



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

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
APRIL 1, 2026  
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 Facsimile

**AGENDA**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11**

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

**OR**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3341025012?omn=88161399977>

**Meeting ID: 334 102 5012**

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

**REGULAR BOARD MEETING**

**April 1, 2026**

**11:00 a.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Appointments to Board Vacancy – CDD No. 6
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Additions or Deletions
- G. Comments from the Public Not on the Agenda
- H. Consent Items
  - 1. Consider Approval of March 4, 2026, Regular Board Meeting & Public Hearing Minutes.....Page 2
- I. Old Business
- J. New Business
  - 1. Report from the Lake Bank Committee
  - 2. Board Approval of Evaluation Criteria and Authorization to Issue RFP for Landscaping Services.....Page 8
  - 3. Consider Resolution No. 2026-21 – Setting a Public Hearing Date on the Intent to Use Uniform Method.....Page 12
- K. Administrative Matters
  - 1. Manager’s Report
  - 2. Attorney’s Report
  - 3. Engineer’s Report
  - 4. Financial Report.....Page 23
  - 5. Founder’s Report
- L. Board Member Discussion Requests and Comments
  - 1. Update Regarding Foliage Damage
  - 2. Request for Map of Tree Locations for Supervisors Identifying which are CDD Responsibility and HOA Responsibility
  - 3. Discussion Regarding HOA Responses to Notice of Escalated Cost for Water
  - 4. Update on Opening of Stars and Stirpes Park and Regional Park
- M. Adjourn

Publication Date  
2026-03-23

Subcategory  
Miscellaneous Notices

Notice of 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 Regular Board Meeting on April 1, 2026, at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the Districts websites or at the offices of the District Manager, Special District Services, Inc., 10521 SW Village Center Drive, Suite 203, 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 this meeting 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 meeting.

If any person decides to appeal any decision made with respect to any matter considered at this 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](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)

PUBLISH: St. Lucie News Tribune 03/23/26TCN12174801

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

**Tradition Town Hall**

**10799 SW Civic Lane**

**Port St. Lucie, Florida 34987**

**REGULAR BOARD MEETING & PUBLIC HEARINGS**

**March 4, 2026**

**11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District Nos. 1-11 of March 4, 2026, was called to order at 11:14 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 February 23, 2026, as part of the District’s Fiscal Year 2025/2026 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                                  | Jonas Read       | Absent  |
| Vice Chairman                             | William Pittsley | Present |
| Supervisor                                | Tara Toto        | Present |
| Supervisor                                | Bianca Magloire  | Present |
| Supervisor                                | Tony Piscopo     | Absent  |

| <b>CDD # 3</b> |                        |         |
|----------------|------------------------|---------|
| Supervisor     | Joe Piatcheck          | Present |
| Chairman       | Isiah Steinberg        | Absent  |
| 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     |                | Vacant  |
| 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   | Absent             |

|                |              |         |
|----------------|--------------|---------|
| <b>CDD # 6</b> |              |         |
| Chairman       | Jerry Krbec  | Present |
| Vice Chairman  | Keith Bulkin | Present |
| Supervisor     |              | Vacant  |
| Supervisor     | John Slicher | Present |
| Supervisor     | Peter Webb   | Present |

Staff members in attendance were:

|                   |                       |                                 |
|-------------------|-----------------------|---------------------------------|
| District Manager  | Frank Sakuma          | Special District Services, Inc. |
| District Manager  | Stephanie Brown       | Special District Services, Inc. |
| District Manager  | McElligott (via Zoom) | Special District Services, Inc. |
| District Counsel  | Bennett Davenport     | Kutak Rock                      |
| District Engineer | Stef Matthes          | Culpepper and Terpening         |

## RESIGNATIONS/BOARD NOMINATIONS & APPOINTMENTS

Mr. Sakuma notified the board that a resignation was received for Jonas Read for Tradition **CDD Nos. 1, 2, 7, 8, 9, 10 and 11**. Melissa Stevens was nominated to fill the vacant seats on Tradition CDD No. 1/Seat 5, No. 2/Seat 5, No. 7/Seat 1, No. 8/Seat 1, No. 9/Seat 1, No. 10/Seat 1 and No. 11/Seat 5. A **motion** was made by Mr. Pittsley, seconded by Ms. Magloire, appointing Melissa Stevens to the vacancies on Tradition **CDD No. 1/Seat 5, No. 2/Seat 5, and No. 7/Seat 1, No. 8/Seat 1, No. 9/Seat 1, No. 10/Seat 1 and No. 11/Seat 5** (all terms expire 2026). The **motion** passed 3-0.

Mr. Sakuma administered the Oath of Office to Ms. Stevens, and she was seated.

### D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda

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

There were no comments from the public.

*A **motion** was made by Tradition CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire, recessing the Regular Board Meeting at 11:20 am and opening the Public Hearing to Adopt Proposed Irrigation Rates. The **motion** passed 4-0.*

### F. PUBLIC HEARING – ADOPTING PROPOSED IRRIGATION RATES – CDD NO. 1

#### 1. Proof of Publication

Proof of publication was presented that showed notice of the Public Hearing Adopting Proposed Irrigation Rates had been published in the *St. Lucie News Tribune* on 1/26/2026 and 2/2/2026.

#### 2. Receive Public Comments on Proposed Irrigation Rates

**Mary Milmore** – asked for clarification on the installation and inspection date of the meters. She also asked if usage will still be billed based on acreage, the total permitted consumption amount, and if there will be penalties for property owners who exceed the total water consumption amount allowed.

**William Milek(sp)** – asked what would happen if revenue were not met, the date that the increased rate would take effect, and if the metrics were taken remotely.

*A **motion** was made by Tradition CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire, closing the Public Hearing to Adopt Proposed Irrigation Rates at 11:25 am, and reconvening the Regular Board Meeting. The **motion** passed 4-0.*

### **3. Consider Resolution No. 2026-18 – Adopting Irrigation Rates**

Resolution No. 2026-18 was presented entitled:

#### **RESOLUTION 2026-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 MAKING CERTAIN FINDINGS; ADOPTING AND CONFIRMING AN IRRIGATION QUALITY WATER RATEMAKING STUDY; APPROVING IRRIGATION QUALITY WATER RATES, FEES, AND CHARGES PURSUANT TO SUCH STUDY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

After Board discussion, a **motion** was made by Tradition CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire, adopting Resolution No. 2026-18 as presented. The **motion** passed 4-0.

*A **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Mr. Pittsley, recessing the Regular Board Meeting at 11:43 am and opening the Public Hearing to Adopt Revised Rules of Procedure. The **motion** passed 4-0.*

### **G. PUBLIC HEARING – ADOPTING REVISED RULES OF PROCEDURE – CDD NOS. 1-11**

#### **1. Proof of Publication**

Proof of publication was presented that showed notice of the Public Hearing Adopting Revised Rules of Procedure had been published in the *St. Lucie News Tribune* on 1/26/2026 & 2/2/2026.

#### **2. Receive Public Comments on Proposed**

There were no comments from the public.

*A **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Mr. Pittsley, closing the Public Hearing to Adopt Proposed Irrigation Rates at 11:43 am, and reconvening the Regular Board Meeting. The **motion** passed 4-0.*

### 3. Consider 2026-19 – Adopting Revised Rules of Procedure

Resolution No. 2026-19 was presented entitled:

#### RESOLUTION 2026-19

**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 ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 and 11, Mr. Pittsley, seconded by Ms. Magloire, to adopt Resolution 2026-19 as presented. The **motion** passed 4-0.

A **motion** was made by Tradition CDD No. 3, Mr. Briggs, seconded by Mr. Perconte, to adopt Resolution 2026-19 as presented. The **motion** passed 4-0.

A **motion** was made by Tradition CDD No. 4, Ms. Cost, seconded by Ms. Leandre, to adopt Resolution 2026-19 as presented. The **motion** passed 4-0.

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Dr. Powers, to adopt Resolution 2026-19 as presented. The **motion** passed 4-0.

A **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Webb, to adopt Resolution 2026-19 as presented. The **motion** passed 4-0.

#### H. CONSENT ITEMS

*Item No. 4 was removed from consent for discussion.*

- 1. Approval of February 4, 2026, Regular Board Meeting Minutes**
- 2. Approval of Auditor Renewal**
- 3. Approval of Ryper Proposal for Additional Bonds Test**

A **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Mr. Pittsley, approving the above Consent Items 1 through 3, as presented. The **motion** passed 4-0.

- (Consent #4) Consider Approval of WA-19-143-202 – Application for Yard House to Connect to the Tradition Master Stormwater System (CDD No. 2)

Dr. Powers asked if the Yard House would be paying to connect to the water. Mr. Sakuma responded that the Yard House would be covering all connection and inspection fees.

After board discussion, a **motion** was made by CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire, approving Consent Item No. 4. The **motion** passed 4-0.

#### I. OLD BUSINESS

There were no matters of Old Business to come before the Board.

**J. NEW BUSINESS**

**1. Consider Resolution No. 2026-20 – Election of Officers- CDD Nos. 1, 2, 7, 8, 9, 10 & 11**

Resolution No. 2026-20 was presented entitled:

**RESOLUTION 2026-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, 2, 7, 8, 9, 10 & 11 DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

A **motion** was made by CDD Nos. 1, 2, 7, 8, 9, 10 & 11, Ms. Magloire, seconded by Mr. Pittsley, adopting Resolution 2026-20, Election of Officers as presented. The **motion** passed 4-0.

The slate of Officers is as follows:

- Chair:** Bianca Magloire
- Vice Chair:** William Pittsley
- Secretary:** Frank Sakuma
- Assistant Secretary:** Tara Toto
- Assistant Secretary:** Tony Piscopo
- Assistant Secretary:** Melissa Stevens

**K. ADMINISTRATIVE MATTERS**

**1. Manager’s Report**

Mr. Sakuma reminded the Supervisors to file their Form 1 by July 1, 2026.

**2. Attorney’s Report**

There was no Attorney’s Report.

**3. Engineer’s Report**

Mr. Matthes provided a living shoreline tour update. He stated that it had been postponed due to weather and he would provide an update at the next Lake Banks Committee Meeting.

**4. Financial Report**

The financial report was included with the meeting package. Mr. McElligott was present to answer any questions and discussed the invoice related to the large accounts receivable on the balance sheet, which is related to Bond funded TIM autonomous EVs.

**5. Founder’s Report**

There was no Founder’s Report.

**L. BOARD MEMBER COMMENTS**

Ms. King asked for a Tradition Trail update. Mr. Albertson (Mattamy) responded that they were still in discussions with Pulte regarding safety, design, and costs. Ms. King also inquired whether there had been any e-bike accidents. Mr. Pittsley responded that no accidents had been reported and e-bike usage had gone up. She provided positive feedback on the treehouse/playground area that was completed.

Dr. Powers inquired about the next Community Outreach meeting. Mr. Albertson responded that it would be held this upcoming April or May.

**M. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 3, Mr. Perconte, seconded by Mr. Briggs, adjourning the meeting at 12:17 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 4, Ms. Cost, seconded by Mr. Wesley, adjourning the meeting at 12:17 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Dr. Powers, adjourning the meeting at 12:17 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 6, Mr. Slicher, seconded by Mr. Krbec, adjourning the meeting at 12:17 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 and 11, Mr. Pittsley, seconded by Ms. Magloire, adjourning the meeting at 12:17 p.m. There were no objections.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11**  
**REQUEST FOR PROPOSALS**

Landscape & Irrigation Maintenance Services  
City of Port St. Lucie, St. Lucie County, Florida

Notice is hereby given that the Tradition Community Development District No. 1 (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services for Tradition Community Development District Nos. 1 through 11 (the “**Districts**”), all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained beginning on April 8, 2026 at 11:00 a.m. by sending an email to John Gallagher at [jgallagher@sdsinc.org](mailto:jgallagher@sdsinc.org). In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape and irrigation maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting.

There will be a mandatory pre-bid proposal conference on April 24, 2026, at 11:00 a.m. This meeting will be held virtually. Prospective Proposers interested in attending the pre-bid meeting should reach out to John Gallagher at [jgallagher@sdsinc.org](mailto:jgallagher@sdsinc.org) to receive the virtual attendance information.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than May 22, 2026 at 11:00 a.m. (EST) at 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987, Attention: Frank Sakuma. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (Tradition Community Development District No. 1 – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

The District Manager will conduct a public meeting to publicly open the proposals on May 22, 2026 at 11:00 a.m. (EST) at 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8870 (Voice), for aid in contacting the District.

The submitted proposals will be reviewed by the District’s Board of Supervisors (the “**Board**”) at a public meeting to be held on June 3, 2026 at 11:00 A.M. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987. Proposers are required to attend the meeting of the District’s Board.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy- two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987, Attention: Frank Sakuma, (772) 345-5119.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to John Gallagher at [jgallagher@sdsinc.org](mailto:jgallagher@sdsinc.org), with a further copy to Bennett Davenport at [Bennett.Davenport@KutakRock.com](mailto:Bennett.Davenport@KutakRock.com) and Lindsay Whelan at [Lindsay.Whelan@KutakRock.com](mailto:Lindsay.Whelan@KutakRock.com).

Tradition Community Development District No. 1  
Frank Sakuma, District Manage

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1  
REQUEST FOR PROPOSALS  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**EVALUATION CRITERIA**

**1. Personnel & Equipment (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer’s ability to meet deadlines and be responsive to client needs.

**2. Experience (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

**3. Understanding Scope of RFP (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses the following issues: Does the proposal demonstrate an understanding of the District’s needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for “best practices” included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

**4. Financial Capacity (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

**5. Price (20 Points Possible) (\_\_\_\_ Points Awarded)**

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 – 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FOUR ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer’s bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20).  $(210,000/265,000) \times 20 = 15.85$ , therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20).  $(210,000/425,000) \times 20 = 9.88$ , therefore, Contractor "C" will receive 9.88 of 20 points.

**Proposer's Total Score** (100 Points Possible) (\_\_\_\_ Points Awarded)

**Additional Information Regarding Evaluation**

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 1 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 2 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 2**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 3 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 3**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 4 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 4**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 5 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 5**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 6 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 6**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 7 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 7**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 8 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 9 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 9**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 10 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 10**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 11 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Port St. Lucie County, Florida; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

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

**SECTION 1.** A public hearing will be held to adopt the Uniform Method on May 6, 2026 at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 11**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

# Tradition Community Development Districts #1-11

**Financial Report**  
**Fiscal Year 2025/2026**  
**October 1, 2025 - February 28, 2026**

**FINANCIAL REPORT**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - February 28, 2026**

|  | FISCAL YEAR<br>2025/2026<br>FINAL BUDGET | FISCAL YEAR<br>10/01/25 - 2/28/26<br>ACTUALS | % Of<br>Budget | COMMENTS  |
|--|--|--|----------------|---|
| <b>REVENUES</b>  |  |  |                |   |
| ON-ROLL ASSESSMENTS - Debt   | 5,442,345                                | 4,939,246                                    | 91%            |   |
| ON-ROLL ASSESSMENTS - ADMIN  | 624,049                                  | 572,744                                      | 92%            |   |
| ON-ROLL ASSESSMENTS - MAINT  | 4,406,047                                | 4,043,810                                    | 92%            |   |
| ON-ROLL ASSESSMENTS - TIM  | 375,000                                  | 344,170                                      | 92%            |   |
| STORMWATER   | 1,250,000                                | 1,401,588                                    | 112%           |   |
| OTHER INCOME   | 60,000                                   | 568,701                                      | 948%           | Includes SG TIM allocation, Interest income, Eng. Rev Fees, etc.                        |
| BOND PREPAYMENTS   | 0  | 18,536                                       | 0%             |   |
| RESERVE FUND TRANSFER  | 0  | 0  | 0%             |   |
| <b>Total Revenues</b>  | <b>\$ 12,157,440</b>                     | <b>\$ 11,888,796</b>                         | <b>98%</b>     |   |
| <b>EXPENDITURES - ADMIN</b>  |  |  |                |   |
| AUDIT  | 36,400                                   | 0  | 0%             |   |
| DISSEMINATION AGENT  | 0  | 0  | 0%             |   |
| DISTRICT COUNSEL   | 50,000                                   | 27,084                                       | 54%            |   |
| MANAGEMENT   | 154,500                                  | 64,375                                       | 42%            |   |
| ASSESSMENT ROLL  | 10,000                                   | 0  | 0%             |   |
| DUES, LICENSES & FEES  | 1,925                                    | 2,200  | 114%           |   |
| ENGINEERING  | 95,000                                   | 84,835                                       | 89%            |   |
| GENERAL INSURANCE  | 157,150                                  | 137,816                                      | 88%            |   |
| WEB SITE MAINTENANCE   | 8,250                                    | 3,438  | 42%            |   |
| LEGAL ADVERTISING  | 2,000                                    | 2,378  | 119%           |   |
| MISCELLANEOUS  | 2,000                                    | 113  | 6%             |   |
| TRAVEL AND PER DIEM  | 400                                      | 76   | 19%            |   |
| OFFICE SUPPLIES  | 5,000                                    | 5,808  | 116%           |   |
| POSTAGE & SHIPPING   | 500                                      | (467)  | -93%           |   |
| COPIES   | 3,000                                    | 0  | 0%             |   |
| SUPERVISOR FEES  | 60,000                                   | 13,766                                       | 23%            |   |
| TRUSTEE SERVICES   | 18,000                                   | 0  | 0%             |   |
| OFFICE RENT  | 27,000                                   | 285,654                                      | 1058%          | Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue |
| CONTINUING DISCLOSURE FEE  | 3,000                                    | 0  | 0%             |   |
| <b>TOTAL ADMIN EXPENSES</b>  | <b>634,125</b>                           | <b>627,075</b>                               |                |   |
| <b>EXPENDITURES - MAINT</b>  |  |  |                |   |
| LAKE MAINTENANCE   | 350,000                                  | 52,196                                       | 15%            |   |
| LAKE BANK MAINTENANCE & RESTORATION  | 775,000                                  | 0  | 0%             |   |
| TIM OPERATIONS   | 345,000                                  | 287,080                                      | 83%            | Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue |
| BUILDING, BRIDGE, MONUMENT MAINTENAN<br>(FKA CONTINGENCY) - MAINT RESERVES | 10,000                                   | 0  | 0%             |   |
| COMMUNITY AREA MAINTENANCE   | 100,000                                  | 0  | 0%             |   |
| DEVELOPMENT COORDINATOR  | 160,000                                  | 73,769                                       | 46%            | Includes wet checks, truck, ebikes, bridge work, etc                                    |
| ELECTRIC   | 33,382                                   | 13,909                                       | 42%            |   |
| ENGINEERING  | 110,000                                  | 42,082                                       | 38%            |   |
| FIELD MANAGEMENT   | 140,000                                  | 0  | 0%             |   |
| FOUNTAIN MAINTENANCE & CHEMICALS   | 254,616                                  | 106,090                                      | 42%            |   |
| LANDSCAPING MAINTENANCE & MATERIALS  | 5,000                                    | 0  | 0%             |   |
| IRRIGATION WATER (WESTERN GROVE)   | 1,107,000                                | 507,211                                      | 46%            |   |
| IRRIGATION   | 1,100,565                                | 0  | 0%             |   |
| IRRIGATION PARTS & REPAIRS   | 168,000                                  | 69,858                                       | 42%            |   |
| SIDEWALK CLEANING  | 80,000                                   | 14,125                                       | 18%            |   |
| SIDEWALK REPAIR  | 30,000                                   | 7,500  | 25%            |   |
| SIGNAGE  | 60,000                                   | 159,028                                      | 265%           |   |
| STREETLIGHTS   | 10,000                                   | 2,789  | 28%            |   |
| STORMWATER MANAGEMENT  | 60,000                                   | 64,347                                       | 107%           |   |
| TREE/PLANT REPLACEMENT & TRIM  | 550,000                                  | 132,462                                      | 24%            |   |
| <b>TOTAL MAINTENANCE EXPENSES</b>  | <b>200,000</b>                           | <b>0</b>                                     | <b>0%</b>      |   |
| <b>Total Expenditures</b>  | <b>\$ 6,282,688</b>                      | <b>\$ 2,159,520</b>                          | <b>34%</b>     |   |
| <b>EXCESS / (SHORTFALL)</b>  | <b>\$ 5,874,752</b>                      | <b>\$ 9,729,276</b>                          | <b>166%</b>    |   |
| PAYMENT TO TRUSTEE   | (5,006,957)                              | (4,649,024)                                  | 93%            |   |
| PREPAYMENTS TO TRUSTEE   | -  | (18,536)                                     |                |   |
| <b>BALANCE</b>   | <b>\$ 867,795</b>                        | <b>\$ 5,061,716</b>                          |                |   |
| COUNTY APPRAISER & TAX COLLECTOR FEE                                       | (433,898)                                | (407,487)                                    | 94%            |   |
| DISCOUNTS FOR EARLY PAYMENTS   | (433,898)                                | (391,997)                                    | 90%            |   |
| <b>NET EXCESS / (SHORTFALL)</b>  | <b>\$ -</b>                              | <b>\$ 4,262,232</b>                          |                |   |

**Tradition CDD No. 1**  
**Balance Sheet**  
As of February 28, 2026

|   | Feb 28, 26          |
|---|---------------------|
| <b>ASSETS</b>                             |                     |
| <b>Current Assets</b>                     |                     |
| <b>Checking/Savings</b>                   |                     |
| 01-1000 · Valley National 1157            | 5,912,798.67        |
| <b>Total Checking/Savings</b>             | 5,912,798.67        |
| <b>Accounts Receivable</b>                |                     |
| 11000 · Accounts Receivable               | 1,563,021.43        |
| <b>Total Accounts Receivable</b>          | 1,563,021.43        |
| <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>               | 7,477,019.88        |
| <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>7,458,308.88</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                     |
| <b>Liabilities</b>                        |                     |
| <b>Current Liabilities</b>                |                     |
| <b>Accounts Payable</b>                   |                     |
| 01-2020 · Accounts Payable                | 264,353.34          |
| <b>Total Accounts Payable</b>             | 264,353.34          |
| <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                     | -33,864.11          |
| 01-2031 · Due to CDD3                     | 28,880.00           |
| 01-2032 · Due to CDD4                     | 30,917.62           |
| 01-2033 · Due to CDD5                     | 31,337.35           |
| 01-2034 · Due to CDD6                     | 28,555.95           |
| 01-2035 · Due to CDD7                     | -97,796.71          |
| 01-2036 · Due to CDD8                     | -60,386.29          |
| 01-2037 · Due to CDD9                     | -43,511.69          |
| 01-2038 · Due to CDD10                    | -178,008.83         |
| 01-2039 · Due to CDD11                    | -30,961.10          |
| 01-3010 · General Reserve - Signage       | 500,000.00          |
| 01-3020 · General Maintenance Reserves    | 269,000.00          |
| <b>Total Other Current Liabilities</b>    | 1,412,297.63        |
| <b>Total Current Liabilities</b>          | 1,676,650.97        |
| <b>Total Liabilities</b>                  | 1,676,650.97        |
| <b>Equity</b>                             |                     |
| 30000 · Opening Balance Equity            | 203,755.31          |
| 99-9999 · Retained Earnings               | 1,315,670.83        |
| Net Income                                | 4,262,231.77        |
| <b>Total Equity</b>                       | 5,781,657.91        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>7,458,308.88</b> |

FINANCIAL REPORT  
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION  
FISCAL YEAR 2025/2026  
OCTOBER 1, 2025 - FEBRUARY 28, 2026

|                                    | FISCAL YEAR<br>2025/2026<br>FINAL BUDGET | FISCAL YEAR<br>10/01/25 - 2/28/26<br>ACTUALS | % Of<br>Budget |
|------------------------------------|--|--|----------------|
| <b>REVENUES</b>                    |  |  |                |
| SERVICE CHARGE - IRRIGATION        | 2,000,000                                | 903,656                                      | 45%            |
| ENGINEERING REVENUE FEES/OTHER     | 35,000                                   | 32,263                                       | 92%            |
| <b>Total Revenues</b>              | <b>\$ 2,035,000</b>                      | <b>\$ 935,919</b>                            | <b>137%</b>    |
| <b>EXPENSES</b>                    |  |  |                |
| FIELD OPERATIONS                   | 0  | 0  | 0%             |
| TRUSTEE SERVICES                   | 5,000                                    | 0  | 0%             |
| MANAGEMENT                         | 400,749                                  | 166,979                                      | 42%            |
| ENGINEERING                        | 50,000                                   | 25,643                                       | 51%            |
| PROFESSIONAL SERVICES, OTHER       | 5,000                                    | 2,153  | 43%            |
| DEVELOPMENT COORDINATOR            | 66,765                                   | 27,819                                       | 42%            |
| CITY FRANCHISE FEE                 | 120,000                                  | 63,584                                       | 53%            |
| TRAVEL AND PER DIEM                | 400                                      | 30   | 7%             |
| TELEPHONE                          | 1,930                                    | 0  | 0%             |
| POSTAGE AND SHIPPING               | 253                                      | 124  | 49%            |
| BANK FEES                          | 1,250                                    | 0  | 0%             |
| BAD DEBT                           | 60,000                                   | 0  | 0%             |
| OFFICE SUPPLIES                    | 250                                      | 99   | 39%            |
| FIELD SUPPLIES (OTHER)             | 2,000                                    | 0  | 0%             |
| DUES, LICENSES, FEES               | 2,300                                    | 0  | 0%             |
| VEHICLE, GAS, & REPAIR             | 1,000                                    | 0  | 0%             |
| ELECTRIC                           | 110,250                                  | 47,532                                       | 43%            |
| WATER                              | 170                                      | 137  | 81%            |
| OTHER UTILITIES                    | 1,550                                    | 0  | 0%             |
| GENERAL INSURANCE                  | 24,267                                   | 0  | 0%             |
| GENERAL REPAIR & MAINTENANCE       | 247,250                                  | 112,696                                      | 46%            |
| LANDSCAPING MAINTENANCE & MATERIAL | 11,000                                   | 0  | 0%             |
| HVAC                               | 4,500                                    | 0  | 0%             |
| RENEWAL AND REPLACEMENT            | 250,000                                  | 0  | 0%             |
| OTHER SYSTEM IMPROVEMENTS          | 125,000                                  | 0  | 0%             |
| OPERATING RESERVES/MISC            | 100,000                                  | 1,017  | 1%             |
| CONTINGENCY                        | 76,091                                   | 0  | 0%             |
| <b>Total Expenses</b>              | <b>\$ 1,666,975</b>                      | <b>\$ 447,811</b>                            | <b>27%</b>     |
| <b>EXCESS / (SHORTFALL)</b>        |  |  |                |
|                                    | <b>\$ 368,025</b>                        | <b>\$ 488,108</b>                            |                |
| PAYMENT TO TRUSTEE                 | (368,025)                                | (153,719)                                    |                |
| <b>BALANCE</b>                     | <b>\$ -</b>                              | <b>\$ 334,389</b>                            |                |
| <b>NET INCOME</b>                  | <b>\$ -</b>                              | <b>\$ 334,389</b>                            |                |

**Tradition Irrigation  
Balance Sheet  
As of February 28, 2026**

|  | Feb 28, 26          |
|--|---------------------|
| <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      | 2,331,023.62        |
| <b>Total 01-1001 · Valley National #4703</b> | 2,366,896.19        |
| <b>Total Checking/Savings</b>                | 2,366,896.19        |
| <b>Accounts Receivable</b>                   |                     |
| 01-1200 · Accounts Receivable                | 307,863.67          |
| <b>Total Accounts Receivable</b>             | 307,863.67          |
| <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>                  | 2,692,660.07        |
| <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>2,692,756.89</b> |
| <b>LIABILITIES &amp; EQUITY</b>              |                     |
| <b>Liabilities</b>                           |                     |
| <b>Current Liabilities</b>                   |                     |
| <b>Accounts Payable</b>                      |                     |
| 01-2020 · Accounts Payable                   | 64,681.17           |
| <b>Total Accounts Payable</b>                | 64,681.17           |
| <b>Other Current Liabilities</b>             |                     |
| 01-2026 · Deposits - Security Deposit        | 1,390.22            |
| 01-2027 · Deferred Revenue                   | 10,000.00           |
| 01-2190 · Cash Exchange                      | -11,954.22          |
| 01-2200 · General Reserves                   | 280,000.00          |
| <b>Total Other Current Liabilities</b>       | 279,436.00          |
| <b>Total Current Liabilities</b>             | 344,117.17          |
| <b>Long Term Liabilities</b>                 |                     |
| 11-2180 · Note Payable                       | 10,420.00           |
| <b>Total Long Term Liabilities</b>           | 10,420.00           |
| <b>Total Liabilities</b>                     | 354,537.17          |
| <b>Equity</b>                                |                     |
| 30000 · Net Assets - 270                     | -87,351.52          |
| 99-9999 · Retained Earnings                  | 2,091,181.96        |
| Net Income                                   | 334,389.28          |
| <b>Total Equity</b>                          | 2,338,219.72        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>        | <b>2,692,756.89</b> |

## Tradition Irrigation A/R Aging Summary As of February 28, 2026

|   | Current   | 1 - 30    | 31 - 60 | 61 - 90  | > 90     | TOTAL     |
|---|-----------|-----------|---------|----------|----------|-----------|
| 706800 Wells Fargo                        | 32.70     | 32.70     | 0.00    | 0.00     | 0.00     | 65.40     |
| A's Family Dentistry                      | 825.42    | 825.42    | 0.00    | 825.42   | 1,650.84 | 4,127.10  |
| A-N-D Family Real Estate, LLC             | 136.74    | 0.00      | 0.00    | 0.00     | 0.00     | 136.74    |
| Amazon Warehouse                          | 648.05    | 648.05    | 0.00    | 648.05   | 1,296.10 | 3,240.25  |
| Ardie R. Copas, State Veterans Nursing    | 1,024.59  | 0.00      | 0.00    | 0.00     | 0.00     | 1,024.59  |
| Aycock at Tradition                       | 204.13    | 0.00      | 0.00    | 0.00     | 0.00     | 204.13    |
| Bedford Park                              | 8,866.57  | 0.00      | 0.00    | 0.00     | 0.00     | 8,866.57  |
| Brennity at Tradition                     | 3,051.97  | 3,051.97  | 0.00    | 0.00     | 0.00     | 6,103.94  |
| Cellular Sales of Northern Florida LLC    | 86.41     | 0.00      | 0.00    | 0.00     | 0.00     | 86.41     |
| Chesterbrook Academy                      | 134.37    | 134.37    | 0.00    | 0.00     | 0.00     | 268.74    |
| Chipotle Mexican Grill                    | 74.12     | 74.12     | 0.00    | 0.00     | 0.00     | 148.24    |
| Cleveland Clinic Florida                  | 443.92    | 443.92    | 0.00    | 0.00     | 0.00     | 887.84    |
| Cleveland Clinic Martin Health -Tradition | 64.80     | 64.80     | 0.00    | 0.00     | 0.00     | 129.60    |
| Culver's - G&S Family Hospitality Svcs    | 73.33     | 0.00      | 0.00    | 0.00     | 1.00     | 74.33     |
| Del Webb at Tradition Homeowners Assoc    | 5,657.83  | 5,657.83  | 0.00    | 5,657.83 | 0.00     | 16,973.49 |
| Discovery Plaza (Retail Area)             | 79.27     | 79.27     | 0.00    | 0.00     | 0.00     | 158.54    |
| Discovery Plaza Hotel (Tru by Hilton)     | 79.27     | 79.27     | 0.00    | 79.27    | 158.54   | 396.35    |
| Emery                                     | 1,023.36  | 0.00      | 0.00    | 0.00     | 2,046.90 | 3,070.26  |
| Estates at Tradition                      | 5,763.07  | 0.00      | 0.00    | 0.00     | 0.00     | 5,763.07  |
| Florida International University          | 1,091.97  | 0.00      | 0.00    | 0.00     | 0.00     | 1,091.97  |
| Florida Research and Innovation Center    | 675.40    | 675.40    | 0.00    | 675.40   | 0.00     | 2,026.20  |
| Grande Palms at Tradition I & II          | 879.92    | 0.00      | 0.00    | 0.00     | 0.00     | 879.92    |
| Grande Palms at Tradition III             | 1,708.31  | 0.00      | 0.00    | 0.00     | 0.00     | 1,708.31  |
| Heartland Dental                          | 31.71     | 0.00      | 0.00    | 0.00     | 0.00     | 31.71     |
| Heritage Oaks                             | 0.00      | 0.00      | 0.00    | 0.00     | 0.00     | 0.00      |
| Heritage Oaks at Tradition HOA            | 11,857.11 | 11,857.11 | 0.00    | 0.00     | 0.00     | 23,714.22 |
| Heron Preserves                           | 2,280.47  | 2,060.63  | 0.00    | 0.00     | 0.00     | 4,341.10  |
| Hilton - Homewood Suites, PSL             | 346.82    | 346.82    | 0.00    | 346.82   | 0.00     | 1,040.46  |
| Innovation Plaza                          | 119.30    | 0.00      | 0.00    | 0.00     | 0.00     | 119.30    |
| Inново Development Group, LLC             | 188.27    | 0.00      | 0.00    | 0.00     | 0.00     | 188.27    |
| Kite Realty Group                         | 2,431.87  | 0.00      | 0.00    | 0.00     | 0.00     | 2,431.87  |
| Manderlie at Tradition                    | 5,225.41  | 5,225.41  | 0.00    | 5,225.41 | 0.00     | 15,676.23 |
| Martin Health System                      | 921.54    | 921.54    | 0.00    | 0.00     | 921.54   | 2,764.62  |
| O & A Florida Investments, LLC            | 52.91     | 0.00      | 0.00    | 0.00     | 0.00     | 52.91     |
| Panda Restaurant Group Inc                | 0.00      | 57.27     | 0.00    | 0.00     | 57.27    | 114.54    |
| Paradise Car Wash - Tradition             | 130.40    | 130.40    | 0.00    | 130.40   | 130.40   | 521.60    |
| PDQ                                       | 53.31     | 0.00      | 0.00    | 0.00     | 0.00     | 53.31     |
| PNC Bank                                  | 106.22    | 106.22    | 0.00    | 106.22   | 106.22   | 424.88    |
| PRIME STORAGE TRADITIONS, LLC             | 182.33    | 0.00      | 0.00    | 0.00     | 0.00     | 182.33    |
| Promenade at Tradition Community Assoc    | 467.70    | 467.70    | 0.00    | 467.70   | 0.00     | 1,403.10  |
| PSL Hospitality, LLP                      | 253.87    | 0.00      | 0.00    | 0.00     | 0.00     | 253.87    |
| Publix                                    | 298.06    | 298.06    | 0.00    | 298.06   | 596.12   | 1,490.30  |
| Recovery Sports Grill                     | 75.31     | 75.31     | 0.00    | 75.31    | 0.00     | 225.93    |
| Renaissance CS at Tradition               | 768.94    | 0.00      | 0.00    | 0.00     | 0.00     | 768.94    |
| Seven Restaurants, LLC                    | 89.18     | 89.18     | 0.00    | 89.18    | 2,140.32 | 2,407.86  |
| SG Mini Golf                              | 158.54    | 0.00      | 0.00    | 0.00     | 158.54   | 317.08    |
| South Florida Orthopedic                  | 178.36    | 178.36    | 0.00    | 0.00     | 0.00     | 356.72    |
| Springs at Tradition                      | 1,789.57  | 1,789.57  | 0.00    | 1,789.57 | 7,158.28 | 12,526.99 |
| St Lucie County Fire Dept.                | 223.94    | 0.00      | 0.00    | 0.00     | 0.00     | 223.94    |
| St Lucie County Tax Collector             | 406.27    | 0.00      | 0.00    | 0.00     | 0.00     | 406.27    |
| Target Corp.                              | 409.84    | 0.00      | 0.00    | 0.00     | 0.00     | 409.84    |
| Telaro-Mattamy- Tradition HOA             | 1,698.05  | 0.00      | 0.00    | 0.00     | 0.00     | 1,698.05  |
| The Lakes at Tradition                    | 16,228.96 | 0.00      | 0.00    | 0.00     | 0.00     | 16,228.96 |
| The Lucie at Tradition                    | 1,089.99  | 1,089.99  | 0.00    | 1,089.99 | 2,179.98 | 5,449.95  |
| The Preserves Phase I & II                | 2,505.00  | 0.00      | 0.00    | 0.00     | 0.00     | 2,505.00  |
| Town Park Master Assoc., Inc.             | 27,919.60 | 0.00      | 0.00    | 0.00     | 1,024.59 | 28,944.19 |
| Tradition HOA                             | 1,898.56  | 1,898.56  | 0.00    | 1,898.56 | 0.00     | 5,695.68  |
| Tradition POA                             | 229.89    | 229.89    | 0.00    | 229.89   | 919.56   | 1,609.23  |
| Treasure Coast Physicians Properties, LLC | 6.54      | 0.00      | 0.00    | 0.00     | 0.00     | 6.54      |
| Truist Bank                               | 91.16     | 91.16     | 0.00    | 91.16    | 0.00     | 273.48    |
| 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            | 6,312.03  | 6,312.03  | 0.00    | 0.00     | 6,312.03 | 18,936.09 |
| Victoria Parc BTR, LLC - POD C            | 6,818.98  | 6,818.98  | 0.00    | 6,818.98 | 0.00     | 20,456.94 |
| Vitalia at Tradition                      | 37,243.77 | 37,243.77 | 0.00    | 0.00     | 0.00     | 74,487.54 |
| VITAS Healthcare                          | 225.73    | 225.73    | 0.00    | 0.00     | 451.46   | 902.92    |
| Wawa, Inc.                                | 95.92     | 0.00      | 0.00    | 0.00     | 0.00     | 95.92     |
| Westcliffe Estates HOA                    | 211.26    | 0.00      | 0.00    | 0.00     | 0.00     | 211.26    |

**Tradition Irrigation**  
**A/R Aging Summary**  
As of February 28, 2026

---

|       | <u>Current</u>    | <u>1 - 30</u>    | <u>31 - 60</u> | <u>61 - 90</u>   | <u>&gt; 90</u>   | <u>TOTAL</u>      |
|-------|-------------------|------------------|----------------|------------------|------------------|-------------------|
| TOTAL | <u>164,248.21</u> | <u>89,280.81</u> | <u>0.00</u>    | <u>26,543.22</u> | <u>27,791.43</u> | <u>307,863.67</u> |