



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

PORT ST. LUCIE

REGULAR BOARD MEETING

**October 7, 2026
11:00 A.M.**

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

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
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www.traditioncdd10.org
www.traditioncdd11.org

**561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimil**

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, FL 34987
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/85414189047?pwd=LEfPvktqV77C5CpCYdFk3sl1rFLQzH.1>
Meeting ID: 854 1418 9047 Dial-In: (646) 931-3860
REGULAR BOARD MEETING
October 7, 2026
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. Consider Approval of September 2, 2026 Regular Board Meeting Minutes & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-31 – Adopting Goals and Objectives.....Page 11
 - 2. Accept and Receive Fiscal Year 2024/2025 Audit.....Page 14
 - 3. Consider Approval of Agreement for Underwriting Services (CDD 1).....Page 15
 - 4. Consider Approval of CPM Proposal for Tree Removal.....Page 22
 - 5. Tradition Irrigation Financing.....Page 26
- I. Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - 4. Financial Report.....Page 27
 - 5. Founder’s Report
- J. Board Member Discussion Requests and Comments
- K. Adjourn

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

FISCAL YEAR 2026/2027 MEETING SCHEDULE

The Board of Supervisors of the Tradition Community Development District Nos. 1-11 will hold their regular meetings for Fiscal Year 2026/2027 at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987, at 11:00 a.m., unless otherwise indicated, as follows:

October 7, 2026

November 4, 2026

December 2, 2026

January 6, 2027

February 3, 2027

March 3, 2027

April 7, 2027

May 5, 2027

June 2, 2027

July 7, 2027

August 4, 2027

September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Special District Services, Inc., 10521 SW Village Center Drive, Suite #203, Port St. Lucie, Florida 34987 or by calling (772) 345-5119.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, 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 48 hours 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) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/28/26

TCN12649000

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

Tradition Town Hall

10799 SW Civic Lane

Port St. Lucie, Florida 34987

REGULAR BOARD MEETING & PUBLIC HEARING

September 2, 2026

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District Nos. 1-11 of September 2, 2026, 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 and Public Hearing had been published in the *St. Lucie News Tribune* on August 13, 2026, and August 20, 2026, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum in all Districts, and it was in order to proceed with the meeting. A quorum was established for CDD No. 4 at 11:12 a.m. upon the arrival of Mr. Giglia.

CDD #s 1, 2, 7, 8, 9, 10 & 11		
Supervisor	Melissa Stevens	Absent
Vice Chair	Vindra Kahn	Present
Supervisor	Tara Toto	Absent
Supervisor	Tony Piscopo	Present
Chair	Bianca Magloire	Present
CDD # 3		
Supervisor	Joe Piatcheck	Present
Chairman	Isiah Steinberg	Absent/Resigned
Supervisor	Stan Briggs	Present
Vice Chair	Rosario "Roy" Perconte	Present
Supervisor	Suzanne Killeen	Present
Supervisor	Judith Slason	Present/Appointed

CDD # 4		
Chairman	Gail Cost	Absent
Vice Chairman	Rich Giglia	Present (arrived at 11:12 a.m.)
Supervisor	Lindsay Heller	Absent
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present

CDD # 5		
Supervisor	Cathy Powers	Present
Supervisor	Chris King	Present
Chairperson	Dave Lasher	Present
Supervisor	Rick Dixon	Deceased August 8, 2026
Vice Chairman	Joe Pinto	Absent

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Keith Bulkin	Present
Supervisor	James Lilly	Present
Supervisor	John Slicher	Absent
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	Michael McElligott	Special District Services, Inc.
District Counsel	Bennett Davenport	Kutak Rock
District Engineer	Stef Matthes	Culpepper and Terpening

D. ANNOUNCE THE PASSING OF SUPERVISOR RICHARD “RICK” DIXON – AUGUST 8, 2026

Dr. Powers announced the passing of Supervisor Richard “Rick” Dixon on August 8, 2026, and read the following statement:

Rick Dixon gave his time, energy and meaningful commitment in representing District 5’s Vitalia residents on the Tradition Community Development District Board of Supervisors. He served from the beginning, contributing steadily and thoughtfully without seeking personal recognition. He offered a steady, approachable presence during his board service.

As Tradition grew and changed, Rick met each challenge with skill, patience, and understanding. He approached responsibilities with an amicable spirit and a calm presence, helping matters move forward without unnecessary drama.

In Vitalia, Rick was affectionately known as “The Mayor of Vitalia.” As one of the community’s original residents, he welcomed newcomers and helped them feel at home.

He leaves behind warm memories, a legacy of smiles, kindness, and community spirit especially his favorite greeting: “What a great day.”

We thank him for his service. He will indeed be missed.

E. ACCEPT RESIGNATION OF ISIE STEINBERG (CDD NO. 3)

Mr. Sakuma announced the receipt of the resignation of Isie Steinberg from the Board of Supervisors of CDD No. 3.

F. APPOINTMENT TO BOARD VACANCIES

Mr. Perconte nominated Greg Snyder to the vacant seat on CDD No. 3, and Mr. Briggs nominated Judith Slason.

A **motion** was made by Tradition CDD No. 3, Ms. Killeen, seconded by Mr. Briggs, appointing Judith Slason to the vacant seat on CDD No. 3. The **motion** passed 3-1.

G. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Mr. Sakuma administered the Oath of Office to Ms. Slason and announced that she was now seated on the Board of CDD No. 3. District Counsel Bennett Davenport explained to the newly sworn in Board Member that she was a public official and subject to State Ethics Laws, Sunshine Laws, and public records requests. Ms. Slason participated in the balance of the meeting.

H. ADDITIONS OR DELETIONS

Mr. Sakuma requested the addition of a Lake Banks Committee Report and possible recommendations to the agenda.

A **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Ms. Kahn, approving the additions to the agenda, as presented. The **motion** passed 3-0.

I. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

There were no comments from the public.

J. OLD BUSINESS

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

K. NEW BUSINESS

7. Discussion Regarding Stormwater Maintenance – Vendor Presentation

Mr. Todd Barhyd of SOLitude Lake Management reported that hydrilla treatment began in March, was suspended for several weeks in April when heavy rainfall raised lake levels over the adjacent turf and resumed from May through July. He advised that the hydrilla was now under control, that spot treatments would continue, and that additional growth was anticipated in the spring.

Supervisor King questioned the root cause of the recurring hydrilla and the corrective action to be taken, noting that six months of hydrilla each year clogs pipes and affects water flow, resulting in costly system failures over time.

Mr. Barhyd responded that SOLitude treats the lakes but not the infrastructure; that product cannot be applied before growth is present; that full treatment would exceed the authorized use of the chemical, and that control within 30 days is not achievable. He advised that restoring vallisneria would help suppress future growth. Mr. Gallagher added that irrigation was unaffected, that there was no system blockage at this time, and that hydrilla cannot be eradicated from a system.

8. Consider Resolution No. 2026-25 – Declaring Vacancies (CDD No. 5)

Resolution 2026-25 was presented, entitled:

RESOLUTION 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 DECLARING VACANCY IN SEAT THREE OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Ms. King, adopting Resolution 2026-25, as presented. The **motion** passed 3-0.

9. Consider Resolution No. 2026-26 – Resetting of FY 2027 Budget Hearing (CDD No. 5)

Resolution 2026-26 was presented, entitled:

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC

**HEARING; PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Dr. Powers, adopting Resolution 2026-26, as presented. The **motion** passed 3-0.

10. Consider Resolution No. 2026-30 – Adopting Annual Meeting Schedule FY 2026-2027

Resolution 2026-30 was presented, entitled:

RESOLUTION 2026-30

**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 THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026-2027 AND
PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 & 11, Ms. Magloire, seconded by Ms. Kahn, adopting Resolution 2026-30, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 3, Mr. Piatcheck, seconded by Mr. Perconte, adopting Resolution 2026-30, as presented. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 4, Ms. Leandre, seconded by Mr. Giglia, adopting Resolution 2026-30, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Dr. Powers, adopting Resolution 2026-30, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Webb, adopting Resolution 2026-30, as presented. The **motion** passed 4-0.

11. Consider Approval of Auditor Renewal

This item was tabled by consensus. No action was taken.

12. Consider Approval for Landscape Improvement Installation for CPM (Non-TIM)

Staff was directed to send a map to all Districts identifying ownership of the respective areas.

13. Consider Approval for Landscape Improvement Installation for CPM (TIM)

A **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Ms. Kahn, approving the Landscape Improvement Installation for CPM (Non-TIM) and the Landscape Improvement Installation for CPM (TIM), as presented. The **motion** passed 3-0.

14. Announce Ethics Presentation – October 7, 2026

Mr. Sakuma announced that an ethics presentation would be held on October 7, 2026.

15. Irrigation Bonds (Under Separate Cover)

This item was a placeholder and was tabled by consensus. No action was taken.

16. Fiscal Year 2025-2026 Final Audit

This item was tabled by consensus. No action was taken.

L. PUBLIC HEARING – ADOPTING FISCAL YEAR 2026/2027 FINAL BUDGET (CDD NOS. 1-11)

The Public Hearing was opened at 11:58 a.m.

17. Proof of Publication

Proof of publication was presented that showed notice of the Public Hearing to adopt the Fiscal Year 2026/2027 Final Budget had been published in the *St. Lucie News Tribune* on August 13, 2026, and August 20, 2026, as legally required.

18. Receive Public Comment on Adopting Fiscal Year 2026/2027 Proposed Budget

There were no comments from the public.

19. Consider Resolution No. 2026-28 – Adopting Fiscal Year 2026/2027 Proposed Budget

Resolution 2026-28 was presented, entitled:

RESOLUTION 2026-28

**THE ANNUAL APPROPRIATION RESOLUTION OF THE
TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS.
(1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11) (“DISTRICT”) RELATING TO THE**

ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 & 11, Ms. Magloire, seconded by Ms. Kahn, adopting Resolution 2026-28, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 3, Mr. Piatcheck, seconded by Ms. Killeen, adopting Resolution 2026-28, as presented. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 4, Mr. Wesley, seconded by Ms. Leandre, adopting Resolution 2026-28, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Ms. King, adopting Resolution 2026-28, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Webb, adopting Resolution 2026-28, as presented. The **motion** passed 4-0.

20. Consider Resolution No. 2026-29 – Assessment Resolution

Resolution 2026-29 was presented, entitled:

RESOLUTION 2026-29

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) PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 & 11, Ms. Magloire, seconded by Ms. Kahn, adopting Resolution 2026-29, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 3, Ms. Killeen, seconded by Mr. Briggs, adopting Resolution 2026-29, as presented. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 4, Mr. Giglia, seconded by Mr. Wesley, adopting Resolution 2026-29, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Dr. Powers, adopting Resolution 2026-29, as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Webb, adopting Resolution 2026-29, as presented. The **motion** passed 4-0.

The Public Hearing was closed at 12:06 p.m.

M. CONSENT AGENDA

21. Consider Approval of August 5, 2026, Regular Board Meeting Minutes

A **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Ms. Kahn, approving the August 5, 2026, Regular Board Meeting Minutes, as presented. The **motion** passed 3-0.

N. ADMINISTRATIVE MATTERS

22. Manager's Report

Mr. Sakuma had no further information for the Boards.

23. Attorney's Report

Mr. Davenport had no further information for the Boards.

24. Engineer's Report

Mr. Matthes reported on the September 2, 2026, Lake Banks Committee Meeting, at which the Committee recommended the modified Lake A12 bank restoration plan reducing Fill Areas 4 and 6 and deleting Area 8, at an estimated cost of \$439,576.50.

A **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Ms. Kahn, authorizing an informal Request for Proposals for the Lake A12 Bank Restoration and delegating authority to the Chair to sign off on the evaluation criteria and the advertisement. The **motion** passed 3-0.

25. Financial Report

The financial report was included with the meeting package. Mr. McElligott was present to answer any questions.

26. Founder's Report

No Founder's Report was offered at this time.

O. BOARD MEMBER DISCUSSION REQUESTS AND COMMENTS

Mr. Wesley commented on the new ride share program and referred the Boards to the ride share metrics. Mr. Wesley asked that the ride share pilot information be shared with all Boards.

Mr. Briggs raised the matter of e-bikes on Lakes Boulevard. Mr. Gallagher agreed to evaluate the matter.

Mr. Krbec advised that the County operated a door-to-door transportation program for seniors (ART transport) and referenced other existing ride share programs. A general discussion followed.

P. ADJOURNMENT

There being no further business to come before the Boards, a **motion** was made by Tradition CDD No. 1, Ms. Magloire, seconded by Ms. Kahn, adjourning the meeting at 12:21 p.m. There were no objections.

Secretary

Chair

Print Name

Print Name

RESOLUTION 2026-31

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

WHEREAS, the Tradition Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

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

WHEREAS, the District adopted Resolution 2024-22 on August 7, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE [REDACTED] COMMUNITY DEVELOPMENT DISTRICT, THAT:

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

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

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

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

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

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

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

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

Objectives:

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

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - If “yes” explain

Program/Activity: District Operations

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

Objectives:

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

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

FISCAL YEAR 2024/2025 AUDIT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

AGREEMENT FOR UNDERWRITING SERVICES
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

October 7, 2026

Board of Supervisors
Tradition Community Development District No. 1

Dear Supervisors:

Raymond James & Associates, Inc. (the “RJA” or the “Underwriter”) is pleased to submit this agreement (the “Agreement”) to the Tradition Community Development District No. 1 (the “District”) to serve as underwriter or placement agent to the District. This Agreement relates to the proposed issuance of irrigation revenue utility bonds (the “Bonds”) to fund certain public capital improvements for the irrigation quality water system. This Agreement will cover the engagement for the initial issuance of Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** The Underwriter intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below, as applicable.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance to the District in its preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.

- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.
- 2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel, whose fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 2% of the par amount of Bonds issued.
- 3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.
- 4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
- 5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- 6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other District officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the District's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the District by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.
- 7. **Accuracy of Information.** The District understands that the consummation of the transaction will be based upon, among other things, the truth, accuracy and completeness of the information included in the official statement or other offering document or otherwise provided to RJA.
- 8. **Obligations Contingent; Not Municipal Advisor.** Nothing in this Agreement is an expressed or an implied commitment by RJA to provide financing or to place, purchase or underwrite the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the underwriting or placement of the Bonds. Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and then-prevailing market conditions.

The District acknowledges and agrees that RJA is being retained to act solely as underwriter or placement agent for the Bonds, and not as advisor or in any other capacity as agent. RJA shall act as an independent contractor under this Agreement, and not in any other capacity, including as a fiduciary. The District acknowledges and agrees that: (i) the transaction contemplated by this Agreement is an arm's length, commercial transaction between District and RJA in which RJA is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the District; (ii) RJA has not assumed any advisory or fiduciary responsibility to the District with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether RJA has provided other services or is currently providing other services to the District on other matters); (iii) the only obligations RJA has to the District with respect to the transaction contemplated hereby expressly are set forth in this Agreement; and (iv) the District has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

9. **Conflicts.** You should be aware that RJA or its affiliates may have trading and other business relationships with other participants in the proposed transaction, including with potential purchasers of the Bonds. These relationships include, but may not be limited to, trading lines, frequent purchases and sales of securities and other engagements through which RJA may have, among other things, an economic interest. In addition, you should be aware that the primary role of an underwriter or placement agent is to purchase, or arrange for the placement of, respectively, securities in an arm's-length commercial transaction between the issuer and (i) RJA, strictly in our capacity as Underwriter, or (ii) the purchaser, strictly in our capacity as Placement Agent, and that the RJA has financial and other interests that differ from those of the District. Notwithstanding the foregoing, RJA will not receive any compensation with respect to the services provided hereunder other than as set forth in paragraph 2 above or otherwise disclosed in writing to District. RJA is involved in a wide range of activities from which conflicting interests or duties may arise. Information which is held elsewhere within RJA, but of which none of our personnel involved in the proposed transaction actually has knowledge, will not for any purpose be taken into account in determining RJA's responsibilities to you.
10. **General Terms.** No opinion or advice of RJA shall be reproduced, disseminated, quoted or referred to at any time without the prior written consent of RJA. Upon the completion of the financing, we will be entitled to advertise the transaction in publications and at times selected by us at our own expense. Notwithstanding the foregoing, nothing in this Agreement shall limit or impair the District's obligations under Chapter 119 (Public Records) or Section 286.011 (Sunshine Law), Florida Statutes, or its disclosure obligations under applicable securities laws, and no consent of RJA shall be required for any disclosure required thereby.

No waiver, amendment or other modification of this Agreement shall be effective unless in writing and signed by each party hereto.

Any dispute arising under this Agreement shall be brought exclusively in the state courts located in St. Lucie County, Florida. The construction and interpretation of this Agreement shall be governed by the substantive law of the State of Florida, without regard to its conflicts of laws principles. Nothing in this Agreement shall be construed as a waiver by the District of sovereign immunity beyond the limited waiver set forth in Section 768.28, Florida Statutes, or of any other right or immunity afforded to the District under Florida law.

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

Please sign below to evidence acceptance of the terms of this Agreement and return one executed copy to me. We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,

Raymond James & Associates, Inc.



Brett Sealy
Managing Director

Approved and Accepted By:

Tradition Community Development District No. 1

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

The District has engaged Raymond James & Associates, Inc. (“RJA”), to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

The following G-17 conflict of interest disclosures are now broken down into three types, including: (I) dealer-specific conflicts of interest disclosures (if applicable), (II) transaction-specific disclosures (if applicable), and (III) standard disclosures.

I. Dealer-Specific Conflicts of Interest Disclosures

RJA has identified the following potential or actual dealer-specific material conflicts or business relationships we wish to call to your attention. When we refer to *potential* material conflicts herein, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the District (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the District. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Additionally, in the ordinary course of its business, RJA and its affiliates may have engaged, and may in the future engage, in transactions with, and perform services for, the District and its affiliates, including without limitation, investment bidding agent services, for which they received or will receive customary fees and expenses.

Further, we understand that the District may, in certain situations, use a portion of the proceeds from the issuance of the Bonds to refund certain of the District’s outstanding securities (the “Refunded Bonds”). To the extent that RJA or an affiliate thereof owns Refunded Bonds, RJA or its affiliate, as the case may be, would receive a portion of the proceeds from the issuance of the Bonds.

II. Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:
 - Because we have not recommended to the District a financing structure that may be a “complex municipal securities financing” for purposes of MSRB Rule G-17, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

III. Standard Disclosures

- Disclosures Concerning the Underwriter’s Role:
 - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both the District and investors.
 - The underwriter’s primary role is to purchase the Bonds with a view to distribution in an arm’s-length commercial transaction with the District. The underwriter has financial and other interests that differ from those of the District.
 - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests.
 - The District may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the District’s interest in this transaction.
 - The underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
 - The underwriter will review the official statement for the Bonds in accordance with, and a part of, its responsibility to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. Under federal securities law, the District has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter’s obligations under the federal securities laws and such review should not be construed by the District as a guarantee of the accuracy or completeness of the information in the official statement.
- Disclosures Concerning the Underwriter’s Compensation:
 - The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage

of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Depending on the structure of the transaction that the District decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

MEMORANDUM

Tradition Community Development District No. 1

TO: Board of Supervisors, Tradition Community Development District No. 1
FROM: B. Frank Sakuma, Jr., CDM, District Manager
BOARD MEETING DATE: October 7, 2026
RE: Proposal No. P-22804 – Removal and Stump Grinding of Dead Oak (10900 SW Elsinore Dr., Lot #33) – Complete Property Maintenance

Background

Complete Property Maintenance (“CPM”) has submitted Proposal No. P-22804 to remove and stump grind a dead oak tree struck by lightning, located behind the home at 10900 SW Elsinore Dr. (Lot #33). Tree is located on District owned property and poses a safety risk if not removed. The proposal includes site photos and remains valid for 120 days.

Proposal Amount

Description	Amount
Remove and stump grind dead oak – 10900 SW Elsinore Dr. (Lot #33)	\$2,250.00
Total Proposal Amount	\$2,250.00

Budget Impact

Funding will be provided from the landscape and maintenance budget line.

Review and Compliance

Engineering Review: N/A.

Legal Review: District Counsel will provide procurement forms/guidance if approved by the Board.

Recommendation

Staff recommends that the Board approve Proposal No. P-22804 from Complete Property Maintenance in the amount of \$2,250.00, with funding from the landscape and maintenance budget line, and authorize the District Manager to execute any required procurement documents on behalf of the District.

Attachments

Complete Property Maintenance Proposal No. P-22804.



Complete Property Maintenance Secure portal

[Under Review](#)

Proposal P-22804



[Download PDF](#)

Tradition CDD No.1

10521 SW Village Center Dr, Suite #203, Port St. Lucie, FL

Description of Work

Location of service: 10900 SW Elsinore Dr. (Lot #33)

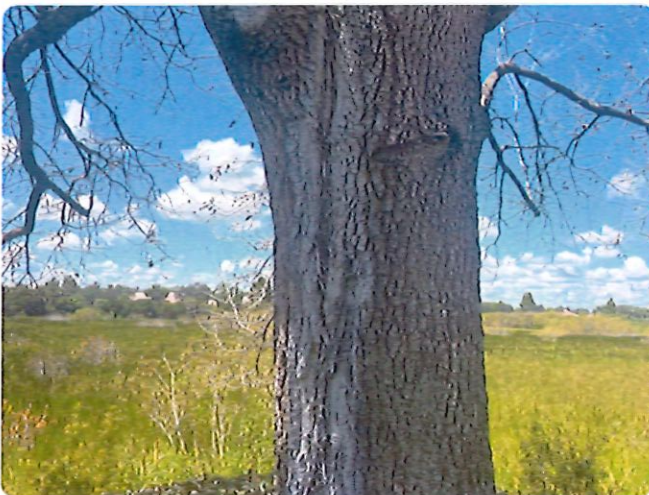
Remove and stump grind dead Oak struck by lightning behind the home.



Site Photos 6 PHOTOS



Reference shots from your property captured by our team.





Proposal Details

TREE

☐ Request change

Item	Qty	Unit	Unit Price	Total
Please See Description	1	Each	\$2,250.00	\$2,250.00

Section Total \$2,250.00

TOTAL

\$2,250.00

This proposal expires in 120 days.

Ready to move forward?

Approve to get your project on the schedule.

Approve Proposal

Decline Proposal

Request Changes

Terms & Conditions



YOUR PROJECT CONTACT

SK Shawn Kay
customerservice@cpmlawn.com
954-973-3333

TRADITION IRRIGATION FINANCING

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Tradition Community Development Districts #1-11

Financial Report Fiscal Year 2025/2026 October 1, 2025 - August 31, 2026

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - August 31, 2026

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 8/31/26 ACTUALS	% Of Budget	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,442,345	5,457,108	100%	
ON-ROLL ASSESSMENTS - ADMIN	624,049	627,110	100%	
ON-ROLL ASSESSMENTS - MAINT	4,406,047	4,427,660	100%	
ON-ROLL ASSESSMENTS - TIM	375,000	376,840	100%	
STORMWATER	1,250,000	1,548,819	124%	
OTHER INCOME	60,000	819,172	1365%	Includes SG TIM allocation, Interest income, Eng. Rev Fees, etc.
BOND PREPAYMENTS	0	23,140	0%	
RESERVE FUND TRANSFER	0	0	0%	
Total Revenues	\$ 12,157,440	\$ 13,279,849	109%	
EXPENDITURES - ADMIN				
AUDIT	36,400	0	0%	
DISSEMINATION AGENT	0	0	0%	
DISTRICT COUNSEL	50,000	67,123	134%	
MANAGEMENT	154,500	141,625	92%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	2,200	114%	
ENGINEERING	95,000	250,419	264%	
GENERAL INSURANCE	157,150	137,816	88%	
WEB SITE MAINTENANCE	8,250	7,563	92%	
LEGAL ADVERTISING	2,000	6,612	331%	
MISCELLANEOUS	2,000	733	37%	
TRAVEL AND PER DIEM	400	146	37%	
OFFICE SUPPLIES	5,000	15,435	309%	
POSTAGE & SHIPPING	500	523	105%	
COPIES	3,000	0	0%	
SUPERVISOR FEES	60,000	41,585	69%	
TRUSTEE SERVICES	18,000	20,909	116%	
OFFICE RENT	27,000	404,156	1497%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
CONTINUING DISCLOSURE FEE	3,000	1,999	67%	
TOTAL ADMIN EXPENSES	634,125	1,098,843		
EXPENDITURES - MAINT				
LAKE MAINTENANCE	350,000	57,576	16%	
LAKE BANK MAINTENANCE & RESTORATION	775,000	0	0%	
TIM OPERATIONS	345,000	725,036	210%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
BUILDING, BRIDGE, MONUMENT MAINTENAN	10,000	21,813	218%	
(FKA CONTINGENCY) - MAINT RESERVES	100,000	0	0%	
COMMUNITY AREA MAINTENANCE	160,000	248,153	155%	Includes wet checks, truck, ebikes, bridge work, etc
DEVELOPMENT COORDINATOR	33,382	30,600	92%	
ELECTRIC	110,000	82,940	75%	
ENGINEERING	140,000	0	0%	
FIELD MANAGEMENT	254,616	233,398	92%	
FOUNTAIN MAINTENANCE & CHEMICALS	5,000	780	16%	
LANDSCAPING MAINTENANCE & MATERIALS	1,107,000	1,241,754	112%	
IRRIGATION WATER (WESTERN GROVE)	1,100,565	0	0%	
IRRIGATION	168,000	164,179	98%	
IRRIGATION PARTS & REPAIRS	80,000	34,958	44%	
SIDEWALK CLEANING	30,000	84,646	282%	
SIDEWALK REPAIR	60,000	162,328	271%	
SIGNAGE	10,000	11,182	112%	
STREETLIGHTS	60,000	116,353	194%	
STORMWATER MANAGEMENT	550,000	186,067	34%	
TREE/PLANT REPLACEMENT & TRIM	200,000	128,322	64%	
TOTAL MAINTENANCE EXPENSES	5,648,563	3,530,085	62%	
Total Expenditures	\$ 6,282,688	\$ 4,628,928	74%	
EXCESS / (SHORTFALL)	\$ 5,874,752	\$ 8,650,921	147%	
PAYMENT TO TRUSTEE	(5,006,957)	(5,153,633)	103%	
PREPAYMENTS TO TRUSTEE	-	(23,140)		
BALANCE	\$ 867,795	\$ 3,474,148		
COUNTY APPRAISER & TAX COLLECTOR FEE	(433,898)	(413,791)	95%	
DISCOUNTS FOR EARLY PAYMENTS	(433,898)	(397,993)	92%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,662,364		

Tradition CDD No. 1
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	4,585,531.23
1072 · Bill.com Money Out Clearing	110,976.64
Total Checking/Savings	4,696,507.87
Accounts Receivable	
11000 · Accounts Receivable	1,466,668.97
Total Accounts Receivable	1,466,668.97
Other Current Assets	
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
Total Other Current Assets	1,199.78
Total Current Assets	6,164,376.62
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	6,145,665.62
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	551,392.93
Total Accounts Payable	551,392.93
Other Current Liabilities	
01-2023 · Due To Other Funds	396,051.84
01-2025 · Deposits - Engr Deposit	36,142.33
01-2030 · Due to CDD2	-35,424.48
01-2031 · Due to CDD3	24,247.29
01-2032 · Due to CDD4	26,229.05
01-2033 · Due to CDD5	26,648.78
01-2034 · Due to CDD6	24,291.92
01-2035 · Due to CDD7	-103,338.08
01-2036 · Due to CDD8	-64,110.33
01-2037 · Due to CDD9	-45,950.94
01-2038 · Due to CDD10	-188,194.08
01-2039 · Due to CDD11	-31,259.02
01-2190 · Cash Exchange	184.70
01-3001 · Reserves	
01-2026 · Reserve - Lake Bank Restoratio	535,941.27
01-3010 · General Reserve - Signage	500,000.00
01-3020 · General Maintenance Reserves	269,000.00
Total 01-3001 · Reserves	1,304,941.27
Total Other Current Liabilities	1,370,460.25
Total Current Liabilities	1,921,853.18
Total Liabilities	1,921,853.18
Equity	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	1,357,692.91
Net Income	2,662,364.22
Total Equity	4,223,812.44
TOTAL LIABILITIES & EQUITY	6,145,665.62

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - AUGUST 31, 2026

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 8/31/26 ACTUALS	% Of Budget
REVENUES			
SERVICE CHARGE - IRRIGATION TIER 1	1,875,953	2,014,144	107%
SERVICE CHARGE - IRRIGATION TIER 3	124,047	132,868	107%
ENGINEERING REVENUE FEES/OTHER	35,000	59,608	170%
Total Revenues	\$ 2,035,000	\$ 2,206,620	108%
EXPENSES			
FIELD OPERATIONS	0	0	0%
TRUSTEE SERVICES	5,000	4,246	85%
MANAGEMENT	400,749	367,353	92%
ENGINEERING	50,000	101,349	203%
PROFESSIONAL SERVICES, OTHER	5,000	5,680	114%
DEVELOPMENT COORDINATOR	66,765	61,201	92%
CITY FRANCHISE FEE	120,000	131,731	110%
TRAVEL AND PER DIEM	400	30	7%
TELEPHONE	1,930	0	0%
POSTAGE AND SHIPPING	253	399	158%
BANK FEES	1,250	0	0%
BAD DEBT	60,000	0	0%
OFFICE SUPPLIES	250	289	116%
FIELD SUPPLIES (OTHER)	2,000	0	0%
DUES, LICENSES, FEES	2,300	0	0%
VEHICLE, GAS, & REPAIR	1,000	0	0%
ELECTRIC	110,250	134,841	122%
WATER	170	309	182%
OTHER UTILITIES	1,550	0	0%
GENERAL INSURANCE	24,267	0	0%
GENERAL REPAIR & MAINTENANCE	247,250	284,056	115%
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	0%
HVAC	4,500	0	0%
RENEWAL AND REPLACEMENT	250,000	150,000	60%
OTHER SYSTEM IMPROVEMENTS	125,000	0	0%
OPERATING RESERVES/MISC	100,000	3,560	4%
CONTINGENCY	76,091	0	0%
Total Expenses	\$ 1,666,975	\$ 1,245,045	75%
EXCESS / (SHORTFALL)	\$ 368,025	\$ 961,575	
PAYMENT TO TRUSTEE	(368,025)	(338,181)	
BALANCE	\$ -	\$ 623,394	
NET INCOME	\$ -	\$ 623,394	

Tradition Irrigation
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	2,689,802.54
Total 01-1001 · Valley National #4703	2,725,675.11
Total Checking/Savings	2,725,675.11
Accounts Receivable	
01-1200 · Accounts Receivable	249,922.31
Total Accounts Receivable	249,922.31
Other Current Assets	
01-2023 · Due From Other Funds	17,900.21
Total Other Current Assets	17,900.21
Total Current Assets	2,993,497.63
Fixed Assets	
01-2030 · Equipment and Furniture	23,957.00
Total Fixed Assets	23,957.00
Other Assets	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-23,955.18
Total Other Assets	-23,860.18
TOTAL ASSETS	2,993,594.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	65,004.18
Total Accounts Payable	65,004.18
Other Current Liabilities	
01-2026 · Deposits - Security Deposit	1,390.22
01-2027 · Deferred Revenue	10,000.00
01-2190 · Cash Exchange	-443.93
01-2200 · General Reserves	280,000.00
Total Other Current Liabilities	290,946.29
Total Current Liabilities	355,950.47
Long Term Liabilities	
11-2180 · Note Payable	10,420.00
Total Long Term Liabilities	10,420.00
Total Liabilities	366,370.47
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	2,091,181.96
Net Income	623,393.54
Total Equity	2,627,223.98
TOTAL LIABILITIES & EQUITY	2,993,594.45

Tradition Irrigation A/R Aging Summary As of August 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
10604 SW Village Parkway LLC	0.00	83.73	167.46	0.00	0.00	251.19
10616 SW Village Parkway LLC	0.00	113.96	113.96	0.00	0.00	227.92
11295 SW VILLAGE PARKWAY, LLC	0.00	368.99	476.74	0.00	2,675.40	3,521.13
Amber Hills Properties LLC- Innovation Sq	0.00	1,031.80	2,063.60	0.00	6,603.36	9,698.76
Ardie R. Copas, State Veterans Nursing	0.00	1,280.76	0.00	0.00	0.00	1,280.76
Atrium Circle GP	0.00	60.45	120.90	0.00	0.00	181.35
Aycock at Tradition	0.00	255.16	131.07	0.00	0.00	386.23
Chesterbrook Academy	0.00	0.00	0.00	0.00	134.37	134.37
Christ Fellowship Church	0.00	2,299.04	4,890.64	0.00	3,293.76	10,483.44
Cleveland Clinic (TMC)	0.00	0.00	1,151.94	0.00	0.00	1,151.94
Cleveland Clinic Martin Health -Tradition	0.00	0.00	1,092.08	0.00	0.00	1,092.08
Culver's - G&S Family Hospitality Svcs	0.00	0.00	0.00	0.00	74.33	74.33
Del Webb at Tradition Homeowners Assoc	0.00	7,072.58	7,072.58	0.00	11,315.66	25,460.82
Emery	0.00	1,279.25	1,279.25	0.00	0.00	2,558.50
Fifth Third Bank	0.00	123.87	247.74	0.00	0.00	371.61
Florida International University	0.00	1,364.99	2,456.96	0.00	0.00	3,821.95
Florida Research and Innovation Center	0.00	844.26	0.00	0.00	2,701.60	3,545.86
Florida Vision Reality Tradition, LLC	0.00	282.16	564.32	0.00	1,580.11	2,426.59
Grande Palms at Tradition I & II	0.00	1,459.82	4,359.76	0.00	0.00	5,819.58
Grande Palms at Tradition III	0.00	2,135.43	0.00	0.00	0.00	2,135.43
Guddi Legacy Investments	0.00	99.09	198.18	0.00	634.16	931.43
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	14,821.69	0.00	0.00	11,857.11	26,678.80
Heron Preserves	0.00	2,850.70	2,630.86	0.00	0.00	5,481.56
Hilton - Homewood Suites	0.00	1,912.89	1,439.32	0.00	0.00	3,352.21
IBM SE Employee Credit Union	0.00	1,739.99	2,655.29	0.00	0.00	4,395.28
Innovo PSL Office, LLC	0.00	467.04	0.00	0.00	0.00	467.04
KRG- LANDING	0.00	0.00	2,886.30	0.00	0.00	2,886.30
LS PLF LLC	0.00	141.21	282.42	0.00	0.00	423.63
NBP III Legacy II, LLC	0.00	810.10	1,620.20	0.00	5,184.40	7,614.70
Northland Lucie At Tradition, LLC	0.00	1,362.52	1,362.52	0.00	0.00	2,725.04
O & A Florida Investments, LLC	0.00	66.14	0.00	0.00	0.00	66.14
OG PLF LLC	0.00	199.72	433.94	0.00	0.00	633.66
Panaderias, LLC	0.00	210.12	0.00	0.00	0.00	210.12
Panda Restaurant Group Inc	0.00	71.59	0.00	0.00	57.27	128.86
PCW Holdings, LLC	0.00	163.01	765.44	0.00	260.80	1,189.25
Pegasus PSL, Ltd	0.00	890.24	1,841.75	0.00	283.40	3,015.39
PNC Bank	0.00	113.71	227.42	0.00	212.44	553.57
PopStroke Port St. Lucie	0.00	198.18	0.00	0.00	0.00	198.18
Promenade at Tradition Community Assoc	0.00	584.64	0.00	0.00	0.70	585.34
PSL Hospitality, LLP	0.00	0.00	696.40	0.00	0.00	696.40
Recovery Sports Grill	0.00	94.14	94.14	0.00	0.00	188.28
Red Apple at St. Lucie West, LLC	0.00	961.19	0.00	0.00	0.00	961.19
Rise Tradition Investment LLC	0.00	237.82	475.64	0.00	0.00	713.46
South Florida Orthopedic	0.00	0.00	0.00	0.00	178.36	178.36
Springs at Tradition	0.00	2,237.00	4,474.00	0.00	17,895.70	24,606.70
Target Corp.	0.00	512.31	0.00	0.00	0.00	512.31
Town Park Master Assoc., Inc.	0.00	0.00	0.00	0.00	1,024.59	1,024.59
Tradition CDD #1	0.00	17,464.97	34,929.94	0.00	10.79	52,405.70
Truist Bank	0.00	494.15	543.00	0.00	455.80	1,492.95
Victoria Parc	0.00	0.00	0.00	0.00	297.64	297.64
Victoria Parc 2	0.00	0.00	0.00	0.00	184.10	184.10
Victoria Parc at Tradition HOA	0.00	7,890.20	8,910.02	0.00	6,312.03	23,112.25
Victoria Parc BTR, LLC - POD C	0.00	0.00	0.00	0.00	6,818.98	6,818.98
Vitalia at Tradition	0.00	0.00	0.20	0.00	0.00	0.20
Wells Fargo-706800	0.00	40.88	0.00	0.00	0.00	40.88
Westcliffe Estates HOA	0.00	263.99	263.99	0.00	0.00	527.98
TOTAL	0.00	76,955.48	92,919.97	0.00	80,046.86	249,922.31