Tranquility Community Development District

Agenda

March 8, 2023

AGENDA

Tranquility Community Development District

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

March 1, 2023

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, March 8, 2023 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 the August 10, 2022 Board of Supervisors Meeting
- 4. Consideration FY 2022 Audit Proposal from Grau and Associates
- 5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #3-7
- 6. Other Business
- 7. Supervisors Requests
- 8. Adjournment

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: District Counsel

George S. Flint

District Engineer

Enclosures

MINUTES

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, **August 10, 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

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

Mark Watts *by phone* District Counsel, Cobb Cole

The following is a summary of the discussions and actions taken at the August 10, 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. Four Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS Public Comment Period

Mr. Flint stated that there were only staff and Board members in attendance.

August 10, 2022 Tranquility CDD

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 11, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the May 11, 2022 Landowners Meeting

Mr. Flint presented the minutes of the May 11, 2022 Board of Supervisors meeting and the Landowners meeting minutes from May 11, 2022. He asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Approval of the Minutes of the May 11, 2022 Board of Supervisors meeting and Accepting the Minutes of the May 11, 2022 Landowners Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Consideration of Resolution 2022-23 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint noted that the Board previously approved a resolution approving a proposed budget. He explained that they set the public hearing for today for the final consideration. The resolution in the agenda package approved the budget for the Fiscal Year 2023, which would start on October 1, 2022. He noted that it was an administrative budget, and that it contemplated expenses and expenses assuming that there would be one bond issue. He noted that it contemplated a Developer Funding Agreement as the source in lieu of the District imposing assessments.

Mr. Flint stated that they would go ahead and open the public hearing. He noted that there were no members of the public present to provide comment or testimony. He brought it back to the Board for discussion and consideration of the resolution. He asked for any questions or comments on the resolution or the budget. Hearing none,

On MOTION by Mr. Smith, seconded by Mr. Lusby, with all in favor, Resolution 2022-23 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint stated that they would close the public hearing.

August 10, 2022 Tranquility CDD

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Developer Funding Agreement

Mr. Flint stated that this Developer Funding Agreement was for the Fiscal Year 2023. He noted that the budget that was just approved would be attached as an exhibit. He noted that the form of the funding agreement was the same as the prior funding agreement that the District entered into for the Fiscal Year 2022. He asked for any questions on the funding agreement. Hearing none, he asked for a motion to approve it.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, the Fiscal Year 2023 Developer Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint noted that each year they were required to approve an annual meeting schedule. He stated that they had prepared a meeting notice that included their typical meeting schedule, which was the second Wednesday of the month at 2:00 p.m. in their current location.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.

SEVENTHH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Watts stated that they have now received the signed order from the judge's office approving up to the \$72,800,00 bond issue. He stated that he would circulate a copy of the signed order. He noted that they had the yield deadline, and that they would get a certificate of no appeal. He stated that they were now at the point where they could start working on that initial bond issue.

B. Engineer

Mr. Honeycutt noted there was nothing further to report.

3

^{*}Mark Watts joined the meeting by phone at this time.

August 10, 2022 Tranquility CDD

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint stated that the unaudited financials were through June 30, 2022. He noted that there was no action necessary.

ii. Ratification of Funding Request #2

Mr. Flint stated that this was a combination of capital cost, which when the bonds were issued, they could be reimbursed from the cost of issuance, the engineer's report cost, the general fund cost, District counsel, District manager, District engineer and then the Board compensation. He noted that this went back a few months. He stated that the total was \$37,503.76, which half of that would be recoverable from the bond funds once the bonds were issued. He asked if there were any questions on the funding request.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, the Funding Request #2, was approved.

iii. Reminder to File Form 1 with Supervisor of Elections

Mr. Flint reminded the Board to file the Form 1. He explained that this was the annual financial disclosure form.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

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

August 10, 2022	Tranquility C			
Secretary/Assistant Secretary	Chairman/Vice Chairman			

SECTION IV



Proposal to Provide Financial Auditing Services:

TRANQUILITY

COMMUNITY DEVELOPMENT DISTRICT

Submitted to:

Tranquility
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner Grau & Associates 951 Yamato Road, Suite 280 Boca Raton, Florida 33431

Tel (561) 994-9299

(800) 229-4728

Fax (561) 994-5823 tgrau@graucpa.com

www.graucpa.com



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March 03, 2023

Tranquility Community Development District c/o District Manager 219 East Livingston Street Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022.

Grau & Associates (Grau) welcomes the opportunity to respond to the Tranquility Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

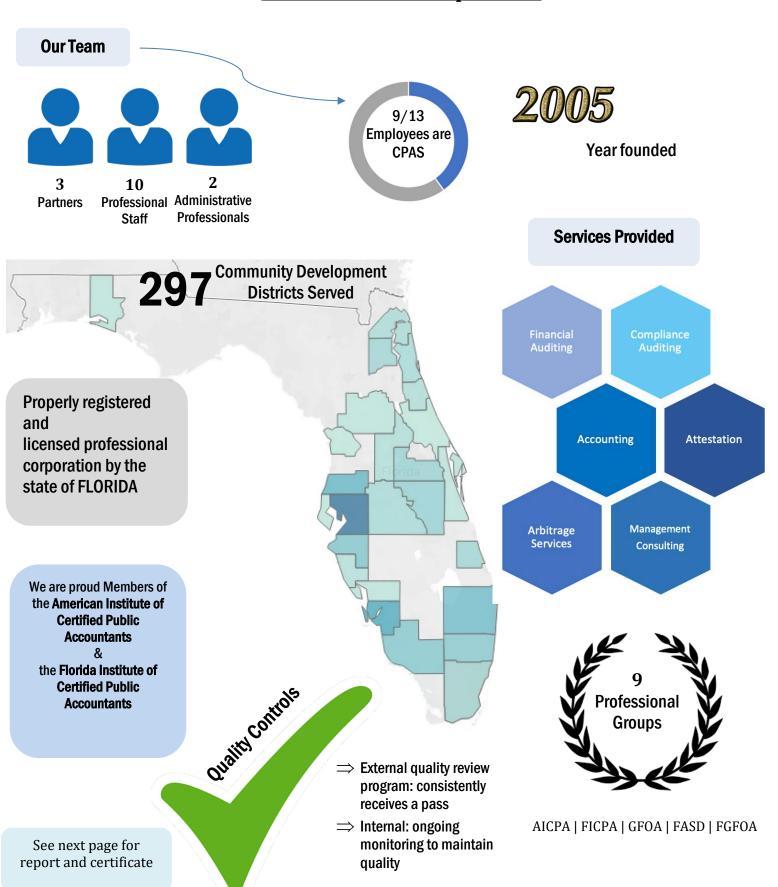
Very truly yours, Grau & Associates

Antonio J. Grau

Firm Qualifications



Grau's Focus and Experience









Peer Review Program

AICPA Peer Review Program Administered in Florida by the Florida Institute of CPAs

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

February 20, 2020

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent. System Review of your firm. The due date for your next review is. December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely, FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee paul@ficpa.org 800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 571202

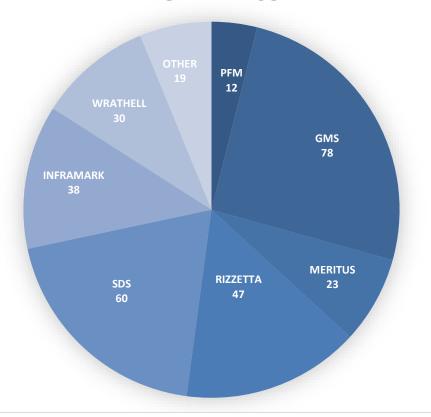
3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.8190 | www.ficpa.org



Firm & Staff Experience



GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing
Audits: 35+
CPE (last 2 years):
Government
Accounting, Auditing:
24 hours; Accounting,
Auditing and Other:
56 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing
Audits: 18+
CPE (last 2 years):
Government
Accounting, Auditing:
47 hours; Accounting,
Auditing and Other:
58 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

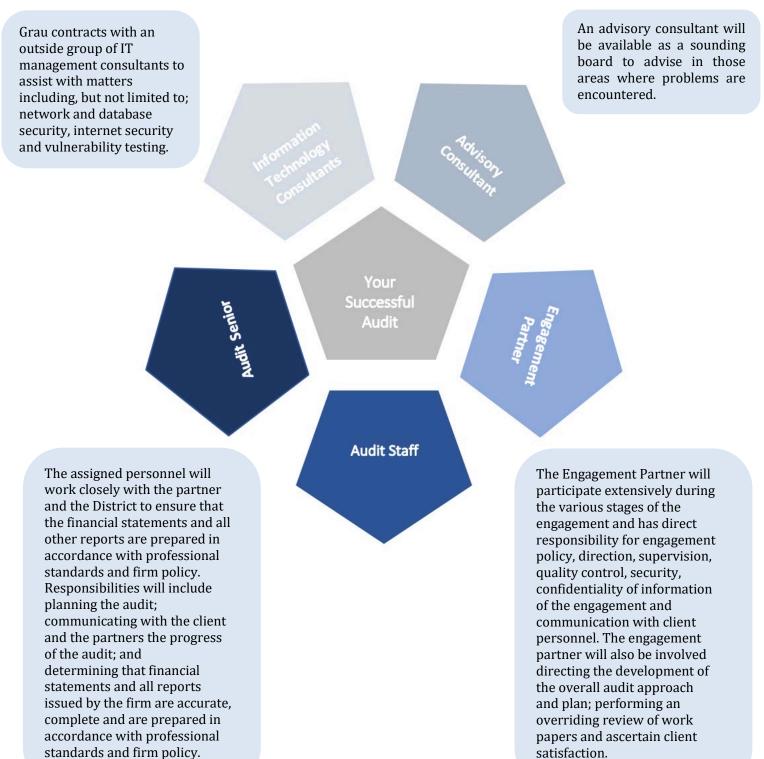
"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh



YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.







Antonio 'Tony ' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983) Bachelor of Arts Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District Dunes Community Development District Fishhawk Community Development District (I,II,IV) Grand Bay at Doral Community Development District Heritage Harbor North Community Development District St. Lucie West Services District Ave Maria Stewardship Community District Rivers Edge II Community Development District Bartram Park Community Development District Bay Laurel Center Community Development District

Boca Raton Airport Authority Greater Naples Fire Rescue District Key Largo Wastewater Treatment District Lake Worth Drainage District South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association Florida Institute of Certified Public Accountants Government Finance Officers Association Member City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Lourse</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	80 (includes of 4 hours of Ethics CPE)





Racquel C. McIntosh, CPA Partner

Contact: rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004) Master of Accounting Florida Atlantic University (2003) Bachelor of Arts: Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including: Carlton Lakes Community Development District Golden Lakes Community Development District Rivercrest Community Development District South Fork III Community Development District TPOST Community Development District

East Central Regional Wastewater Treatment Facilities Indian Trail Improvement District Pinellas Park Water Management District Ranger Drainage District South Trail Fire Protection and Rescue Service District Westchase Community Development District Monterra Community Development District Palm Coast Park Community Development District Long Leaf Community Development District Watergrass Community Development District

Professional Associations/ Memberships

American Institute of Certified Public Accountants Florida Institute of Certified Public Accountants FICPA State & Local Government Committee FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing Accounting, Auditing and Other Total Hours

Hours

47

58

105 (includes of 4 hours of Ethics CPE)



References



We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work Financial audit **Engagement Partner** Antonio J. Grau

Dates Annually since 1998

Client Contact Darrin Mossing, Finance Director

475 W. Town Place, Suite 114 St. Augustine, Florida 32092

904-940-5850

Two Creeks Community Development District

Scope of WorkFinancial auditEngagement PartnerAntonio J. Grau

Dates Annually since 2007

Client Contact William Rizzetta, President

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

813-933-5571

Journey's End Community Development District

Scope of Work Financial audit **Engagement Partner** Antonio J. Grau

Dates Annually since 2004

Client Contact Todd Wodraska, Vice President

2501 A Burns Road

Palm Beach Gardens, Florida 33410

561-630-4922



Specific Audit Approach



AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. We will deliver our reports in accordance with your requirements.

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.



Phase II - Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions:
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

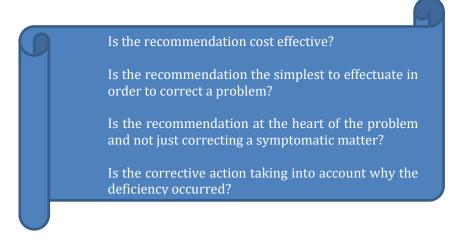
In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments:
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.



Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.



Cost of Services



Our proposed all-inclusive fees for the financial audit for the fiscal year ended September 30, 2022 is as follows:

Year Ended September 30,	Fee
2022	\$2,800

The above fee is based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fee would be adjusted accordingly upon approval from all parties concerned.



Supplemental Information



PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	√		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	√				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	√		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	



ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing

- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing Tranquility Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.



SECTION V

SECTION C

SECTION 1

Tranquility

Community Development District

Unaudited Financial Reporting

January 31, 2023



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Tranquility Community Development District **Combined Balance Sheet** January 31, 2023

	(General Fund	al Projects Fund	Totals mental Funds
Assets:				
Cash:				
Operating Account	\$	9,303	\$ -	\$ 9,303
Due From Developer	\$	-	\$ 4,534	\$ 4,534
Total Assets	\$	9,303	\$ 4,534	\$ 13,837
Liabilities:				
Accounts Payable	\$	13,075	\$ -	\$ 13,075
Contracts Payable	\$	-	\$ 4,534	\$ 4,534
Total Liabilites	\$	13,075	\$ 4,534	\$ 17,609
Fund Balance:				
Unassigned	\$	(3,772)	\$ -	\$ (3,772)
Total Fund Balances	\$	(3,772)	\$ -	\$ (3,772)
Total Liabilities & Fund Balance	\$	9,303	\$ 4,534	\$ 13,837

Tranquility

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	,	Adopted	Prorated Budget Actual					
		Budget	Thru	ı 01/31/23	Thru	ı 01/31/23	V	ariance
Revenues:								
Developer Contributions	\$	136,860	\$	8,758	\$	8,758	\$	-
Total Revenues	\$	136,860	\$	8,758	\$	8,758	\$	-
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	4,000	\$	-	\$	4,000
FICA Expense	\$	900	\$	300	\$	-	\$	300
Engineering	\$	15,000	\$	5,000	\$	575	\$	4,425
Attorney	\$	25,000	\$	8,333	\$	-	\$	8,333
Annual Audit	\$	4,000	\$	-	\$	-	\$	-
Assessment Administration	\$	5,000	\$	-	\$	-	\$	-
Arbitrage	\$	450	\$	-	\$	-	\$	-
Dissemination	\$	5,000	\$	-	\$	-	\$	-
Trustee Fees	\$	3,750	\$	-	\$	-	\$	-
Management Fees	\$	40,000	\$	13,333	\$	13,333	\$	0
Information Technology	\$	1,800	\$	600	\$	600	\$	-
Website Maintenance	\$	1,200	\$	400	\$	2,150	\$	(1,750)
Telephone	\$	300	\$	100	\$	-	\$	100
Postage & Delivery	\$	1,000	\$	333	\$	0	\$	333
Insurance	\$	5,000	\$	5,000	\$	5,000	\$	-
Printing & Binding	\$	1,000	\$	333	\$	0	\$	333
Legal Advertising	\$	10,000	\$	3,333	\$	-	\$	3,333
Other Current Charges	\$	4,000	\$	1,333	\$	-	\$	1,333
Office Supplies	\$	625	\$	208	\$	-	\$	208
Travel Per Diem	\$	660	\$	220	\$	-	\$	220
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-
Total Expenditures	\$	136,860	\$	43,003	\$	21,834	\$	21,170
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(13,075)		
Fund Balance - Beginning	\$	-			\$	9,303		
Fund Balance - Ending	\$				\$	(3,772)		

Tranquility Community Development District

on			

Revenues: \$ 8,758 \$ - Total Revenues \$ 8,758 \$ - Expenditures: Expenditures: General & Administrative: Supervisor Fees \$ - \$ - \$ - FICA Expense \$ - <th>Dec</th> <th></th> <th>Dec J</th> <th>an Feb</th> <th>March</th> <th>April</th> <th>May</th> <th>June</th> <th>July</th> <th>Aug</th> <th>Sept</th> <th>Total</th>	Dec		Dec J	an Feb	March	April	May	June	July	Aug	Sept	Total
Total Revenues \$ 8,758 \$												
Expenditures: General & Administrative: Supervisor Fees \$	\$ - \$	\$	- \$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	8,758
General & Administrative: Supervisor Fees \$	\$ - \$	\$	- \$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	8,758
Supervisor Fees \$.												
FICA Expense \$ - \$ 5 - \$ 575												
Engineering \$.5	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Attorney \$ - \$ -<	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Annual Audit \$ \$	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	575
Assessment Administration \$ - \$ - <td>\$ - \$</td> <td>\$</td> <td>- \$</td> <td>- \$ - \$</td> <td>- \$</td> <td>-</td>	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Arbitrage \$ \$ </td <td>\$ - \$</td> <td>\$</td> <td>- \$</td> <td>- \$ - \$</td> <td>- \$</td> <td>-</td>	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Dissemination \$ - \$ Trustee Fees \$ - \$ Management Fees \$ 3,333 \$ 3,333 Information Technology \$ 150 \$ 150 Website Maintenance \$ 100 \$ 1,850 Telephone \$ - \$ - \$ Postage & Delivery \$ - \$ 0 * - * 0 Insurance \$ 5,000 \$ - 0 * 0 0 * 0 0 * 0	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Trustee Fees \$ - \$ 3,333 \$ 3,333 \$ 3,333 Information Technology \$ 150 \$ 150 \$ 1,850 \$ 1,850 \$ 1,850 \$ 1,850 \$ 1,850 \$ 1,850 \$ 1,850 \$ 1,850 \$ 1,850 \$ - \$ 0,20 \$ - \$ 0,20 \$ - \$ 0,00 \$ - \$ 0,00 \$ - \$ 0,00 \$ - - \$ 0,00 \$ - - \$ 0,00 \$ - <td< td=""><td>\$ - \$</td><td>\$</td><td>- \$</td><td>- \$ - \$</td><td>- \$</td><td>- \$</td><td>- \$</td><td>- \$</td><td>- \$</td><td>- \$</td><td>- \$</td><td></td></td<>	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Management Fees \$ 3,333 \$ 3,333 Information Technology \$ 150 \$ 1,850 Website Maintenance \$ 100 \$ 1,850 Telephone \$ 2 \$ 2 Postage & Delivery \$ 5,000 \$ 2 Insurance \$ 5,000 \$ 2 Printing & Binding \$ 5,000 \$ 3 Legal Advertising \$ 2 \$ 3 Other Current Charges \$ 2 \$ 2 Office Supplies \$ 2 \$ 2 Travel Per Diem \$ 2 \$ 2	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Information Technology \$ 150 \$ 1,850 Website Maintenance \$ 100 \$ 1,850 Telephone \$ 2 \$ 2 Postage & Delivery \$ 5,000 \$ 2 Insurance \$ 5,000 \$ 2 Printing & Binding \$ 2 \$ 3 Legal Advertising \$ 2 \$ 2 Other Current Charges \$ 2 \$ 2 Office Supplies \$ 2 \$ 2 Travel Per Diem \$ 2 \$ 2	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Website Maintenance \$ 100 \$ 1,850 Telephone \$ \$ Postage & Delivery \$ \$ Insurance \$ 5,000 \$ Printing & Binding \$ Legal Advertising \$ Other Current Charges \$ Office Supplies \$ Travel Per Diem \$	\$ 3,333 \$	\$ 3,	3,333 \$ 3,33	3 \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	13,333
Telephone \$ - \$ 0 Postage & Delivery \$ - \$ 0 Insurance \$ 5,000 \$ - \$ Printing & Binding \$ - \$ 0 0 Legal Advertising \$ - \$ -	\$ 150 \$	\$	150 \$ 15	0 \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	600
Postage & Delivery \$ \$ \$. \$ \$ 0 Insurance \$ 5,000 \$. 6 Printing & Binding \$ \$. 0 \$ 6 Legal Advertising \$ \$ 6 \$ 6 Other Current Charges \$ 6 \$ 6 Office Supplies \$	\$ 100 \$	\$ 1,	100 \$ 10	0 \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,150
Insurance \$ 5,000 \$ 0 Printing & Binding \$ - \$ 0 Legal Advertising \$ - \$ - Other Current Charges \$ - \$ - Office Supplies \$ - \$ - Travel Per Diem \$ - \$ -	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Printing & Binding \$ - \$ 0 Legal Advertising \$ - \$ - \$ Other Current Charges \$ - \$ - \$ Office Supplies \$ - \$ - \$ Travel Per Diem \$ - \$ \$	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	0
Legal Advertising \$ - \$ - Other Current Charges \$ - \$ - Office Supplies \$ - \$ - Travel Per Diem \$ - \$ -	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,000
Other Current Charges \$ - \$ - Office Supplies \$ - \$ - Travel Per Diem \$ - \$ -	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	0
Office Supplies \$ - \$ - Travel Per Diem \$ - \$ -	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Travel Per Diem \$ - \$ -	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Dues, Licenses & Subscriptions \$ 175 \$ -	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
	\$ - \$	\$	- \$	- \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total Expenditures \$ 8,758 \$ 5,909	\$ 3,583 \$	\$ 5,	3,583 \$ 3,58	3 \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	21,834
Excess (Deficiency) of Revenues over Expenditures \$ - \$ (5,909)	\$ (3,583) \$	¢ -(5-	(3,583) \$ (3,58	3) \$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(13,075)

SECTION 2

Tranquility

1

Community Development District

FY22 Funding Request #3 July 28, 2022

Bill to: Carolina Holdings, LLC

Payee General Fund
FY2022

GMS-Central Florida, LLC
Inv # 5 - Management Fees \$ 3,412.84

\$ 3,412.84

Total: \$ 3,412.84

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 5

Invoice Date: 7/1/22 Due Date: 7/1/22

Case:

P.O. Number:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2022		3,333.33	3,333.33
Office Supplies	COLUMN TO SERVICE AND ADDRESS OF THE PARTY O	0.09	0.09
Copies		36.09	36.09
American Express Statement Closing 4/2/22 - Staples		43.33	43.33

RECEIVED JUL 11 2022

Total	\$3,412.84
Payments/Credits	\$0.00
Balance Due	\$3,412.84



Tranquility

Community Development District

FY22 Funding Request #4 August 15, 2022

Bill to:	Carolina Holdings, LLC		
	Payee	General Fund FY2022	
1	GMS-Central Florida, LLC		_
	Inv # 6 - Management Fees	\$ 3,333.46	ó

	\$ 3,333.46
Total:	\$ 3,333.46

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 6

Invoice Date: 8/1/22 Due Date: 8/1/22

Case:

P.O. Number:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801

Hours/Qty Rate Amount Description 3,333.33 3,333.33 Management Fees - August 2022 31.513.34 0.13 Postage 0.13

> \$3,333.46 Payments/Credits \$0.00 \$3,333.46 **Balance Due**

Total

RECEIVED AUG 0 8 2022



Tranquility
Community Development District

FY22 Funding Request #5 **September 14, 2022**

Bill to:	Carolina Holdings, LLC			
	Payee	General Fu FY202		eneral Fund
	1 ayee			F 12022
1	GMS-Central Florida, LLC			
	Inv # 7 - Management Fees		\$	3,349.38
2	Clinton F. Smith			
	Inv # 08102022 - Supervisor Fee		\$	215.30
	David C. Lusby			
	Inv # 08102022 - Supervisor Fee		\$	215.30
	William I. Livingston			
	Inv # 08102022 - Supervisor Fee		\$	215.30
			\$	3,995.28
PASIA NA		THE SHAPE	Rich	
	1	`otal:	\$	3,995.28

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 7

Invoice Date: 9/1/22 Due Date: 9/1/22

Case:

P.O. Number:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801



Description	Hours/Qty	Rate	Amount
Management Fees - September 2022 601-310-51300 - 34000 Office Supplies 001-310-51300 - \$1000		3,333.33	3,333.33
Office Supplies 001 - 310 - 51300 - \$1000		0.12	0.12
Postage 001 - 310 - 51300 - 48000		2.28	2.28
Postage 001 - 310 - 51300 - 42000 Copies 001 - 310 - 51300 - 42500		13.65	13.65
	Total		\$ 3.349.38

RECEIVED SEP 12 2022

 Total
 \$3,349.38

 Payments/Credits
 \$0.00

 Balance Due
 \$3,349.38

Attendance Confirmation for BOARD OF SUPERVISORS

District Name:	Tranquility CDD				
Board Meeting Date:	August 10, 2022				

	Name	In Attendance Please √	Fee Involved Yes / No
1	William G. Allen, Jr.	/	No (\$ 0)
2	Kenneth W. Belshe		No (\$ 0)
3	William I. Livingston	J	Yes (\$ 200)
4	Clinton F. Smith		Yes (\$ 200)
5	David C. Lusby		Yes (\$ 200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

District Manager Signature

Date Date

RETURN SIGNED DOCUMENT TO District Accountant



Tranquility

Community Development District

FY22 Funding Request #6 October 13, 2022

Bill to:	Carolina Holdings, LLC					
			General Fund		General Fund	
	Payee		FY2022		FY2023	
1	GMS-Central Florida, LLC					
•	Inv # 8 - Management Fees - Oct 2022			\$	3,583.3	
2	Cobb Cole, P.A.					
	Inv # 23501 - General Counsel	\$	1,610.83			
	Inv # 24619 - General Counsel	\$	288.00			
	Inv # 26710 - General Counsel	\$	423.00			
3	Egis - Insurance					
	Inv# 16488 - 10/01/2022-10/01/2023			\$	5,000.0	
4	Florida Department Economic Opportunity					
	Inv # 87527			\$	175.0	
		\$	2,321.83	\$	8,758.3	
			Total:	\$	11,080.16	

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 8

Invoice Date: 10/1/22 Due Date: 10/1/22

Case:

P.O. Number:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount	
Management Fees - October 2022		3,333.33	3,333.33	
Website Administration - October 2022		100.00	100.00	
nformation Technology - October 2022		150.00	150.00	
		- 1		
		1		
		- 1		
		1		
	Total		\$3,583.33	
	Payments	s/Credits	\$0.00	
	Balance I	Due	\$3,583.33	

RECEIVED OCT 12 2022

Cobb Cole, P.A.

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

INVOICE

Number	23501
Issue Date	6/15/2022
Due Date	7/15/2022
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

Time Entries

Time Entries		Billed By	Hours	Sul
Billable 5/11/2022 Prepared for and attended Board of Supervisors meeting.		Mark A Watts	4.00	\$1,500.00
Billable 5/23/2022 Corresponded with internal team regarding bond validation.		Nika K Hosseini	0.20	\$48.00
			4.20	\$1,548.00
Expenses				
Expense	Billed By	Price	Qty	Sub
Mileage 5/27/2022 Mileage to City of Titusville on 5/11/2022 for Board of Supervisors meeting.	Regina R Epple	\$62.83	1.00	\$62.83
		Expenses Total:	1.00	\$62.83
		Total	(USD)	\$1,610.83
			Paid	\$0.00
		В	alance	\$1,610.83
		Total Outst	anding	\$1,610.83

Terms & Conditions

Your remaining prepaid credit: 0.00

RECEIVED OCT 0 4 2022

Timekeeper Totals

Name	Rate	Hours	Total
Mark A Watts	\$375.00	4.00	\$1,500.00
Nika K Hosseini	\$240.00	0.20	\$48.00

Trust Account Balance

Date	Item	Amount	Balance
6/18/2022	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

INVOICE

Number	24619
Issue Date	7/19/2022
Due Date	8/18/2022
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

Time Entries

Time Entries	Billed By	Hours	Sub
Billable 6/6/2022 Drafted bond validation complaint.	Nika K Hosseini	1.00	\$240.00
Billable 6/17/2022 Coordinated with MAW regarding status.	Nika K Hosseiní	0.20	\$48.00
		1.20	\$288.00

\$288.00	Total (USD)
\$0.00	Paid
\$288.00	Balance
\$1,610.83	I-23501 Previous Balance
\$1,898.83	Total Outstanding

Terms & Conditions

Your remaining prepaid credit: 0.00

Timekeeper Totals

Name	Rate	Hours	Total
Nika K Hosseini	\$240.00	1.20	\$288.00

RECEIVED OCT 0 4 2022

Trust Account Balance

Date	ltem	Amount	Balance
7/22/2022	Current Balance		\$0.00

8Cobb Cole, P.A.

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

Bill To:

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

INVOICE

\$423.00

Number	26710
Issue Date	9/15/2022
Due Date	10/15/2022
Matter	49308 - General Work in Progress
Email	gflint@gmscfl.com

Time Entries

001-310-51300-31500

001-	710 3170Q - 317		
Time Entries	Billed By	Hours	Sub
Billable 8/10/2022 Responded to questionnaire request from FDEP.	Nika K Hosseini	0.20	\$48.00
Billable 8/10/2022 Prepared for and virtually attended Board of Supervisors meeting.	Mark A Watts	1.00	\$375.00

\$423.00	Total (USD)
\$0.00	Paid
\$423.00	Balance
\$1,610.83	I-23501 Previous Balance
\$288.00	I-24619 Previous Balance
\$2,321.83	Total Outstanding

1.20

Terms & Conditions

Your remaining prepaid credit: 0.00

Timekeeper Totals

Name	Rate	Hours	Total
Nika K Hosseini	\$240.00	0.20	\$48.00
Mark A Watts	\$375.00	1.00	\$375.00

Trust Account Balance

Date Item		Amount	Balance
9/16/2022	Current Balance		\$0.00



Tranquility Community Development District c/o Government Management Services, LLC 219 E Livingston St Orlando, FL 32801

INVOICE

Customer Acct#	Tranquility Community Development District 1169
Date	08/30/2022
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information			
Invoice Summary	\$	5,000.00	
Payment Amount			
Payment for:	Invoice#16488		
100122875			

Thank You

×

Please detach and return with payment

Customer: Tranquility Community Development District

Invoice	Effective	Transaction	Description	Amount
16488	10/01/2022	Renew policy	Policy #100122875 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2022	5,000.00
			R	ECEIVEI SEP 1 2022
				* 5,000.00
				Thank You
FOR PAYME Bank of Ame	ENTS SENT OVERNI prica Lockbox Service	GHT: s, Lockbox 748555, 6000 Feldwi	ood Rd. College Park, GA 30349	

Remit Payment To: Egls Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	Г	00/00/0000
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/30/2022

Florida Department of Economic Opportunity, Special District Accountability Program FY 2022/2023 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.: 87527			Date Invoiced: 10/03/202
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

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:



Tranquility Community Development District Mr. Mark Watts

Cobb and Cole 231 North Woodland Boulevard DeLand, FL 32720

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
B. County(les):	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 //
do hereby certify that the information a	prove (changes noted if necessary) is accurate and complete as of this date.
Registered Agent's Signature:	1 min 1 Date 15/10/22
STEP 2: Pay the annual fee or certify eli	
· ·	
a. Pay the Annual Fee: Pay the a	nnual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check
payable to the Department of Ec	onomic Opportunity.
b. Or, Certify Eligibility for the Zero F	ee: By Initialing each of the following items, I, the above signed registered agent, do hereby
certify that to the best of my know	eledge 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 governme	
	mpliance with the reporting requirements of the Department of Financial Services.
3 This special district reporte	d \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year
2020/2021 Annual Financia	al 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 yo	ur records.
STEP 4: Mail this form and payment (if t	paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,
	20, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.
	, - ans. 10000 ; 1 c 02000 + 12+. Direct any queetions to (000) / 1/-0400,



Tranquility Community Development District

Funding Request #7 February 22, 2023

Bill to:	Carolina Holdings, LLC						
	Payee	Bond Validation FY2022		Bond Validation FY2023		General Fund FY2023	
1	Cobb Cole, P.A.						
	Inv # 28781 - Bond Validation - June - September 2022	\$	4,534.16				
	Inv # 28781 - Bond Validation - October 2022			\$	300.00		
2	Honeycutt & Associates, Inc.						
	Inv # 25082-2CDD - General Counsel - November 2022					\$	575.00
3	GMS						
	Inv # 9 - Management Fees - November 2022					\$	3,583.60
	Inv # 10 - Management Fees - December 2022					\$	3,583.33
	Inv # 11 - Management Fees - January 2023					\$	3,583.33
	Inv # 12 - Management Fees - February 2023					\$	3,586.83
		\$	4,534.16	\$	300.00	\$	14,912.09
			1,00 1.10		233.30		_ 1,7 12.07
			Total:		Total:	\$	19,746.25

Please make check payable to:

Tranquility Community Development District

6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

Cobb Cole, P.A.

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

INVOICE

Sub

Number		28781
Issue Date		11/7/2022
Due Date		12/7/2022
Matter	49308	- Bond Validation 2022
Email		gflint@gmscfl.com

Hours

Bill To:

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

g

31.315

Time !	Cote	~~

Time Litales	Bond Validation - OCT 22
Time Entries	Billed By
Draft/revise A103	Mark A Watts

Draft/revise A103 6/6/2022 Reviewed and revised bond validation complaint; Followed up with staff regarding filing same.	Mark A Watts	1.30	\$487.50
Billable 6/7/2022 Reviewed bond validation complaint.	Nika K Hosseini	0.40	\$96.00
Billable 6/21/2022 Coordinated with internal team regarding status of hearing.	Nika K Hosseini	0.20	\$48.00
Billable 6/22/2022 Reviewed information regarding validation hearing.	Nika K Hosseini	0.20	\$48.00
Billable 7/1/2022 Conferred with RE regarding status of executed Notice and Order to Show Cause and deadline dates for newspaper ad.	Lynne G Figenscher	0.30	\$51.00
Billable 7/5/2022 Received and reviewed executed Notice and Order To Show Cause; Conferred with JA requesting new hearing date; Conferred with MAW regarding same; Received and reviewed Amended Notice and Order to Show Cause: Drafted email to Florida Today newspaper to run advertisement.	Lynne G Figenscher	0.60	\$102.00
Billable 7/5/2022 Corresponded with district management.	Nika K Hosseini	0.20	\$48.00
Billable 7/6/2022 Revised Notice and Order document in Word format for submittal to Florida Today newspaper; Prepared Word format & executed Amended Notice and Order to Show Cause; Emailed same to Florida Today for publication ad.	Lynne G Figenscher	1.00	\$170.00
Billable 7/11/2022 Reviewed ad for Notice and Order to Show Cause; Followed up with newspaper with approval	Lynne G Figenscher	0.30	\$51.00

Time Entries		Billed By	Hours	Sub
3iliable 7/19/2022		Nika K Hosseini	0.40	\$96.00
Coordinated with internal team regarding bond matters; Reviewed U.S.	Bank documentation.		****	
Billable 1/25/2022 Received and reviewed Affidavit of Publication for advertisement regard Notice and Order to Show Cause.	ing the Amended	Lynne G Figenscher	0.20	\$34.00
Billable 7/26/2022 Analyzed joint stipulation draft; Reviewed exhibits.		Nika K Hosseini	0.70	\$168.00
Billable %1/2022 Drafted updates to final judgment.		Nika K Hosseini	1.00	\$240.00
Review/analyze A104 %4/2022 Reviewed bond validation complaint and related supporting documenta learing.	tion; Prepared for 8/5	Mark A Watts	1.30	\$487.50
Billable 3/5/2022 Participated in bond validation hearing.		Nika K Hosseini	0.50	\$120.00
Billable 8/5/2022 Prepared for and virtually attended bond validation hearing.		Mark A Watts	2.50	\$937.50
Communicate (other external) A108 3/26/2022 Coordinated with B. Sealy regarding bond timing.		Mark A Watts	0.40	\$150.00
Communicate (other outside counsel) A107 10/20/2022 Followed up with bond counsel regarding status of validation; Provided udgement for validation and certificate of no appeal	copies of final	Mark A Watts	0.80	\$300.00
			12.30	\$3,634.50
xpenses				
Expense	Billed By	Price	Qty	Sub
Filling Fees 6/13/2022 MAW/49308-6206/Brevard County/Filing fee for Bond Validation via FLbar e-portal/DeLand 0042	Regina R Epple	\$415.04	1.00	\$415.04
Advertising 8/11/2022 MAW/49308-6206/Florida Today/Invoice 4826778 ad for Notice and Order to Show Cause	Regina R Epple	\$784.62	1.00	\$784.62
	34.164.10	Expenses Total:	2.00	\$1,199.66
		Total	(USD)	\$4,834.16
			Paid	\$0.00
		В	alance	\$4,834.16
		Total Outst	anding	\$4,834.16

Terms & Conditions

Your remaining prepaid credit: 0.00

Timekeeper Totals

Name	Rate	Hours	Total
Nika K Hosseini	\$240.00	3.60	\$864.00
Mark A Watts	\$375.00	6.30	\$2,362.50
Lynne G Figenscher	\$170.00	2.40	\$408.00

Trust Account Balance

Date	Item	Amount Balance
11/15/2022	Current Balance	\$0.00



Honeycutt & Associates, Inc.

ENGINEERS • SURVEYORS • PLANNERS

3700 S. Washington Avenue Titusville FL

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

Nov 23, 2022 DATE:

JOB NUMBER:

25802

INVOICE #:

25082-2CDD

Fed ID # 59-3409415

31.311

DESCRIPTION OF SERVICES PERFORMED	CHARGES
PROFESSIONAL SERVICES FOR: Tranquility CDD Titusville, Florida Attend CDD Meetings Principal 4.50 hrs	\$ 575.00
Amount Due This Invoice	\$ 575.00

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



Honeycutt & Associates, Inc. ENGINEERS • SURVEYORS • PLANNERS

3700 S. Washington Avenue Titusville FL 32780

Fax: 321-269-7847

CAROLINA HOLDINGS II, LLC ATTN: GARY ALLEN 5150 TAMIAMI TRAIL NORTH, STE 500 NAPLES, FL 34103

Statement

V	υσ e				DATE	1/9/2023
					AMOUNT DUE	AMOUNT ENC.
					\$575.00	
à	DATE		DESCRIPTION		AMOUNT	BALANCE
i.	11/23/2022 RC3	Tranquility:25802-EN0 INV #25802-2CDD. D (CDD)	G- nue 12/23/2022, Orig. A	mount \$575.00. Inv 2	575.00	575.00
	THE STATE OF THE S					
	CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
ere pape ere,	0.00	575.00	· 0.00	0.00	0.00	\$575.00

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 9

Invoice Date: 11/1/22 Due Date: 11/1/22

P.O. Number:

Case:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801

Description		Hours/Qty	Rate	Amount
Management Fees - November 2022 Website Administration - November 2022 Information Technology - November 2022 Postage Copies	31. 513. 34 352 351		3,333.33 100.00 150.00 0.12	3,333.33 100.00 150.00 0.12
	425		0.15	0.18

Total	\$3,583.60	
Payments/Credits	\$0.00	
Balance Due	\$3,583.60	

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

Invoice

\$3,583.33

Balance Due

Invoice #: 10 Invoice Date: 12/1/22

Due Date: 12/1/22

Case:

P.O. Number:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty Ra	ate	Amount
Management Fees - December 2022 34	3	,333.33	3,333.33
Nebsite Administration - December 2022 3.5.2		100.00	100.00
nformation Technology - December 2022 35)		150.00	150.00
	Total		\$3,583.33
	Payments/Cre	edits	\$0.00

GMS-Central Florida, LLC 1001 Bradford Way

Kingston, TN 37763

Invoice

Invoice #: 11

Invoice Date: 1/1/23 Due Date: 1/1/23

Case:

P.O. Number:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801

JAN 1 0 2023

RECEIVED

3,333.3 100.0 150.0	00 100.0
100.0	00 100.0
*	. 1

Total	\$3,583.33
Payments/Credits	\$0.00
Balance Due	\$3,583.33

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 12

Invoice Date: 2/1/23

Due Date: 2/1/23

Case:

P.O. Number:

Bill To:

Tranquility CDD 219 E Livingston St. Orlando, FL 32801

1

Hours/Qty	Rate	Amount
	3,333.33 100.00 150.00 0.15 3.35	3,333.33 100.00 150.00 0.15 3.35
	and construction of the co	
		3,333.33 100.00 150.00 0.15

Total	\$3,586.83	
Payments/Credits	\$0.00	
Balance Due	\$3,586.83	