397108	4306-703-0071-000-7	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397109	4306-703-0070-000-0	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397112	4306-703-0069-000-0	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397113	4306-703-0068-000-3	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397114	4306-703-0067-000-6	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397115	4306-703-0066-000-9	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397118	4306-703-0065-000-2	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397119	4306-703-0064-000-5	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397120	4306-703-0063-000-8	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397121	4306-703-0062-000-1	MATTAMY PALM BEACH LLC	\$ 1,000.00	13,421.18
397667	4306-703-0027-000-4	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397668	4306-703-0026-000-7	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397669	4306-703-0025-000-0	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397670	4306-703-0024-000-3	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397671	4306-703-0023-000-6	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397125	4306-703-0060-000-7	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397126	4306-703-0059-000-7	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397127	4306-703-0058-000-0	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397130	4306-703-0057-000-3	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397131	4306-703-0056-000-6	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397132	4306-703-0055-000-9	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397133	4306-703-0054-000-2	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397136	4306-703-0053-000-5	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397137	4306-703-0052-000-8	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397138	4306-703-0051-000-1	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397139	4306-703-0050-000-4	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397142	4306-703-0049-000-4	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397143	4306-703-0048-000-7	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397144	4306-703-0047-000-0	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397145	4306-703-0046-000-3	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397148	4306-703-0045-000-6	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397149	4306-703-0044-000-9	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397150	4306-703-0043-000-2	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397156	4306-703-0039-000-1	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397157	4306-703-0038-000-4	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397160	4306-703-0037-000-7	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397161	4306-703-0036-000-0	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397162	4306-703-0035-000-3	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397163	4306-703-0034-000-6	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397166	4306-703-0033-000-9	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397167	4306-703-0032-000-2	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397168	4306-703-0031-000-5	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397169	4306-703-0030-000-8	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397519	4306-703-0029-000-8	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397000	4306-703-0028-000-1	MATTAMY PALM BEACH LLC	\$ 1,200.00	16,105.42
397706	4307-504-0145-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397707	4307-504-0144-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397708	4307-504-0143-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397031	4307-504-0142-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397042	4307-504-0141-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397050	4307-504-0140-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397696	4307-504-0139-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397701	4307-504-0138-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397690	4307-504-0137-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397691	4307-504-0136-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397687	4307-504-0135-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397711	4307-504-0134-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397664	4307-504-0133-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397665	4307-504-0132-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397627	4307-504-0131-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60

**Exhibit A**

PropertyID	Parcel ID	Owner	Annual Assessment Amount*	Principal Amount**
397532	4307-504-0130-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397029	4307-504-0129-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397713	4307-504-0128-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397613	4307-504-0127-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397614	4307-504-0126-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397644	4307-504-0125-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397645	4307-504-0124-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397710	4307-504-0123-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397629	4307-504-0122-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397709	4307-504-0121-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397712	4307-504-0120-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397030	4307-504-0119-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
163205	4307-504-0118-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397682	4307-504-0117-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397606	4307-504-0116-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397648	4307-504-0107-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397649	4307-504-0106-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397650	4307-504-0105-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397651	4307-504-0104-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397683	4307-504-0103-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397684	4307-504-0102-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397685	4307-504-0101-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397686	4307-504-0100-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397037	4307-504-0099-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397544	4307-504-0098-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397666	4307-504-0097-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397681	4307-504-0096-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397589	4307-504-0095-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397590	4307-504-0094-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397591	4307-504-0093-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397592	4307-504-0092-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397593	4307-504-0091-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
396150	4307-504-0090-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397588	4307-504-0089-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397043	4307-504-0088-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397012	4307-504-0087-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397013	4307-504-0086-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397040	4307-504-0085-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397526	4307-504-0084-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397033	4307-504-0083-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
396995	4307-504-0082-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397044	4307-504-0081-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397632	4307-504-0080-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397039	4307-504-0079-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397049	4307-504-0069-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
396152	4307-504-0068-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397663	4307-504-0067-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397014	4307-504-0066-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397643	4307-504-0065-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397026	4307-504-0064-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397027	4307-504-0063-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397028	4307-504-0062-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397045	4307-504-0061-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397529	4307-504-0060-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397032	4307-504-0059-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397035	4307-504-0058-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397016	4307-504-0057-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397642	4307-504-0056-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397533	4307-504-0055-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397534	4307-504-0054-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397535	4307-504-0053-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397536	4307-504-0052-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397537	4307-504-0051-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397538	4307-504-0050-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397539	4307-504-0049-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397540	4307-504-0048-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397541	4307-504-0047-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397542	4307-504-0046-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397543	4307-504-0045-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397546	4307-504-0044-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397547	4307-504-0043-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397548	4307-504-0042-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397549	4307-504-0041-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397550	4307-504-0040-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397551	4307-504-0039-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397552	4307-504-0038-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397553	4307-504-0037-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397578	4307-504-0036-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397579	4307-504-0035-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60

**Exhibit A**

PropertyID	Parcel ID	Owner	Annual Assessment Amount*	Principal Amount**
397580	4307-504-0034-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397581	4307-504-0033-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397582	4307-504-0032-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397583	4307-504-0031-000-7	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397584	4307-504-0030-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397585	4307-504-0029-000-0	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397586	4307-504-0028-000-3	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397587	4307-504-0027-000-6	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397595	4307-504-0026-000-9	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397596	4307-504-0025-000-2	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397597	4307-504-0024-000-5	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397598	4307-504-0023-000-8	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397599	4307-504-0022-000-1	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397600	4307-504-0021-000-4	MATTAMY PALM BEACH LLC	\$ 1,350.00	18,118.60
397672	4306-703-0022-000-9	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
397124	4306-703-0061-000-4	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
397151	4306-703-0042-000-5	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
397154	4306-703-0041-000-8	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
397155	4306-703-0040-000-1	MATTAMY PALM BEACH LLC	\$ 1,400.00	18,789.66
397008	4307-504-0177-000-2	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
396990	4307-504-0176-000-5	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
396998	4307-504-0175-000-8	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397010	4307-504-0174-000-1	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397700	4307-504-0151-000-4	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397702	4307-504-0150-000-7	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397715	4307-504-0149-000-7	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397703	4307-504-0148-000-0	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397704	4307-504-0147-000-3	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397705	4307-504-0146-000-6	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397607	4307-504-0115-000-0	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397608	4307-504-0114-000-3	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397609	4307-504-0113-000-6	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397610	4307-504-0112-000-9	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397611	4307-504-0111-000-2	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397612	4307-504-0110-000-5	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397646	4307-504-0109-000-5	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397647	4307-504-0108-000-8	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397630	4307-504-0078-000-8	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397048	4307-504-0077-000-1	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397034	4307-504-0076-000-4	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397015	4307-504-0075-000-7	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397023	4307-504-0074-000-0	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397024	4307-504-0073-000-3	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397041	4307-504-0072-000-6	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397594	4307-504-0071-000-9	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397022	4307-504-0070-000-2	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
397601	4307-504-0020-000-7	MATTAMY PALM BEACH LLC	\$ 1,500.00	20,131.77
396151	4307-504-0173-000-4	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
179979	4307-504-0172-000-7	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
396994	4307-504-0171-000-0	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
189041	4307-504-0170-000-3	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
195395	4307-504-0169-000-3	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
174170	4307-504-0168-000-6	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
189040	4307-504-0167-000-9	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397009	4307-504-0166-000-2	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
396999	4307-504-0165-000-5	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397631	4307-504-0164-000-8	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397693	4307-504-0163-000-1	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397694	4307-504-0162-000-4	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397695	4307-504-0161-000-7	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397011	4307-504-0160-000-0	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397628	4307-504-0159-000-0	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397615	4307-504-0158-000-3	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397692	4307-504-0157-000-6	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397688	4307-504-0156-000-9	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397689	4307-504-0155-000-2	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397697	4307-504-0154-000-5	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397698	4307-504-0153-000-8	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
397699	4307-504-0152-000-1	MATTAMY PALM BEACH LLC	\$ 1,700.00	22,816.01
<b>Total*</b>			<b>\$ 1,236,470.11</b>	<b>16,595,000</b>

\*The Annual Assessment amounts are grossed up to include discounts at 4% and collection fees at 4% for a total of 8%.

\*\*Rounded

Tradition Community  
Development Districts #1-11

**Financial Report**  
**Fiscal Year 2024/2025**  
**October 1, 2024 - February 28, 2025**

**FINANCIAL REPORT**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - FEBRUARY 28, 2025**

	FISCAL YEAR 2024/2025 FINAL BUDGET	FISCAL YEAR 10/01/24 - 02/28/25 ACTUALS	% Of Budget	COMMENTS
<b>REVENUES</b>				
ON-ROLL ASSESSMENTS - Debt	5,348,340	4,815,993	90%	
ON-ROLL ASSESSMENTS - ADMIN	569,103	515,807	91%	
ON-ROLL ASSESSMENTS - MAINT	2,202,370	1,996,120	91%	
ON-ROLL ASSESSMENTS - TIM	163,587	148,267	91%	
STORMWATER	1,200,000	1,192,729	99%	
OTHER INCOME	60,000	305,346	509%	Includes SG TIM allocation, Interest income, Eng. Rev Fees, etc.
RESERVE FUND TRANSFER	0	0	0%	
<b>Total Revenues</b>	<b>\$ 9,543,400</b>	<b>\$ 8,974,262</b>	<b>94%</b>	
<b>EXPENDITURES - ADMIN</b>				
AUDIT	34,850	0	0%	
DISSEMINATION AGENT	3,000	0	0%	
DISTRICT COUNSEL	50,000	48,926	98%	
MANAGEMENT	150,000	62,500	42%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	1,925	100%	Paid for year
ENGINEERING	70,000	36,993	53%	
GENERAL INSURANCE	136,650	130,707	96%	Paid for year
WEB SITE MAINTENANCE	8,250	3,375	41%	
LEGAL ADVERTISING	2,000	498	25%	
MISCELLANEOUS	2,000	0	0%	
TRAVEL AND PER DIEM	400	191	48%	
OFFICE SUPPLIES	5,000	2,581	52%	
POSTAGE & SHIPPING	500	93	19%	
COPIES	3,000	0	0%	
SUPERVISOR FEES	60,000	14,412	24%	
TRUSTEE SERVICES	18,000	0	0%	
OFFICE RENT	25,000	39,151	157%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
CONTINUING DISCLOSURE FEE	3,000	1,000	33%	
<b>TOTAL ADMIN EXPENSES</b>	<b>583,575</b>	<b>342,352</b>		
<b>EXPENDITURES - MAINT</b>				
LAKE MAINTENANCE	310,000	6,560	2%	
TIM OPERATIONS	150,500	192,059	128%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
BUILDING, BRIDGE, MONUMENT MAINTENANCE (FKA CONTINGENCY) - MAINT RESERVES	10,000	0	0%	
COMMUNITY AREA MAINTENANCE	100,000	0	0%	
DEVELOPMENT COORDINATOR	140,000	149,692	107%	
ELECTRIC	32,410	13,504	42%	
ENGINEERING	110,000	25,709	23%	
FIELD MANAGEMENT	130,000	36,993	28%	
FOUNTAIN MAINTENANCE & CHEMICALS	247,200	103,000	42%	
LANDSCAPING MAINTENANCE & MATERIALS	5,000	0	0%	
IRRIGATION	1,036,285	516,315	50%	
IRRIGATION PARTS & REPAIRS	167,000	69,858	42%	
SIDEWALK CLEANING	75,000	0	0%	
SIDEWALK REPAIR	30,000	7,500	25%	
SIGNAGE	60,000	0	0%	
STREETLIGHTS	10,000	9,847	98%	
STORMWATER MANAGEMENT	60,000	48,765	81%	
TREE/PLANT REPLACEMENT & TRIM	503,285	18,400	4%	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>200,000</b>	<b>0</b>	<b>0%</b>	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>3,376,681</b>	<b>1,198,203</b>	<b>35%</b>	
<b>Total Expenditures</b>	<b>\$ 3,960,256</b>	<b>\$ 1,540,555</b>	<b>39%</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 5,583,145</b>	<b>\$ 7,433,707</b>	<b>133%</b>	
PAYMENT TO TRUSTEE	(4,920,473)	(4,532,784)	92%	
<b>BALANCE</b>	<b>\$ 662,672</b>	<b>\$ 2,900,923</b>		
COUNTY APPRAISER & TAX COLLECTOR FEE	(331,336)	(309,163)	93%	
DISCOUNTS FOR EARLY PAYMENTS	(331,336)	(295,935)	89%	
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 2,295,825</b>		

**Tradition CDD No. 1**  
**Balance Sheet**  
As of February 28, 2025

	Feb 28, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
01-1000 · Valley National 1157	3,705,885.39
<b>Total Checking/Savings</b>	3,705,885.39
<b>Accounts Receivable</b>	
11000 · Accounts Receivable	1,421,383.25
<b>Total Accounts Receivable</b>	1,421,383.25
<b>Other Current Assets</b>	
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
<b>Total Other Current Assets</b>	1,199.78
<b>Total Current Assets</b>	5,128,468.42
<b>Other Assets</b>	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
<b>Total Other Assets</b>	-18,711.00
<b>TOTAL ASSETS</b>	<b>5,109,757.42</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
01-2020 · Accounts Payable	179,529.87
<b>Total Accounts Payable</b>	179,529.87
<b>Other Current Liabilities</b>	
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
01-2030 · Due to CDD2	-30,266.49
01-2031 · Due to CDD3	-27,905.55
01-2032 · Due to CDD4	-31,625.29
01-2033 · Due to CDD5	-31,562.10
01-2034 · Due to CDD6	-30,435.81
01-2035 · Due to CDD7	-52,992.95
01-2036 · Due to CDD8	-51,763.57
01-2037 · Due to CDD9	-31,562.16
01-2038 · Due to CDD10	-87,198.84
01-2039 · Due to CDD11	-17,147.75
01-3010 · General Reserve - Signage	500,000.00
01-3020 · General Maintenance Reserves	169,000.00
<b>Total Other Current Liabilities</b>	1,244,674.93
<b>Total Current Liabilities</b>	1,424,204.80
<b>Total Liabilities</b>	1,424,204.80
<b>Equity</b>	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	1,185,972.28
Net Income	2,295,825.03
<b>Total Equity</b>	3,685,552.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,109,757.42</b>

FINANCIAL REPORT  
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION  
FISCAL YEAR 2024/2025  
OCTOBER 1, 2024 - FEBRUARY 28, 2025

	FISCAL YEAR 2024/2025 FINAL BUDGET	FISCAL YEAR 10/01/24 - 02/28/25 ACTUALS	% Of Budget
<b>REVENUES</b>			
SERVICE CHARGE - IRRIGATION	1,890,000	834,211	44%
ENGINEERING REVENUE FEES/OTHER	17,338	28,305	163%
<b>Total Revenues</b>	<b>\$ 1,907,338</b>	<b>\$ 862,516</b>	<b>207%</b>
<b>EXPENSES</b>			
TRUSTEE SERVICES	5,000	0	0%
MANAGEMENT	389,076	162,115	42%
ENGINEERING	40,000	36,065	90%
PROFESSIONAL SERVICES, OTHER	5,000		0%
DEVELOPMENT COORDINATOR	64,821	27,009	42%
CITY FRANCHISE FEE	165,000	69,427	42%
TRAVEL AND PER DIEM	400	59	15%
TELEPHONE	1,930		0%
POSTAGE AND SHIPPING	253	97	38%
BANK FEES	1,250		0%
BAD DEBT	65,000		0%
OFFICE SUPPLIES	250	59	24%
FIELD SUPPLIES (OTHER)	2,000		0%
DUES, LICENSES, FEES	2,300		0%
VEHICLE, GAS, & REPAIR	1,000		0%
ELECTRIC	105,000	47,513	45%
WATER	170	133	78%
OTHER UTILITIES	1,550		0%
GENERAL INSURANCE	21,102		0%
GENERAL REPAIR & MAINTENANCE	215,000	104,377	49%
LANDSCAPING MAINTENANCE & MATERIAL	11,000		0%
HVAC	4,500		0%
RENEWAL AND REPLACEMENT	250,000		0%
OTHER SYSTEM IMPROVEMENTS	100,000		0%
OPERATING RESERVES/MISC	80,000		0%
CONTINGENCY	7,411	2,815	38%
<b>Total Expenses</b>	<b>\$ 1,539,013</b>	<b>\$ 449,669</b>	<b>29%</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 368,325</b>	<b>\$ 412,847</b>	<b>112%</b>
PAYMENT TO TRUSTEE	(368,325)	(153,719)	42%
<b>BALANCE</b>	<b>\$ 0</b>	<b>\$ 259,128</b>	
<b>NET INCOME</b>	<b>\$ 0</b>	<b>\$ 259,128</b>	

**Tradition Irrigation  
 Balance Sheet  
 As of February 28, 2025**

	Feb 28, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	1,823,732.12
<b>Total 01-1001 · Valley National #4703</b>	1,859,604.69
<b>Total Checking/Savings</b>	1,859,604.69
<b>Accounts Receivable</b>	
01-1200 · Accounts Receivable	105,534.35
<b>Total Accounts Receivable</b>	105,534.35
<b>Other Current Assets</b>	
01-2023 · Due From Other Funds	17,900.21
<b>Total Other Current Assets</b>	17,900.21
<b>Total Current Assets</b>	1,983,039.25
<b>Fixed Assets</b>	
01-2030 · Equipment and Furniture	23,957.00
<b>Total Fixed Assets</b>	23,957.00
<b>Other Assets</b>	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-23,955.18
<b>Total Other Assets</b>	-23,860.18
<b>TOTAL ASSETS</b>	<b>1,983,136.07</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
01-2020 · Accounts Payable	88,497.31
<b>Total Accounts Payable</b>	88,497.31
<b>Other Current Liabilities</b>	
01-2026 · Deposits - Security Deposit	1,390.22
01-2027 · Deferred Revenue	10,000.00
01-2190 · Cash Exchange	-11,857.11
<b>Total Other Current Liabilities</b>	-466.89
<b>Total Current Liabilities</b>	88,030.42
<b>Long Term Liabilities</b>	
11-2180 · Note Payable	93,787.00
<b>Total Long Term Liabilities</b>	93,787.00
<b>Total Liabilities</b>	181,817.42
<b>Equity</b>	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,629,541.93
Net Income	259,128.24
<b>Total Equity</b>	1,801,318.65
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,983,136.07</b>

**Tradition Irrigation  
A/R Aging Summary  
As of February 28, 2025**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	32.70	0.00	0.00	32.70	65.40
Bedford Park	0.00	8,866.57	0.00	0.00	0.00	8,866.57
Brennity at Tradition	0.00	3,051.97	0.00	0.00	0.00	3,051.97
Cellular Sales of Northern Florida LLC	0.00	86.41	0.00	0.00	0.00	86.41
Chesterbrook Academy	0.00	134.37	0.00	0.00	537.48	671.85
Cleveland Clinic Florida	0.00	443.92	0.00	0.00	443.92	887.84
Cleveland Clinic Martin Health -Tradition	0.00	64.80	64.80	0.00	0.00	129.60
Del Webb at Tradition Homeowners Assoc	0.00	3,519.15	0.00	0.00	0.00	3,519.15
Grande Palms at Tradition I & II	0.00	879.92	0.00	0.00	0.00	879.92
Grande Palms at Tradition III	0.00	1,708.31	0.00	0.00	0.00	1,708.31
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	-11,857.11	0.00	0.00	0.00	-11,857.11
Heron Preserves	0.00	1,748.45	0.00	0.00	0.00	1,748.45
Hilton - Homewood Suites, PSL	0.00	346.82	346.82	0.00	0.00	693.64
Inново Development Group, LLC	0.00	188.27	0.00	0.00	188.27	376.54
Martin Health System	0.00	921.54	921.54	0.00	0.00	1,843.08
Panaderias, LLC	0.00	97.11	0.00	0.00	0.00	97.11
Panda Restaurant Group Inc	0.00	57.27	0.00	57.27	0.00	114.54
PRIME STORAGE TRADITIONS, LLC	0.00	0.00	0.00	0.00	182.33	182.33
Recovery Sports Grill	0.00	75.31	75.31	75.31	0.01	225.94
Rise Tradition Investment LLC	-190.25	0.00	0.00	0.00	0.00	-190.25
Seven Restaurants, LLC	0.00	89.18	89.18	89.18	1,070.16	1,337.70
SG Mini Golf	0.00	0.00	0.00	0.00	158.54	158.54
South Florida Orthopedic	0.00	178.36	0.00	0.00	0.00	178.36
Springs at Tradition	0.00	1,789.57	1,789.57	0.00	0.00	3,579.14
St Lucie County Tax Collector	0.00	406.27	0.00	0.00	0.00	406.27
The Lakes at Tradition	0.00	0.00	0.00	0.00	1,169.29	1,169.29
The Lucie at Tradition	0.00	1,089.99	1,089.99	1,089.99	8,719.92	11,989.89
Town Park Master Assoc., Inc.	0.00	26,916.81	0.00	0.00	0.00	26,916.81
Tradition HOA	0.00	1,898.56	0.00	0.00	0.00	1,898.56
Tradition POA	0.00	229.89	0.00	0.00	0.00	229.89
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 SR LLC	0.00	0.00	0.00	6,818.98	0.00	6,818.98
Vitalia at Tradition	0.00	37,243.77	0.00	0.00	0.00	37,243.77
Wawa, Inc.	0.00	0.00	0.00	0.00	-95.92	-95.92
Westcliffe Estates HOA	0.00	120.04	0.00	0.00	0.00	120.04
<b>TOTAL</b>	<b>-190.25</b>	<b>80,328.22</b>	<b>4,377.21</b>	<b>8,130.73</b>	<b>12,888.44</b>	<b>105,534.35</b>

**AGENDA**

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

**Tradition Town Hall**

**10799 SW Civic Lane**

**Port St. Lucie, Florida 34987**

**LAKE BANKS COMMITTEE MEETING**

**April 2, 2025**

**11:00 a.m.**

- A. Call to Order
- B. Proof of Publication.....Page 36
- C. Establish Quorum
- D. New Business
  - 1. Approval of March 5, 2025, Committee Meeting Minutes.....Page 37
  - 2. Committee Discussion
    - Update from District Engineer
- E. Comments from the Public
- F. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11  
NOTICE OF REGULAR BOARD MEETING, LAKE BANKS COMMITTEE MEETING  
AND FISCAL YEAR 2025/2026 BUDGET WORKSHOP**

**NOTICE IS HEREBY GIVEN** that the Tradition Community Development District Nos. 1-11 (“Districts”) will hold at 11:00 a.m., or as soon thereafter as can be heard, on April 2, 2025, at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 a Regular Board Meeting, a Lake Banks Committee Meeting (the “Meetings”) and a Fiscal Year 2025/2025 Budget Workshop (“Workshop”). The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. The purpose of the Lake Banks Committee Meeting is for the Board and Committee Members to discuss matters related to the Districts’ lake banks. The purpose of the Fiscal Year 2025/2026 Budget Workshop is for the Board to review and discuss the Districts’ proposed fiscal year 2025/2026 budget.

The Meetings and Workshop are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings and/or the Workshop may be continued to a date, time and place to be specified on the record. A copy of the agenda for the Meetings and Workshop may be obtained from the District Manager’s office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

One or more Supervisors may participate by telephone; therefore, a speaker telephone may be present at the Meetings and Workshop location so that one or more Supervisors may attend and be fully informed of the discussions taking place.

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

Each person who decides to appeal any action taken at the Meetings or Workshop is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which such appeal is to be based.

The Meetings and/or Workshop may be cancelled from time to time without advertised notice.

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

**[www.traditioncdd1.org](http://www.traditioncdd1.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE 03/26/25**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11  
 LAKE BANKS COMMITTEE MEETING MINUTES  
 Tradition Town Hall  
 10799 SW Civic Lane  
 Port St. Lucie, Florida 34987  
 LAKE BANKS COMMITTEE MEETING MINUTES  
 March 5, 2025  
 9:00 a.m.**

**A. CALL TO ORDER**

District Manager, Frank Sakuma called the March 5, 2025, Tradition Lake Banks Committee Meeting to order at 9:00 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 notice of the March 5, 2025, Tradition Lake Banks Committee Meeting had been published in *The St. Lucie News-Tribune* on January 24, 2025, as part of the Districts’ Fiscal Year 2024/2025 Meeting Schedule, as legally required.

**C. ESTABLISH QUORUM**

The following Committee Members were in attendance:

Vacant	District #3	-
Lauren Leandre	District #4	Absent
Jerry Krbec	District #4	Absent
Gail Cost	District #4	Present
Rob Siedlecki	District #4	Absent
Chris King (Vice-Chair)	District #5	Present
Cathy Powers (Chair)	District #5	Present
Dave Lasher	District #5	Present
Joe Pinto	District #5	Present
Vacant	District #6	-
Mary Milmore	Resident	Present
Eric Sexauer	Mattamy Homes (Non-Resident)	Present

Staff members in attendance were: District Manager: B. Frank Sakuma, Jr., Assistant District Manager: Jesse Wargo and District Manager: Stephanie Brown, of Special District Services, Inc.,

Also present were: Stef Matthes of Culpepper and Terpening and Peter Webb.

**D. NEW BUSINESS**

**1. Approval of May 1, 2024, Committee Meeting Minutes**

A **motion** was made by Ms. Milmore, seconded by Ms. Cost and passed unanimously approving the May 1, 2024, Committee Meeting Minutes, as presented.

**2. Committee Discussion**

District Engineer Stef Matthes provided a report entailing the current conditions of all the lakes and cost estimate options for repairs. It was found that Lake L11-12A and Lake L11-12D were in the most need of repair. He asked the Board what repairs they would like to see. The general observation was for a result in sustainability and better aesthetics for the most reasonable cost. Mr. Matthes stated that the solutions that have been presented can be blended, which could result in a higher cost, but it would provide a longer sustainability. Mr. Matthes suggested adding a line-item in the budget to assist with implementing a long-term maintenance plan.

There was a consensus of the Lake Banks Committee to send out a 1-page document to the community providing information on the condition of the lakes and the next steps, moving forward with repairing the lakes in the worst condition with a schedule, engineering and analysis on the blended solution cost options and establishing funding for ongoing lake maintenance and repairs.

**E. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**G. ADJORNMENT**

There being no further business to come before the Committee, Dr. Powers adjourned the meeting at 10:21 a.m. There were no objections.

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Chairperson/Vice-Chairperson

**AGENDA**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11**  
**Tradition Town Hall**  
**10799 SW Civic Lane**  
**Port St. Lucie, Florida 34987**  
**BUDGET WORKSHOP MEETING**  
**April 2<sup>nd</sup>, 2025**  
**11:00 a.m.**

- A.** Call to Order
- B.** Proof of Publication.....Page 40
- C.** New Business
  - 1. Fiscal Year 2025-2026 Budget Workshop (Under Separate Cover).....Page 41
- D.** Comments from the Public Not on the Agenda
- E.** Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11  
NOTICE OF REGULAR BOARD MEETING, LAKE BANKS COMMITTEE MEETING  
AND FISCAL YEAR 2025/2026 BUDGET WORKSHOP**

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

**[www.traditioncdd1.org](http://www.traditioncdd1.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE 03/26/25**

# Fiscal Year: 25-26 Draft Budget (Under Separate Cover)

