Tranquility Community
Development District

Agenda

August 10, 2022

AGENDA

Tranquility
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 3, 2022

Board of Supervisors
Tranquility
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Tranquility Community Development District** will be held **Wednesday, August 10, 2022 at 2:00 PM at 2000 S. Washington Avenue, 2nd Floor, Titusville, FL 37780.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of May 11, 2022 Board of Supervisors Meeting and acceptance of Minutes of the May 11, 2022 Landowners Meeting
4. Public Hearing
    A. Consideration of Resolution 2022-23 Adopting Fiscal Year 2023 Budget and Relating to the Annual Appropriations
5. Consideration of Fiscal Year 2023 Developer Funding Agreement
6. Approval of Fiscal Year 2023 Meeting Schedule
7. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Balance Sheet and Income Statement
        ii. Ratification of Funding Request #2
        iii. Reminder to File Form 1 with Supervisor of Elections
8. Other Business
9. Supervisors Requests
10. Adjournment

The second order of business of the Board of Supervisors is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the May 11, 2022 Board of Supervisors Meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing. Section A is the consideration of resolution 2022-23, adopting fiscal year 2023 budget and relating to the annual appropriations. A copy of the resolution is included for your review

The fifth order of business is consideration of Fiscal Year 2023 Developer Funding Agreement. A copy of the agreement is included for your review.

The sixth order of business is the approval of fiscal year 2023 meeting schedule. The schedule is included for your review.

The seventh order of business is Staff Reports. Sub-section 1 of the District Manager's Report is the balance sheet and income statement for your review. Sub-section 2 is the ratification of Series funding request #2. Sub-section 3 is a reminder for Board members to file Form-1 with the State.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

George S. Flint
District Manager

CC: Jan Carpenter, District Counsel
Shawn Hindle, District Engineer
Enclosures

SECTION III

MINUTES OF MEETING
TRANQUILITY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tranquility Community Development District was held on Wednesday, **May 11, 2022** at 2:00 p.m. at 2000 S. Washington Avenue, 2nd Floor, Titusville, Florida.

Present and constituting a quorum were:

William Allen, Jr.	Chairman
Kenneth Belshe	Vice Chairman
William Livingston	Assistant Secretary
David Lusby	Assistant Secretary
Clinton Smith	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Rodney M. Honeycutt	District Engineer, Honeycutt & Associates
David M. Rothman *by phone*	Bryant Miller Olive, PA
Ken Artin *by phone*	Bryant Miller Olive, PA

The following is a summary of the discussions and actions taken at the May 11, 2022 Tranquility Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order at 2:00 p.m. Five Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint opened the public comment period, but there were no comments. He added the public hearing would also allow for comments.

THIRD ORDER OF BUSINESS Organizational Matters

A. Administration of Oaths to Newly Elected Board Members

Mr. Flint performed the oath of office to the newly elected Board members. All five Board members were in attendance.

B. Consideration of Resolution 2022-16 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint noted the results of the Landowner Election prior to this meeting were Mr. Allen with 300 votes, Mr. Belshe with 300 vote, Mr. Livingston with 298 votes, Mr. Lusby with 298 votes, and Mr. Smith with 298 votes.

> On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, Resolution 2022-16 Canvassing and Certifying the Results of the Landowners' Election as Mr. Allen and Mr. Belshe (with 300 votes), Mr. Livingston, Mr. Lusby and Mr. Smith (with 298 votes), was approved.

C. Election of Officers

Mr. Flint stated that they are required to elected officers every time a Supervisor is elected to the Board.

D. Consideration of Resolution 2022-17 Electing Officers

Mr. Flint noted that this resolution designates a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurer. He reviewed the current officers as Mr. Allen as Chair, Mr. Belshe as Vice Chair, Mr. Lusby, Mr. Smith, and Mr. Livingston as Assistant Secretaries, Mr. Flint as Secretary, Jill Burns is the Treasurer and Katie Costa as Assistant Treasurer. The Board had no changes.

> On MOTION by Mr. Smith, seconded by Mr. Belshe, with all in favor, Resolution 2022-17 Electing Officers as Mr. Allen as Chair, Mr. Belshe as Vice Chair, Mr. Livingston, Mr. Smith and Mr. Lusby as Assistant Secretaries, Mr. Flint as Secretary, Ms. Jill Burns as Treasurer and Ms. Katie Costa and Assistant Treasurer, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the March 9, 2022 Organizational Meeting and the March 23, 2022 Continued Meeting**

Mr. Flint presented the minutes of the March 9, 2022 Organizational meeting and minutes of the March 23, 2022 continued meeting. He asked for any comments, changes, or corrections. He noted there were changes to who attended by phone.

> On MOTION by Mr. Livingston, seconded by Mr. Lusby, with all in favor, the Minutes of the March 9, 2022 Organizational Meeting and the March 23, 2022 Continued Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2022-20 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing**

Mr. Flint noted the requirements for approval of a proposed budget by June 15th of each year and then set the public hearing for final adoption no sooner than 60 days after the proposed. He suggested the August 10, 2022 meeting at 2:00 p.m. at the same location for the public hearing. He summarized the budget and noted it was not binding on the Board and changes could be made between now and the public meeting. He clarified the process to make changes and the dates for the Board questions.

> On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, Resolution 2022-20 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for August 10, 2022 at 2:00 p.m. at the Same Location, was approved.

SIXTH ORDER OF BUSINESS **Public Hearings**

Mr. Flint explained the public hearings and the process. He asked for a motion to open the public hearings.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Opening the Public Hearing, was approved.

A. Public Hearing on the Imposition of Special Assessments

i. Presentation of Engineer's Report

Mr. Flint noted the public hearing was open and asked for any comments on the proposed budget or the Engineer's Report. There were members present, but there were no comments.

Mr. Flint explained the ability of the District to impose special assessments and reviewed them. He noted the requirements for the notices of 30 days in advance and that all were sent to landowners. He added there were two notices placed in the paper.

Mr. Honeycutt, the Interim District Engineer, reviewed the Engineer's Report. He noted the acreage for the District was 346 acres. He stated the single family units are divided into 70' and 55' units and there are 99 lots in Phase 1, 102 in Phase 2, and 74 in Phase 3. He added there were apartments and condos, nonresidential which is hotel and commercial property. He noted the breakdown cost estimate for the projects and the total at $55,821,546. He reviewed the breakdowns of the permits and the exhibits.

ii. Presentation of Assessment Methodology

Mr. Flint reviewed the Assessment Methodology and tables within the report. He noted the main difference in Table 1 separates out the 99 pre-sold 70' lots. Table 2 is the improvements noted in the Engineer's report totaling $55,821,546. Table 3 is the bond sizing for purposes of the Master Methodology at a par amount of $72,825,000. Table 4 allocates the benefits to the properties, and they are listed with improvement costs per product type. He noted that Table 5 is allocation of benefit based on par debt and for the 70' lots and a Developer contribution of $2,765,923 which bring the per unit assessment down to $1,950. Tables 7 shows 99 pre-sold lots, as well as the uplatted properties.

iii. Consideration of Resolution 2022-22 Levying Special Assessments

Mr. Rothman presented Resolution 2022-22 and explained the purpose of levying special assessments. Mr. Flint asked for a motion to approve.

> On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, Resolution 2022-22 Levying Special Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Closing the Public Hearing, was approved.

iv. Consideration of Notice of Special Assessments

Mr. Flint noted that the assessments had been properly noticed.

B. Public Hearing on the District's use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

i. Consideration of Resolution 2022-18 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint explained that Resolution 2022-18 allows the District to use the tax bill. Mr. Flint asked for a motion to open the public hearing.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint asked for any public comment on the uniform method of levying, collection, and enforcement. There were no public comments. Mr. Flint asked for a motion to close the public hearing.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Closing the Public Hearing, was approved.

Mr. Flint explained that Resolution 2022-18 would put the assessments on the tax roll and collect in that format.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Resolution 2022-18 Expressing the Districts Intent to Utilize the Uniform Method of Collection, was approved.

C. Public Hearing on the Adoption of the District Rules of Procedure

i. Consideration of Resolution 2022-19 Adopting the Rules of Procedure

Mr. Flint noted they would keep the public hearings open for the remainder of the items.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted the Board was provided with a preliminary set of rules of procedure and the public hearing to set these are for today. He added these govern how services are bid out, how the process of District meetings, hearings, and workshops. He added they follow the Florida Statues.

Mr. Rothman reviewed the process the set of rules for the District and the required notices.

> On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, Resolution 2022-19 Adopting the Rules of Procedure, was approved.

D. Public Hearing on the Adoption of Fiscal Year 2021/2022 Budget

i. Consideration of Resolution 2022-21 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds

Mr. Flint noted this approves the current year budget which ends on September 30, 2022, and this is the public hearing that is required for adoption. This is funded by a Developer Funding Agreement which obligates the Developer to fund the costs of the District's operations. Mr. Flint asked if there were any public comments. There were no public comments.

> On MOTION by Mr. Lusby, seconded by Mr. Livingston, with all in favor, Resolution 2022-21 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds, was approved.

Mr. Flint asked for a motion to close the public hearing.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS Discussion of RFQ

Mr. Flint noted that Rodney Honeycutt was appointed Interim Engineer and the authorization was given to issue and RFQ for Engineering services, but no responses were

received. He asked the Board to authorize management to re-issue the RFQ. It was discussed if there were no responses they would continue with the interim.

> On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, the Authorization to Re-issue the RFQ, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Rothman noted there was nothing further to report. They are working to move forward with the validation of bonds.

B. Engineer

Mr. Honeycutt noted there was nothing further to report.

C. District Manager's Report

Mr. Flint had nothing further to report.

NINTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Mr. Flint noted there were no Supervisor requests or audience comments.

ELEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Belshe, seconded by Mr. Lusby, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
TRANQUILITY
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Board of Supervisors of the Tranquility Community Development District was held on Wednesday, **May 11, 2022** at 2:00 p.m. at 2000 S. Washington Avenue, 2nd Floor, Titusville, Florida.

Present were:

William Allen, Jr.	Chairman
Kenneth Belshe	Vice Chairman
William Livingston	Assistant Secretary
David Lusby	Assistant Secretary
Clinton Smith	Assistant Secretary
George Flint	District Manager, GMS
Rodney M. Honeycutt	District Engineer, Honeycutt & Associates
David M. Rothman *by phone*	Bryant Miller Olive, PA
Ken Artin	Bryant Miller Olive, PA

The following is a summary of the discussions and actions taken at the May 11, 2022 Tranquility Community Development District's Landowners' Meeting.

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Flint noted that there were 432 voting units represented.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Flint called the meeting to order.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. Flint was elected Chairman in order to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS **Nominations for the Position of Supervisor**

Mr. William Allen Jr., Mr. Kenneth Belshe, Mr. William Livingston, Mr. David Lusby, and Mr. Clinton Smith were nominated as Supervisors.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

The ballots were casted as follows;

William Allen Jr. – 300 votes

Kenneth Belshe – 300 votes

William Livingston – 298 votes

David Lusby – 298 votes

Clinton Smith – 289 votes

SIXTH ORDER OF BUSINESS **Ballot Tabulation**

Serving four years, Mr. Allen and Mr. Belshe.

Serving two years, Mr. Livingston, Mr. Lusby, and Mr. Smith.

SEVENTH ORDER OF BUSINESS **Landowner's Questions and Comments**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Mr. Flint adjourned the meeting.

SECTION IV

SECTION A

RESOLUTION 2022-23

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Tranquility Community Development District (**"District"**) proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("**Fiscal Year 2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tranquility Community Development District for the Fiscal Year Ending September 30, 2023."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for Fiscal Year 2023, the sum of **$_____** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND FY23	**$_____**
TOTAL ALL FUNDS FY23	**$_____**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023 or within 60 days following the end of the Fiscal Year 2023 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF August 2022.

ATTEST:

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Proposed Budget FY2023

Tranquility

Community Development District

Proposed Budget

FY2023

Table of Contents

Tranquility

Community Development District

Proposed Budget

General Fund

Description		Proposed Budget FY2023
Revenues		
Developer Contributions	$	136,860
Total Revenues	**$**	**136,860**
Expenditures		
General & Administrative		
Supervisor Fees	$	12,000
FICA Expense	$	900
Engineering	$	15,000
Attorney	$	25,000
Annual Audit	$	4,000
Assessment Administration	$	5,000
Arbitrage	$	450
Dissemination	$	5,000
Trustee Fees	$	3,750
Management Fees	$	40,000
Information Technology	$	1,800
Website Maintenance	$	1,200
Telephone	$	300
Postage & Delivery	$	1,000
Insurance	$	5,000
Printing & Binding	$	1,000
Legal Advertising	$	10,000
Other Current Charges	$	4,000
Office Supplies	$	625
Travel Per Diem	$	660
Dues, Licenses & Subscriptions	$	175
Total Expenditures	**$**	**136,860**
Excess Revenues/(Expenditures)	$	-

Tranquility
Community Development District
General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Honeycutt & Associates, Inc provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Cob Cole, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. Governmental Management Services – Central Florida, LLC provides these services.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance. Governmental Management Services – Central Florida, LLC provides these services.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175. This is the only expense under this category for the District.

SECTION B

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023 DEVELOPER FUNDING AGREEMENT

THIS FISCAL YEAR 2023 DEVELOPER FUNDING AGREEMENT (the "Agreement") is made and entered into this 10th day of August, 2022, by and between:

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in the City of Titusville, Brevard County, Florida (hereinafter "District"), and

CAROLINA HOLDINGS II, LLC, a Nevada limited liability company and a landowner in the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by Ordinance Number 04-2022 of the City Council of Titusville, Florida (the "City Council"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, (the "Act") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a storm water management system, roadways, water distribution and sewer collection systems, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to the Act, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"the Budget"**); and

WHEREAS, the Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, are attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has or will levy non ad valorem special assessments on all land within the District that will benefit from the District activities, operations and services set forth in Exhibit "A"; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit "A" to the property owned by the Developer within the District (the "Property"); and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit "A" so long as payment is timely provided; and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

WHEREAS, the Developer agrees to enter into the Agreement in lieu of having the District collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations, and services set forth in the Budget.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's Budget as shown in Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

2. District shall have the right to file a continuing lien upon the Property described in Exhibit "A" for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses, and court costs incurred by the District incident to the collection of funds under this Agreement and for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens, and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2023 Budget" in the public records of Brevard County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the Budget on behalf of the District, without need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this

Agreement, or may foreclose the lien against the Property in any manner authorized by law. In the event the Developer sells any of the Property after the execution of this Agreement, the Developers' rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. The District has found that the activities, operations and services set out in Exhibit "A" provide a special and peculiar benefit to the Property, as described in the legal description attached hereto and incorporated herein as Exhibit "B". The Developer agrees that the activities, operations and services set forth in Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as described in Exhibit "B". Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Brevard County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.

4. In the event the District is required to certify non ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this Agreement shall be credited pro-rata to all lands subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

5. District and Developer agree that the FY 2023 Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2022 and ending September 30, 2023. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

6. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

8. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

9. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 3 above.

10. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

11. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

12. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and elected the language, and the doubtful language will not be interpreted or construed against any party.

14. The Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

[**SIGNATURES ON FOLLOWING PAGE**]

SIGNATURE PAGE TO TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT FY 2023 DEVELOPER FUNDING AGREEMENT

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

By: _____
Name: _____
Title: Assistant Secretary

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district.

By: _____
Name: _____
Title: Chairman, Board of Supervisors

CAROLINA HOLDINGS II, LLC, a Nevada limited liability company

By: _____
Name:_____
Title: Witness

By: _____
Name: _____
Title:_____

EXHIBIT "A"

(Fiscal Year 2023 Budget)

[SEE ATTACHED**]**

EXHIBIT "B"

(Legal Description)

[SEE ATTACHED]

DESCRIPTION: ANTIGUA BAY DEVELOPEMENT LLC

A PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

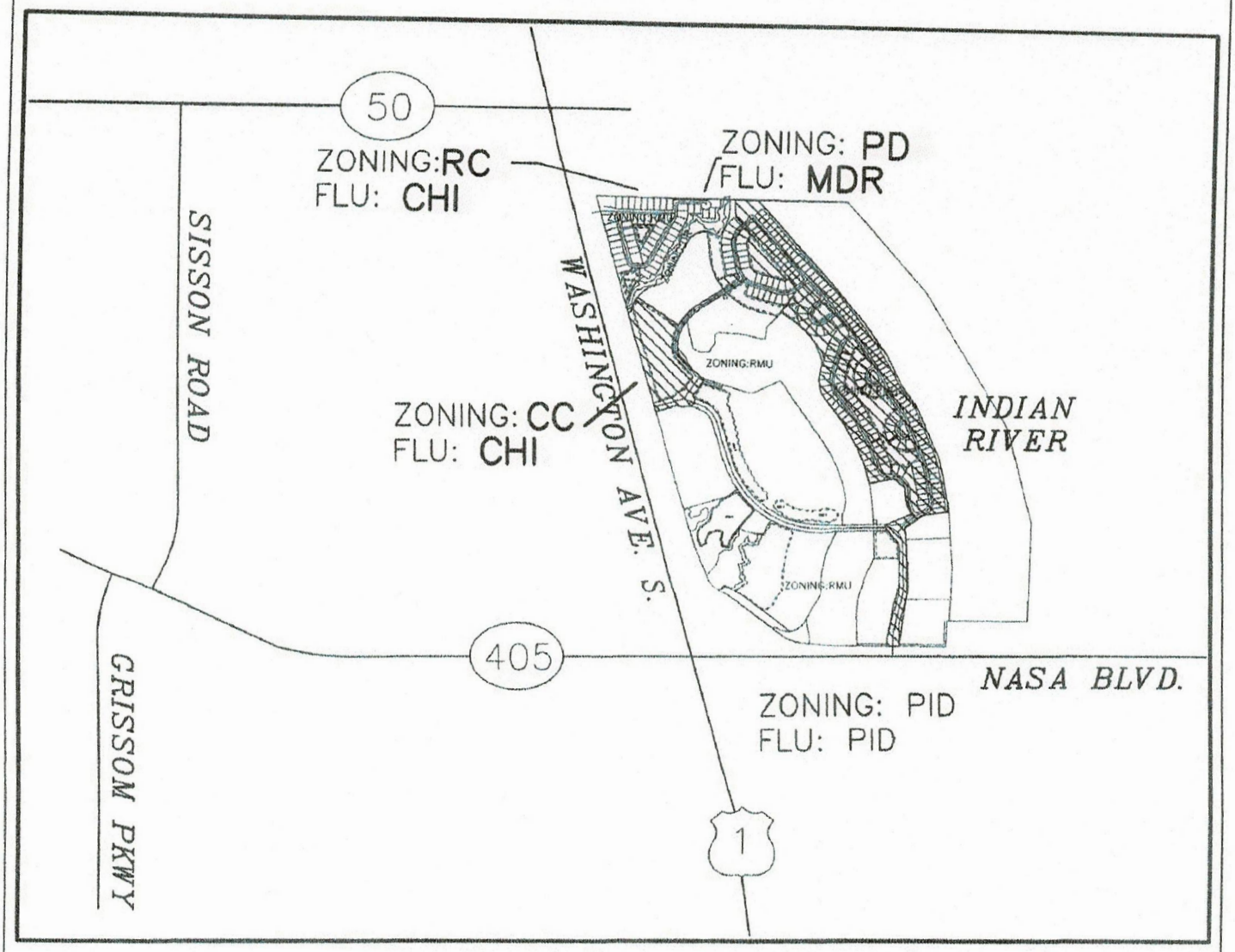
BEGIN AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF SECTION 35 AND THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) SAID POINT ALSO BEING THE POINT OF BEINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN SOUTH 89°26'09" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 2994.26 FEET INTO THE WATERS OF THE INDIAN RIVER; THENCE SOUTH 41°21'44" EAST, A DISTANCE OF 1432.37 FEET; THENCE SOUTH 30°26'44" EAST, A DISTANCE OF 1906.00 FEET; THENCE SOUTH 13°40'44" EAST, A DISTANCE OF 1170.00 FEET; THENCE SOUTH 02°37'16" WEST, A DISTANCE OF 1238.21 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 941.94 FEET; THENCE NORTH 03°59'44" EAST, A DISTANCE OF 265.60 FEET; THENCE CONTINUE NORTH 03°59'44" EAST, A DISTANCE OF 86.13 FEET; THENCE NORTH 02°26'34" EAST, A DISTANCE OF 332.42 FEET; THENCE NORTH 00°54'04" EAST, A DISTANCE OF 274.95 FEET; THENCE NORTH 06°38'32" WEST, A DISTANCE OF 101.04 FEET; THENCE SOUTH 87°07'12" WEST, A DISTANCE OF 538.28 FEET; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 18°48'35", AND A RADIAL BEARING OF SOUTH 69°49'03" WEST, THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 82.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°22'22" EAST, A DISTANCE OF 425.25 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 13°21'56", THENCE SOUTHWESTERLY, ALONG THE ARC A DISTANCE OF 268.26 FEET; THENCE NORTH 89°23'07" EAST, A DISTANCE OF 524.13 FEET; THENCE SOUTH 03°59'44" WEST, A DISTANCE OF 265.60 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 21.29 FEET; THENCE SOUTH 03°07'18" WEST, A DISTANCE OF 308.82 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 696.87 FEET; THENCE NORTH 00°17'48" EAST, A DISTANCE OF 87.71 FEET; THENCE NORTH 14°55'49" EAST, A DISTANCE OF 460.23 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 16°18'11", THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 298.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°22'22" WEST, A DISTANCE OF 270.56 FEET; THENCE SOUTH 88°37'38" WEST, A DISTANCE OF 303.08 FEET; THENCE NORTH 25°22'57" EAST, A DISTANCE OF 25.20 FEET; THENCE NORTH 01°22'22" WEST, A DISTANCE OF 474.13 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 03°31'20", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 58.40 FEET; THENCE NORTH 04°53'43" WEST, A DISTANCE OF 175.35 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1725.00 FEET, A CENTRAL ANGLE OF 23°07'13", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 696.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°00'56" WEST, A DISTANCE OF 263.34 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°22'58", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 99.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 39°23'54" WEST, A DISTANCE OF 242.63 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 55°36'28", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 388.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°12'34" EAST, A DISTANCE OF 92.19 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 50°43'39", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 177.07 FEET TO THE POINT OF TANGENCY; THENCE NORTH 34°31'05" WEST, A DISTANCE OF 113.50 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 29°17'40", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 536.85 FEET; THENCE SOUTH 42°18'06" WEST, A DISTANCE OF 103.95 FEET; THENCE NORTH 63°32'05" WEST, A DISTANCE OF 428.73 FEET; THENCE SOUTH 47°20'46" WEST, A DISTANCE OF 61.80 FEET; THENCE SOUTH 77°05'14" WEST, A DISTANCE OF 72.35 FEET; THENCE NORTH 42°39'14" WEST, A DISTANCE OF 358.21 FEET; THENCE NORTH 17°36'18" EAST, A DISTANCE OF 72.35 FEET; THENCE NORTH 47°20'46" EAST, A DISTANCE OF 61.11 FEET; THENCE NORTH 11°58'22" WEST, A DISTANCE OF 297.74 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 25°25'22", THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 221.86 FEET; THENCE NORTH 21°56'20" EAST, A DISTANCE OF 193.92 FEET; THENCE NORTH 89°26'09" WEST, A DISTANCE OF 376.98; THENCE SOUTH 28°52'40" WEST, A DISTANCE OF 907.14 FEET; THENCE SOUTH 74°08'48" WEST, A DISTANCE OF 223.91 FEET; THENCE SOUTH 23°02'09" WEST, A DISTANCE OF 197.87 FEET; THENCE NORTH 15°51'12" WEST ALONG THE SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1334.13 TO THE POINT OF BEGINNING.
CONTAINING 235.75 ACRES, MORE OR LESS

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 3 OF 3
JOB # 28242 SUD ANT FEE DATE: 09-08-20 L.B. #6623	SEE SHEET 1 FOR CERTIFICATION NOT VALID WITHOUT SHEETS 1-3	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110
		SCALE: 1" =1000' NORTH

EXHIBIT 1



VICINITY MAP
N.T.S.

BREVARD COUNTY
SEC: 35 TWN: 22S RNG: 35E
DATUM:
SCALE:

Honeycutt & Associates, Inc.
ENGINEERS · SURVEYORS · PLANNERS
3700 South Washington Avenue – Titusville, Florida 32780
(321) 267-6233 Fax (321) 269-7847

APPLICANT:
DATE:
SHEET

SECTION C

BOARD OF SUPERVISORS MEETING DATES
TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023

The Board of Supervisors of the **Tranquility Community Development District will hold their regular meetings for Fiscal Year 2023 at 2:00 p.m., at 2000 S. Washington Ave., 2nd Floor, Titusville, FL 32780**, on the second Wednesday of the month, unless otherwise indicated, as follows:

October 12, 2022
November 9, 2022
December 14, 2022
January 11, 2023
February 8, 2023
March 8, 2023
April 12, 2023
May 10, 2023
June 14, 2023
July 12, 2023
August 9, 2023
September 13, 2023

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 the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker 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 (407) 841-5524 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.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC

SECTION V

SECTION C

SECTION 1

Tranquility

Community Development District

Unaudited Financial Reporting

June 30, 2022

Table of Contents

Tranquility

Community Development District

Combined Balance Sheet

June 30, 2022

		General Fund		*Capital Projects Fund*		*Totals Governmental Funds*
Assets:						
Cash:						
Operating Account	$	2,956	$	-	$	2,956
Due From Developer	$	19,456	$	18,048	$	37,504
Total Assets	**$**	**22,412**	**$**	**18,048**	**$**	**40,460**
Liabilities:						
Accounts Payable	$	12,228	$	-	$	12,228
Contracts Payable	$	-	$	18,048	$	18,048
Total Liabilites	**$**	**12,228**	**$**	**18,048**	**$**	**30,275**
Fund Balance:						
Unassigned	$	10,184	$	-	$	10,184
Total Fund Balances	**$**	**10,184**	**$**	**-**	**$**	**10,184**
Total Liabilities & Fund Balance	$	22,412	$	18,048	$	40,460

Tranquility

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues:				
Developer Contributions	$ 75,516	$ 41,206	$ 41,206	$ -
Total Revenues	**$ 75,516**	**$ 41,206**	**$ 41,206**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 7,000	$ 5,250	$ 1,600	$ 3,650
FICA Expense	$ -	$ -	$ 122	$ (122)
Engineering	$ 8,750	$ 6,563	$ -	$ 6,563
Attorney	$ 14,583	$ 10,937	$ 4,808	$ 6,130
Management Fees	$ 20,417	$ 15,313	$ 12,473	$ 2,840
Information Technology	$ 1,050	$ 788	$ -	$ 788
Website Maintenance	$ 2,450	$ 1,838	$ -	$ 1,838
Telephone	$ 175	$ 131	$ -	$ 131
Postage & Delivery	$ 583	$ 437	$ 56	$ 381
Insurance	$ 5,000	$ 5,000	$ 2,822	$ 2,178
Printing & Binding	$ 583	$ 437	$ 60	$ 377
Legal Advertising	$ 10,000	$ 7,500	$ 8,744	$ (1,244)
Other Current Charges	$ 4,000	$ 3,000	$ 210	$ 2,790
Office Supplies	$ 365	$ 274	$ 2	$ 272
Travel Per Diem	$ 385	$ 289	$ -	$ 289
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 125	$ 50
Total Expenditures	**$ 75,516**	**$ 57,931**	**$ 31,022**	**$ 26,909**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 10,184	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 10,184	

Tranquility

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 18,048	$ 18,048
Total Revenues	**$ -**	**$ -**	**$ 18,048**	**$ 18,048**
Expenditures:				
General & Administrative:				
Capital Outlay - COI	$ -	$ -	$ 18,048	$ (18,048)
Total Expenditures	**$ -**	**$ -**	**$ 18,048**	**$ (18,048)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ -	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ -	

Tranquility

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ 21,750	$ -	$ -	$ 19,456	$ -	$ -	$ -	$ 41,206
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,750**	**$ -**	**$ -**	**$ 19,456**	**$ -**	**$ -**	**$ -**	**$ 41,206**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600	$ -	$ -	$ -	$ 1,600
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 122	$ -	$ -	$ -	$ 122
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ 300	$ 4,047	$ 461	$ -	$ -	$ -	$ -	$ -	$ 4,808
Management Fees	$ -	$ -	$ -	$ -	$ -	$ 2,473	$ 3,333	$ 3,333	$ 3,333	$ -	$ -	$ -	$ 12,473
Information Technology	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Website Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8	$ 48	$ -	$ -	$ -	$ 56
Insurance	$ -	$ -	$ -	$ -	$ -	$ 2,822	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,822
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 35	$ 4	$ 21	$ -	$ -	$ -	$ 60
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ 164	$ 8,579	$ -	$ -	$ -	$ -	$ -	$ 8,744
Other Current Charges	$ -	$ -	$ -	$ -	$ -	$ -	$ 210	$ -	$ -	$ -	$ -	$ -	$ 210
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1	$ 1	$ -	$ -	$ -	$ 2
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ -	$ -	$ -	$ -	$ -	$ 125	$ -	$ -	$ -	$ -	$ -	$ -	$ 125
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300**	**$ 9,632**	**$ 12,618**	**$ 3,346**	**$ 5,126**	**$ -**	**$ -**	**$ -**	**$ 31,022**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ -	$ -	$ (300)	$ 12,118	$ (12,618)	$ (3,346)	$ 14,330	$ -	$ -	$ -	$ 10,184

SECTION 2

Tranquility
Community Development District

FY22 Funding Request #2
June 29, 2022

Bill to: Carolina Holdings, LLC

	Payee	Capital Projects FY2022	General Fund FY2022
1	**Cobb Cole, P.A.**		
	Inv # 20022 - General Counsel		$ 300.00
	Inv # 21167 - General Counsel		$ 4,047.00
	Inv # 22431 - General Counsel		$ 460.50
2	**Florida Department of Economic Opportunity**		
	Invoice# 85637 - Special District Fee FY22		$ 125.00
3	**GMS-Central Florida, LLC**		
	Inv # 1 - Management Fees		$ 2,473.19
	Inv # 2 - Management Fees		$ 3,368.43
	Inv # 3 - Management Fees		$ 3,555.97
	Inv # 4 - Management Fees		$ 3,403.77
4	**Honeycutt & Associates, Inc**		
	Inv # 25082-1CDD - Engineer's Report	$ 18,047.50	
5	**Clinton F. Smith**		
	Inv # 03022022 - Supervisor Fee		$ 215.30
	Inv # 05112022 - Supervisor Fee		$ 215.30
	David C. Lusby		$ 215.30
	Inv # 03022022 - Supervisor Fee		
	Inv # 03232022 - Supervisor Fee		$ 215.30
	Inv # 05112022 - Supervisor Fee		$ 215.30
	William I. Livingston		
	Inv # 03022022 - Supervisor Fee		$ 215.30
	Inv # 03232022 - Supervisor Fee		$ 215.30
	Inv # 05112022 - Supervisor Fee		$ 215.30
		$ 18,047.50	**$ 19,456.26**

Total: $ 37,503.76

Please make check payable to:

Tranquility Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

ask WA
3/10

Cobb Cole, P.A.

Post Office Box 2491
Daytona Beach, FL 32115-2491
US
Invoices@cobbcole.com
www.cobbcole.com
O: 3862558171

INVOICE

Number	20022
Issue Date	3/9/2022
Due Date	4/8/2022
Matter	49308 - General Work in Progress
Email	gflint@gmscfl.com

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Bill To:

49308 - Tranquility CDD
c/o GMS-FL, LLC
219 East Livingston Street
Orlando, FL 32801

31-513-315
General Counsel - Feb 22

Time Entries

Time Entries	Billed By	Hours	Sub
Communicate (with client) A106 2/23/2022 Coordinated with client and district staff regarding notice of establishment and preparations for initial board meeting.	Mark A Watts	0.80	$300.00
		0.80	**$300.00**

Total (USD)	$300.00
Paid	$0.00
Balance	$300.00
Total Outstanding	$300.00

Terms & Conditions

Your remaining prepaid credit: 0

Timekeeper Totals

Name	Rate	Hours	Total
Mark A Watts	$375.00	0.80	$300.00

Trust Account Balance

Date	Item	Amount	Balance
3/9/2022	**Current Balance**		**$0.00**

Cobb Cole, P.A.

Post Office Box 2491
Daytona Beach, FL 32115-2491
US
Invoices@cobbcole.com
www.cobbcole.com
O: 3862558171

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INVOICE

Number	21167
Issue Date	4/11/2022
Due Date	5/12/2022
Matter	49308 - General Work in Progress
Email	gflint@gmscfl.com

Bill To:

49308 - Tranquility CDD

c/o GMS-FL, LLC
219 East Livingston Street
Orlando, FL 32801

RECEIVED APR 15 2022

Time Entries

Time Entries	Billed By	Hours	Sub
Communicate (with client) A106 3/1/2022 Coordinated with landowner representatives regarding statutory disclosure language needed for sales contracts.	Mark A Watts	0.40	$150.00
Draft/revise A103 3/2/2022 Drafted acknowledgement of establishment for existing landowners. Reviewed copies of final executed ordinance establishing CDD and followed up with district manager regarding same.	Mark A Watts	1.20	$450.00
Billable 3/3/2022 Participated in team call; Reviewed action items.	Nika K Hosseini	0.50	$120.00
Billable 3/4/2022 Drafted documents for organizational meeting; reviewed engineer's report; Corresponded with team.	Nika K Hosseini	1.40	$336.00
Billable 3/7/2022 Reviewed updated engineer's report; Drafted comments on the same.	Nika K Hosseini	1.30	$312.00
Billable 3/9/2022 Prepared for and virtually attended organizational meeting.	Mark A Watts	1.00	$375.00
Billable 3/9/2022 Prepared for, travelled to, and participated in organizational meeting; Drafted correspondence regarding Engineer's Report.	Nika K Hosseini	4.00	$960.00
Billable 3/12/2022 Received and reviewed updated engineer's report; Drafted correspondence based on the same.	Nika K Hosseini	0.80	$192.00

Time Entries	Billed By	Hours	Sub
Billable 3/14/2022 Corresponded with project team.	Nika K Hosseini	0.20	$48.00
Communicate (with client) A106 3/15/2022 Prepared for and participated in call regarding bond validation and timing of bond issuance.	Mark A Watts	0.80	$300.00
Billable 3/15/2022 Participated in project team meeting.	Nika K Hosseini	0.50	$120.00
Billable 3/21/2022 Drafted updates to resolutions; Corresponded with district as to the same.	Nika K Hosseini	0.80	$192.00
Billable 3/23/2022 Prepared for and participated in CDD board meeting.	Nika K Hosseini	0.80	$192.00
Billable 3/23/2022 Prepared for and virtually attended continued organizational meeting.	Mark A Watts	0.80	$300.00
		14.50	**$4,047.00**

Total (USD)	**$4,047.00**
Paid	$0.00
Balance	**$4,047.00**
I-20022 Previous Balance	$300.00
Total Outstanding	**$4,347.00**

Terms & Conditions

Your remaining prepaid credit: 0

Timekeeper Totals

Name	Rate	Hours	**Total**
Nika K Hosseini	$240.00	10.30	$2,472.00
Mark A Watts	$375.00	4.20	$1,575.00

Cobb Cole, P.A.

Post Office Box 2491
Daytona Beach, FL 32115-2491
US
Invoices@cobbcole.com
www.cobbcole.com
O: 3862558171

INVOICE

Number	22431
Issue Date	5/12/2022
Due Date	6/12/2022
Matter	49308 - General Work in Progress
Email	gflint@gmscfl.com

Bill To:

49308 - Tranquility CDD

c/o GMS-FL, LLC
219 East Livingston Street
Orlando, FL 32801

8

Time Entries

Time Entries	Billed By	Hours	Sub
Billable 4/12/2022 Corresponded with bond counsel.	Nika K Hosseini	0.20	$48.00
Communicate (with client) A106 4/14/2022 Coordinated with district manager and underwriter regarding maximum assessments on third party single family lots.	Mark A Watts	0.70	$262.50
Billable 4/18/2022 Participated in phone conference regarding methology.	Mark A Watts	0.40	$150.00
		1.30	**$460.50**

Total (USD)	$460.50
Paid	$0.00
Balance	$460.50
I-20022 Previous Balance	$300.00
I-21167 Previous Balance	$4,047.00
Total Outstanding	$4,807.50

Terms & Conditions

Your remaining prepaid credit: 0

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file

Timekeeper Totals

Name	Rate	Hours	Total
Nika K Hosseini	$240.00	0.20	$48.00
Mark A Watts	$375.00	1.10	$412.50

Trust Account Balance

Date	Item	Amount	Balance
5/13/2022	**Current Balance**		**$0.00**

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85637			**Date Invoiced: 03/25/2022**
Annual Fee: $125.00	**Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 05/24/2022: $125.00**

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Tranquility Community Development District
Mr. Mark Watts
Cobb and Cole
231 North Woodland Boulevard
DeLand, FL 32720

2
31.513.54

2. Telephone:	(386) 736-7700
3. Fax:	(386) 944-7966
4. Email:	Mark.Watts@CobbCole.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.tranquilitycdd.com
8. County(ies):	Brevard
9. Function(s):	Community Development
10. Boundary Map on File:	03/24/2022
11. Creation Document on File:	03/24/2022
12. Date Established:	02/22/2022
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	City of Titusville
15. Creation Document(s):	City Ordinance 4-2022
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	03/25/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 3/28/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1.____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.

2.____ This special district is in compliance with the reporting requirements of the Department of Financial Services.

3.____ This special district reported $3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying $3,000 or less in revenues).

Department Use Only: Approved:____ Denied: ____ Reason:_____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

RECEIVED MAR 29 2022

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1
Invoice Date: 3/15/22
Due Date: 3/15/22
Case:
P.O. Number:

Bill To:
Tranquility CDD

Description	Hours/Qty	Rate	Amount
Management Fees - (Prorated March 9th - March 31st, 2022) 31-513-34	23	107.53	2,473.19

Total	$2,473.19
Payments/Credits	$0.00
Balance Due	$2,473.19

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2
Invoice Date: 4/1/22
Due Date: 4/1/22
Case:
P.O. Number:

Bill To:
Tranquility CDD

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022 31-53-34		3,333.33	3,333.33
Copies 425		35.10	35.10

Total	$3,368.43
Payments/Credits	$0.00
Balance Due	$3,368.43

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 3
Invoice Date: 5/1/22
Due Date: 5/1/22
Case:
P.O. Number:

Bill To:

Tranquility CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2022 31-513-34		3,333.33	3,333.33
Office Supplies 51		0.60	0.60
Postage 42		7.62	7.62
Copies 425		4.20	4.20
Florida Today - April 2022 49		210.22	210.22

Total	$3,555.97
Payments/Credits	$0.00
Balance Due	$3,555.97

RECEIVED MAY 06 2022

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 4
Invoice Date: 6/1/22
Due Date: 6/1/22
Case:
P.O. Number:

Bill To:

Tranquility CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022		3,333.33	3,333.33
Office Supplies		1.32	1.32
Postage		48.42	48.42
Copies		20.70	20.70

Total	$3,403.77
Payments/Credits	$0.00
Balance Due	$3,403.77

Email: gflint@gmscfl.com

Honeycutt & Associates, Inc.

ENGINEERS • SURVEYORS • PLANNERS 3700 S. Washington Avenue Titusville FL 32780

TO: TRANQUILITY CDD
ATTN: GEORGE FLINT
219 EAST LIVINGSTON STREET
ORLANDO, FL 32801

DATE: Apr 8, 2022
JOB NUMBER: 25802
INVOICE #: 25082-1CDD

Fed ID # 59-3409415

DESCRIPTION OF SERVICES PERFORMED	CHARGES
PROFESSIONAL SERVICES FOR: ***Tranquility CDD*** ***Titusville, Florida***	
-Project Infrastructure Conceptual Planning to prepare Cost Estimate -Infrastructure Cost Estimate -Engineer's Report -Attend CDD Meetings Principal 93.25 hrs Technician 47.00 hrs Admin 11.00 hrs	$ 18,047.50
Amount Due This Invoice	**$ 18,047.50**

CLIENT must notify Honeycutt & Associates, Inc. of billing disputes, in writing, within 10 days of receipt of bill. Failure to notify Honeycutt & Associates, Inc. within the prescribed time frame constitutes acceptance of work and of the invoice.

INVOICES PAYABLE UPON RECEIPT. Invoices unpaid after 30 days from invoice date are subject to a 1% late charge.
PLEASE INCLUDE JOB NUMBER ON CHECK

SECTION 3

Lori Scott
Supervisor of Elections
BREVARD COUNTY

Reply To:

☐ **Government Center North**
400 South Street 1F
Post Office Box 1119
Titusville, FL 32781-1119
Telephone 321 264-6740
Fax 321 264-6741

☐ **Viera Government Center**
2725 Judge Fran Jamieson Way
Building C, Level 1
Post Office Box 410819
Melbourne, FL 32941-0819
Telep LLC
hone 321 633-2124
Fax 321 633-2130

☐ **South Brevard Service Complex**
1515 Sarno Road
Melbourne, FL 32935
Telephone 321 255-4455
Fax 321 255-4401

☐ **Palm Bay Service Complex**
450 Cogan Drive, SE
Palm Bay, FL 32909
Telephone 321 952-6328
Fax 321 952-6332

TDD
321-454-6608

VOTER FRAUD HOTLINE
1-877-868-3737

RECEIVED
MAY 12 2022
BY:

May 10, 2022

Cari Urrutic, Recording Secretary
Tranquility Community Development District
219 E. Livingston Street
Orlando, Florida 32801

RE: Tranquility Community Development District

Dear Cari:

I am writing in response to your letter of April 15, 2022 requesting the number of registered voters within the afore-mentioned community.

Please be advised our records indicate there are 0 registered voters as of April 15, 2022.

If you need any additional information, or have any questions, please feel free to contact me at 321/690-6833.

Kind regards,

Lori Scott

Lori Scott

LS/jem