

***Tranquility
Community Development District***

Agenda

May 20, 2025

AGENDA

Tranquility

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 13, 2025

Dear Board Members:

The regular meeting of the Board of Supervisors of **Tranquility Community Development District** will be held **Tuesday, May 20, 2025 at 2:00 PM at 5445 S. Washington Ave., Titusville, FL 37780**. Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Consideration of Resolution 2025-01 Certifying Results of the November 5, 2025 Landowners' Election
 - B. Acceptance of Resignation of Supervisor Lusby, Seat 5
 - C. Appointment of Individual to Fill Vacant Seat 5
 - D. Administration of Oaths of Office to Newly Elected Supervisors
 - E. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the August 14, 2024 Board of Supervisors Meeting and November 5, 2024 Landowner Meeting
5. Consideration of Resolution 2025-03 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests No. 31-37
 - iii. Presentation of Registered Voters- 3
 - iv. Reminder of Form1 Filing Deadline- July 1st
7. Other Business
8. Supervisors Requests
9. Adjournment

SECTION III

SECTION A

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Tranquility Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Brevard County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting, the Minutes of which are attached hereto as **Exhibit A**, was held on November 5, 2024, immediately prior to the meeting of the District's Board of Supervisors, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

<u>William Livingston</u>	Seat 3	Votes <u>300</u>
<u>Clint Smith</u>	Seat 4	Votes <u>300</u>
<u>David Lusby</u>	Seat 5	Votes <u>298</u>

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

<u>William Livingston</u>	4 Year Term
<u>Clint Smith</u>	4 Year Term
<u>David Lusby</u>	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May 2025.

ATTEST:

**TRANQUILITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

**MINUTES OF MEETING
TRANQUILITY
COMMUNITY DEVELOPMENT DISTRICT**

The landowners' meeting of the Board of Supervisors of the Tranquility Community Development District was held on Tuesday, **November 5, 2024**, at 2:06 p.m. at 5445 S. Washington Ave, Floor, Titusville, Florida 32780.

Present were:

Jeremy LeBrun

GMS, Manager

The following summarizes the discussions and actions taken at the November 5, 2024, Tranquility Community Development District's Landowners' Meeting.

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. LeBrun stated the first item on the agenda was determination of the number of voting units represented. He stated that he received a landowner's proxy naming Jeremy LeBrun, signed by Gary Allen Jr. an authorized officer of the entity Carolina Holdings II, LLC representing 193 votes based on acreage.

Mr. LeBrun stated that he also had a landowner proxy naming Jeremy LeBrun proxy holder, signed by William G. Allen, an authorized officer of the entity Sunbelt Titusville Investments, LLC. Mr. LeBrun stated that it represents 216 votes based on acreage.

SECOND ORDER OF BUSINESS

Call to Order

Mr. LeBrun called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Mr. LeBrun stated that he would serve as Chairman.

FOURTH ORDER OF BUSINESS

Nominations for the Positions of Supervisors (3)

Mr. LeBrun provided a proxy ballot that reflects the following nominations. Mr. William Livingston for seat 3, Mr. Clint Smith for seat 4, and Mr. David Lusby for seat 5. Mr. LeBrun stated there were no more nominations, and the floor closed for casting ballots.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. LeBrun presented the first proxy that was cast on behalf of Mr. LeBrun related to Sunbelt Titusville Investments LLC. They cast 200 votes for Mr. William Livingston, 200 votes for Mr. Clint Smith, and 199 votes for David Lusby.

Mr. LeBrun noted he was serving as a proxy for Carolina Holdings II LLC. He presented the votes: Carolina Holdings II, LLC proxy Jerry LeBrun casted 100 votes for Mr. Livingston, 100 votes for Mr. Smith, and 99 votes for Mr. Lusby.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Mr. LeBrun explained that the two seats with the most votes would serve a four-year term, and the other would serve a two-year term.

Mr. Lebrun reviewed the totaled ballot results. Mr. Livingston received 300 votes and Mr. Smith received 300 votes and they will both serve a four-year term. Mr. Lusby received 298 votes and will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting.

SECTION B

----- Forwarded message -----

From: dlusby34 <dlusby34@bellsouth.net>

Date: Thu, Nov 14, 2024 at 7:59 PM

Subject: Tranquility CDD

To: Stacie Vanderbilt <svanderbilt@gmscfl.com>, Jeremy LeBrun <jlebrun@gmscfl.com>, Danielle Ferguson <dferguson@sunbeltlandmgmt.com>

November 14, 2024

Jeremy:

This email letter shall serve as notice that I intend to step down as a Board Member of the Tranquility CDD effective December 31,.2024 or sooner if a replacement for my seat is found.

Thank you,

David Lusby

SECTION E

RESOLUTION 2025-02

**A RESOLUTION ELECTING THE OFFICERS OF THE
TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT,
BREVARD COUNTY, FLORIDA.**

WHEREAS, the Tranquility Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

PASSED AND ADOPTED this 20th day of May 2025.

ATTEST:

**TRANQUILITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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 14, 2024** at 2:00 p.m. at 5445 S. Washington Ave. Floor, Titusville, Florida.

Present and constituting a quorum were:

Gary Allen Jr.	Chairman
William Livingston	Assistant Secretary
David Lusby <i>by phone</i>	Assistant Secretary
Clint Smith	Assistant Secretary

Also, present were:

Jeremy LeBrun	GMS, Manager
Rodney Honeycutt <i>by phone</i>	District Engineer

The following is a summary of the discussions and actions taken at the August 14, 2024 Tranquility Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 2:00 p.m. Three Supervisors were in attendance in person and one Supervisor joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun stated there were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 8, 2024 Board of Supervisors Meeting

Mr. LeBrun presented the minutes of the May 8, 2024 Board of Supervisor's meeting and asked for any comments, corrections, or questions. Hearing none, he asked for a motion of approval.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, the Minutes of the May 8, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

**Supervisor Lusby joined the meeting at this time by phone.*

Mr. LeBrun asked for a motion to open the public hearing.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Opening the Public Hearing, was approved.

Mr. LeBrun stated there were no members of the public present to provide comment. He asked to close the public hearing.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2024-04 Adopting Fiscal Year 2025 Proposed Budget and Appropriating Funds

Mr. LeBrun presented Resolution 2024-04 to the Board. He stated last time they met, they approved a proposed budget for the upcoming fiscal year, which starts October 1. He explained that this is a process of where the Board officially adopts that budget after the public hearing. He noted actuals have been updated as of June 30 for the Board's review relatively unchanged since the last time the Board viewed this document. He stated it is currently showing a contribution developer funded for those expenses only that are actually realized for the upcoming fiscal year.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Resolution 2024-04 Adopting Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

B. Consideration of 2024/2025 Developer Funding Agreement

Mr. LeBrun stated the Board just adopted the Fiscal Year 2025 budget. He explained that the Funding Agreement is the mechanism that funds that budget. He stated currently they have that Funding Agreement in place, and this just extends it on for the next fiscal year, which starts on October 1, 2024.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, the 2024/2025 Developer Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Financial Audit Report

Mr. LeBrun noted the Board previously engaged with Grau & Associates to conduct their Fiscal Year 2023 audit. He explained that Districts are required each year to undergo an independent third party financial audit. He presented the Fiscal Year 2023 audit report to the Board. He reviewed the Letter to Management where Grau summarized their findings for Board members. He noted it was a clean audit.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, the Fiscal Year 2023 Financial Audit Report and Directing Staff to Transmit it to the State, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report from the attorney, the next item followed.

B. Engineer

Mr. Honeycutt had nothing to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through June 30, 2024. No action is required by the Board.

ii. Ratification of Funding Requests No. 23-25

Mr. LeBrun presented Funding Requests No. 23-25 and asked for ratification.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, Funding Requests No. 23-25, were ratified.

iii. Adoption of District Goals and Objectives

Mr. LeBrun stated recent legislation was enacted that required CDDs to adopt annual goals and objectives. He noted this was recently passed in July and it has to be adopted by October 1. He explained that in the agenda packet is a document showing the approach GMS took and that they developed goals for all their Districts. The goals are aligned with state statutes, are actions that the Board and management are already carrying out and is also meets the requirement of the new legislation to be approved by October 1 and put in place for the fiscal year. He reviewed and discussed the goals with the Board. He pointed out that an added part of this legislation is in December of 2025, they have to report if they achieved the goals or not. As of now, these results have to be posted on their website.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, the Adoption of District Goals and Objectives, was approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. LeBrun stated this Fiscal Year 2025 meeting schedule currently follows the same meeting schedule that they have had and it's the second Wednesday of each month at 2:00 p.m. at the current location. There was discussion on the Fiscal Year 2025 meeting schedule. After discussion, it was decided to move the meeting schedule to an as needed basis as opposed to the monthly set schedule.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved as amended.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the study of the communication of information. (p. 1)

The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the study of the communication of information. (p. 1)

These definitions are not mutually exclusive, and the two fields overlap significantly.

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TRANQUILITY
COMMUNITY DEVELOPMENT DISTRICT**

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SIXTH ORDER OF BUSINESS

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Mr. Lebrun reviewed the totaled ballot results. Mr. Livingston received 300 votes and Mr. Smith received 300 votes and they will both serve a four-year term. Mr. Lusby received 298 votes and will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting.

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Tranquility Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:

HOUR: 2:00 PM

LOCATION: 5445 S. Washington Ave.
Titusville, FL 32780

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF MAY, 2025.

ATTEST:

**TRANQUILITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tranquility
Community Development District

Proposed Budget
FY2026



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1-2	<u>General Fund</u>
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3-6	<u>General Fund Narrative</u>
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Tranquility
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Phase 1 & 2 Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 56,964
Phase 3 Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 13,496
Undeveloped Administrative Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 33,454
Developer Contribution	\$ 142,891	\$ 27,160	\$ 45,645	\$ 72,805	\$ 150,290

Total Revenues	\$ 142,891	\$ 27,160	\$ 45,645	\$ 72,805	\$ 254,204
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 1,800	\$ 1,800	\$ 12,000
FICA Expense	\$ 900	\$ -	\$ 138	\$ 138	\$ 900
Engineering	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Attorney	\$ 25,000	\$ 996	\$ 5,000	\$ 5,996	\$ 25,000
Annual Audit	\$ 6,000	\$ 3,300	\$ -	\$ 3,300	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,150
Trustee Fees	\$ 4,071	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 10	\$ 100	\$ 110	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 7,434
Printing & Binding	\$ 1,000	\$ 29	\$ 100	\$ 129	\$ 1,000
Legal Advertising	\$ 10,000	\$ 526	\$ 4,000	\$ 4,526	\$ 10,000
Other Current Charges	\$ 5,000	\$ 204	\$ 270	\$ 474	\$ 5,000
Office Supplies	\$ 625	\$ 0	\$ 50	\$ 50	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 142,891	\$ 33,472	\$ 39,333	\$ 72,805	\$ 144,704
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Tranquility
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000

Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 109,500
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Total Expenditures	\$ 142,891	\$ 33,472	\$ 39,333	\$ 72,805	\$ 254,204
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Excess Revenues/(Expenditures)	\$ -	\$ (6,312)	\$ 6,312	\$ -	\$ -
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Product	ERU's	Units	ERU/Unit	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50' - Direct	67.00	67	1.00	\$ 13,496	\$ 201.43	\$ 214.29
Single Family 70' - On Roll	282.80	202	1.40	\$ 56,964	\$ 282.00	\$ 300.00
Totals	349.80	269		\$ 70,460		

Tranquility

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

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 Supervisors checks.

Engineering

The District's engineer 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 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.

Tranquility

Community Development District

General Fund Budget

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.

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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 coverages.

Printing & Binding

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

Tranquility

Community Development District

General Fund Budget

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.

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.

Field Expenditures:

Property Insurance

The District's estimated property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Lake Maintenance

Represents the estimated costs of maintaining the lake for the District.

Streetlights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Tranquility
Community Development District
General Fund Budget

Stormwater Maintenance

Represents the estimated costs of maintaining the District's stormwater systems.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

SECTION VI

SECTION C

SECTION 1

Tranquility
Community Development District

Unaudited Financial Reporting
March 31, 2025



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1	<hr/>	Balance Sheet
2	<hr/>	General Fund
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Tranquility
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 5,211	\$ -	\$ 5,211
Due From Developer	\$ 7,637	\$ -	\$ 7,637
Total Assets	\$ 12,847	\$ -	\$ 12,847
Liabilities:			
Accounts Payable	\$ 10,937	\$ -	\$ 10,937
Total Liabilites	\$ 10,937	\$ -	\$ 10,937
Fund Balance:			
Unassigned	\$ 1,911	\$ -	\$ 1,911
Total Fund Balances	\$ 1,911	\$ -	\$ 1,911
Total Liabilities & Fund Balance	\$ 12,847	\$ -	\$ 12,847

Tranquility
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 142,891	\$ 27,160	\$ 27,160	\$ -
Total Revenues	\$ 142,891	\$ 27,160	\$ 27,160	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
FICA Expense	\$ 900	\$ 450	\$ -	\$ 450
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 996	\$ 11,504
Annual Audit	\$ 6,000	\$ 3,300	\$ 3,300	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,071	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 10	\$ 490
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Printing & Binding	\$ 1,000	\$ 500	\$ 29	\$ 471
Legal Advertising	\$ 10,000	\$ 5,000	\$ 526	\$ 4,474
Other Current Charges	\$ 5,000	\$ 2,500	\$ 204	\$ 2,296
Office Supplies	\$ 625	\$ 313	\$ 0	\$ 312
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 142,891	\$ 67,433	\$ 33,472	\$ 33,961
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (6,312)	
Fund Balance - Beginning	\$ -		\$ 8,223	
Fund Balance - Ending	\$ -		\$ 1,911	

Tranquility
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 3,813	\$ -	\$ 3,804	\$ 3,806	\$ 8,100	\$ 7,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,160
Total Revenues	\$ 3,813	\$ -	\$ 3,804	\$ 3,806	\$ 8,100	\$ 7,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,160
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ -	\$ -	\$ -	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	996
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,300
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,250
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	630
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 8	\$ 0	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Printing & Binding	\$ 0	\$ 2	\$ -	\$ -	\$ -	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29
Legal Advertising	\$ 526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	526
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 40	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	204
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Expenditures	\$ 9,961	\$ 3,846	\$ 3,844	\$ 4,840	\$ 7,149	\$ 3,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,472
Excess (Deficiency) of Revenues over Expenditures	\$ (6,149)	\$ (3,846)	\$ (40)	\$ (1,034)	\$ 951	\$ 3,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(6,312)

SECTION 2

Tranquility

Community Development District

Funding Request #31
December 16, 2024

Bill to: Carolina Holdings, LLC

Payee		General Fund FY2025	
1	Governmental Management Services		
	Invoice # 35 - Management Fees December 2024	\$	3,804.17
		\$	3,804.17
Total		\$	3,804.17

Please make check payable to:

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

1001 Bradford Way
Kingston, TN 37763

Invoice #: 35
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Tranquility CDD
219 E Livingston St.
Orlando, FL 32801

[illegible]

Tranquility
Community Development District

Funding Request #32
January 23, 2025

Bill to: Carolina Holdings, LLC

Payee		General Fund FY2025	
1	Governmental Management Services		
	Invoice # 34 - Management Fees November 2024	\$	3,806.20
		</	

Please make check payable to:

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

1001 Bradford Way
Kingston, TN 37763

Invoice #: 34
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Tranquillity CDD
219 E Livingston St.
Orlando, FL 32801

[illegible]

Tranquility
Community Development District

Funding Request #33
February 26, 2025

Bill to: Carolina Holdings, LLC

Payee		General Fund FY2025
1	Cobb Cole PA Invoice # 62341 - Legal Service for January 2025	\$ 996.00
2	Grau & Associates Invoice # 26904 - Audit FYE 9/30/24	\$ 3,300.00
		\$ 4,296.00
Total		<u>\$ 4,296.00</u>

Please make check payable to:

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

Cobb Cole, P.A.

One Daytona Boulevard
Suite 600
Daytona Beach, FL 32114
US
Invoices@cobbcole.com
www.cobbcole.com
O: (386) 255-8171

INVOICE

Number	62341
Issue Date	2/11/2025
Due Date	3/13/2025
Matter	49308 - General Work in Progress
Email	invoices@gmscfl.com

Bill To:

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

Flat Fees

Flat Fees	Billed By	Price	Qty	Sub
Billable 1/29/2025 Drafted and sent Audit Response Letter for Fiscal Year 2024.	MAW	\$300.00	1.00	\$300.00
Flat Fees Total:			1.00	\$300.00

Time Entries

Time Entries	Billed By	Hours	Sub
Billable 1/14/2025 Reviewed documentation regarding completed infrastructure and followed up with ALS regarding bills of sale.	Mark A Watts	0.30	\$135.00
Billable 1/17/2025 Drafted Bills of Sale in connection with Tranquility Phase 1.	Alanna V Smith	1.40	\$336.00
Billable 1/20/2025 Reviewed and forwarded bills of sale for public infrastructure.	Mark A Watts	0.50	\$225.00
		2.20	\$696.00

Total (USD)	\$996.00
Paid	\$0.00
Balance	\$996.00
Total Outstanding	\$996.00

Terms & Conditions

Timekeeper Totals

Name	Rate	Hours	Total
Mark A Watts	\$450.00	0.80	\$360.00
Alanna V Smith	\$240.00	1.40	\$336.00

Trust Account Balance

Date	Item	Amount	Balance
2/26/2025	Current Balance		\$0.00

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Tranquility Community Development District
219 East Livingston Street
Orlando, FL 32801

Invoice No. 26904
Date 02/04/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,300.00</u>
Current Amount Due	\$ <u><u>3,300.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,300.00	0.00	0.00	0.00	0.00	3,300.00

Payment due upon receipt.

Tranquility
Community Development District

Funding Request #34
February 27, 2025

Bill to: Carolina Holdings, LLC

Payee		General Fund FY2025	
1	Governmental Management Services		
	Invoice # 36 - Management Fees January 2025	\$	3,804.17

Please make check payable to:

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

Tranquility

Community Development District

Funding Request #35
March 18, 2025

Bill to: Carolina Holdings, LLC

**General Fund
FY2025**

Payee

1 Governmental Management Services

Invoice # 38 - Management Fees March 2025

\$ 3,830.72

\$ 3,830.72

Total

\$ 3,830.72

Please make check payable to:

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

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 38**Invoice Date:** 3/1/25

Due Date: 3/1/25

Case:

P.O. Number:

Bill To:

Tranquility CDD
219 E Livingston St.
Orlando, FL 32801

[illegible]

Tranquility
Community Development District

Funding Request #36
April 18, 2025

Bill to: Carolina Holdings, LLC

Payee		General Fund FY2025	
1	Governmental Management Services Invoice # 40 - Management Fees April 2025	\$	3,815.97
2	Cobb Cole, P.A. Invoice # 64002 - Legal Services for Feb 2025	\$	270.00
		\$	4,085.97
Total		\$	4,085.97

Please make check payable to:

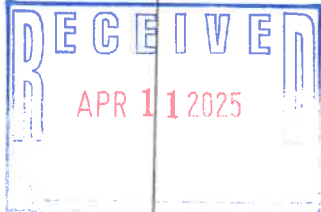
Tranquility Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 40**Invoice Date:** 4/1/25**Due Date:** 4/1/25**Case:****P.O. Number:****Bill To:**

Tranquility CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		3,541.67	3,541.67
Website Administration - April 2025		105.00	105.00
Information Technology - April 2025		157.50	157.50
Postage		11.80	11.80
			
Total			\$3,815.97
Payments/Credits			\$0.00
Balance Due			\$3,815.97

Cobb Cole, P.A.

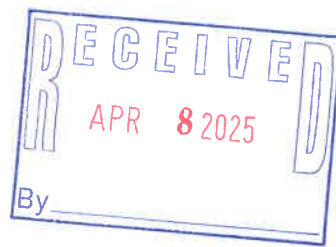
INVOICE

One Daytona Boulevard
Suite 600
Daytona Beach, FL 32114
US
Invoices@cobbcole.com
www.cobbcole.com
O: (386) 255-8171

Number	64002
Issue Date	4/3/2025
Due Date	5/3/2025
Matter	49308 - Bond Validation 2025
Email	invoices@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 2/20/2025 Reviewed email regarding new assessment proceedings and proposed bond structure for Phases 3 and beyond; Participated in call with CDD chair and finance team.	Mark A Watts	0.60	\$270.00
		0.60	\$270.00

Total (USD)	\$270.00
Paid	\$0.00
Balance	\$270.00
Total Outstanding	\$270.00

Terms & Conditions

Timekeeper Totals

Name	Rate	Hours	Total
Mark A Watts	\$450.00	0.60	\$270.00

Trust Account Balance

Date	Item	Amount	Balance
4/8/2025	Current Balance		\$0.00

Tranquility
Community Development District

Funding Request #37
April 23, 2025

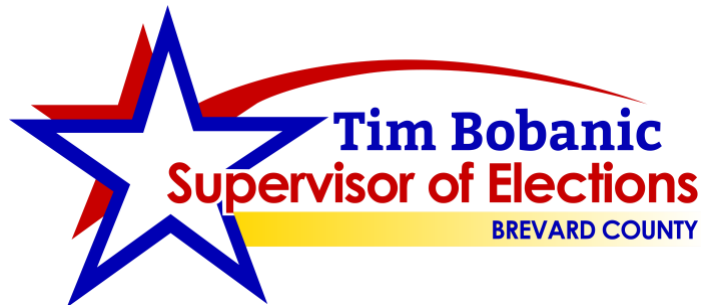
Bill to: Carolina Holdings, LLC

Payee		General Fund FY2025	
1	Governmental Management Services Invoice # 37 - Management Fees Feb 2025	\$	3,805.79
		\$	3,805.79
Total		\$	3,805.79

Please make check payable to:

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

SECTION 3



April 18, 2025

Ms. Brittany Brookes, Recording Secretary
219 East Livingston Street
Orlando, Florida 32801

RE: Tranquility Community Development District

Dear Ms. Brookes:

I am writing in response to your request of March 10, 2025 for the number of registered voters within the afore-mentioned communities.

Please be advised our records indicate the number of registered voters as of April 15, 2025 are as follows:

Tranquility Community Development District **3**

If you need any additional information, or have any questions, please feel free to contact me at 321.290.8683.

Kind regards,

Tim Bobanic

TB/dy

Mailing Address

PO Box 410819
Melbourne, FL 32941-0819
Toll Free: (800) 579-4780

Supervisor of Elections - Titusville

400 South Street
Suite 1F
Titusville, FL 32780-7610
Telephone: (321) 264-6740
Fax: (321) 264-6741

Supervisor of Elections - Viera

2725 Judge Fran Jamieson Way
Building C, Suite 105
Viera, FL 32940-6605
Telephone: (321) 633-2124
Fax: (321) 633-2130

Supervisor of Elections - Melbourne

1515 Sarno Road
Building A
Melbourne, FL 32935-5293
Telephone: (321) 255-4455
Fax: (321) 255-4401

Supervisor of Elections – Palm Bay

450 Cogan Drive SE
Palm Bay, FL 32909-6869
Telephone: (321) 952-6328
Fax: (321) 952-6332

(321) 290-VOTE (8683)
VoteBrevard.gov