

*Tranquility
Community Development District*

Agenda

May 26, 2026

AGENDA

Tranquility

Community Development District

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

May 19, 2026

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Tranquility Community Development District** will be held **Tuesday, May 26, 2026 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. Appointment of Individual to Fill Vacant Seat 5
 - B. Administration of Oaths of Office to Newly Elected Supervisors
 - C. Consideration of Resolution 2026-03 Appointing Assistant Secretary
4. Approval of Minutes of the November 3, 2025, Board of Supervisors Meeting
5. Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt
6. Consideration of Resolution 2026-05 Setting a Date, Time and Location of the November 2026 Landowner's Election and Meeting
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Presentation of Registered Voters- 13
8. Other Business
9. Supervisors Requests
10. Adjournment

SECTION III

SECTION C

RESOLUTION 2026-03

A RESOLUTION OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Tranquility Community Development District desires to appoint _____ as an Assistant Secretary.

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

_____ is appointed as Assistant Secretary of the Board of Supervisors.

ADOPTED ON THIS _____ DAY OF _____ 2026.

Secretary/ Assistant Secretary

Chairman/ Vice Chairman

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 Monday, **November 3, 2025** at 10:00 a.m. at 5445 S. Washington Ave. Titusville, Florida.

Present and constituting a quorum were:

Gary Allen Jr.	Chairman
Ken Belshe	Vice Chairman
William Livingston	Assistant Secretary
Clint Smith	Assistant Secretary

Also, present were:

Jeremy LeBrun	District Manager, GMS
Rodney Honeycutt	District Engineer, Honeycutt & Associates
Mark Watts	Cobb Cole
Lo Etienne	Bryant, Miller, Olive
Sara Zare <i>by phone</i>	MBS Capital Markets

The following is a summary of the discussions and actions taken at the November 3, 2025, Tranquility Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 a.m. There were four Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun opened the meeting to public comment and stated that no members of the public were present, only Board and Staff.

meeting. Mr. LeBrun reviewed the tables; Table 1 shows the product types and the number of 50-foot and 70-foot single-family lots. Table 2 lists the infrastructure cost estimates from the engineer's report, totaling \$19,948,487. Table 3 covered the final bond sizing, showing a par amount of \$7,044,596, along with the cost uses and financing assumptions, including a 5.51% coupon, 30-year amortization, no capitalized interest, the maximum annual debt service, and the underwriter's discount. Table 4 shows the allocation of benefits per product type, including the improvement cost per unit and the ERUs. Table 5 shows the total benefit and par debt per unit, which was \$37,015 for the 50-foot product and \$22,698 for the 70-foot product, and reflected the developer contribution. Table 6 broke out the par debt and annual assessment amounts by phase, and Table 7 listed the full assessment roll for all benefiting parcels. Mr. LeBrun noted that everything was consistent with what the Board had seen before, this report just updated with the final numbers.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, the of Final Supplemental Assessment Methodology, dated October 29, 2025, was approved.

C. Consideration of Resolution 2026-02 Supplemental Assessment Resolution

Ms. Etienne explained that this resolution formally adopts the benefits described in the Supplemental Engineer's Report and levies the special assessments on the properties in the 2025 project area to repay the bonds. She noted that a couple of corrections were needed: the title still listed the old date for the first Supplemental Assessment Report, which should have been updated to October 29, 2025, and an incorrect reference to Boggy Branch needed to be removed. She noted that she would make those fixes.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Resolution 2026-02, Supplemental Assessment Resolution, was approved as amended.

SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year 2025 Audit Services Engagement Letter

Mr. LeBrun reviewed the engagement letter for Fiscal Year 2025 audit services, noting that the District is required to have an independent audit each year. This item was to ratify the agreement so the auditor could begin the work.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, the Fiscal Year 2025 Audit Services Engagement Letter, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Etienne had nothing additional to report to the Board.

B. Engineer

Mr. LeBrun noted that Mr. Honeycutt had been working on the costs for the first bond requisition and coordinating with Mr. Watts to pull together the backup documentation. Mr. LeBrun asked the Board to allow the Chair or Vice Chair, after staff review, to approve any requisitions that need to be handled outside of a meeting. Mr. Honeycutt stated that he had already completed the requisition and sent it in. Ms. Etienne stated that they had received his certificate and just needed the cost backup to attach to the bill of sale. The Board was in favor of the delegation, and a motion to approve it was made.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, Delegating to Chair and Vice Chair after Staff Review to Approve and Execute Requisition Process, was approved.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. LeBrun noted that the balance sheet and income statement, as well as the unaudited financials through September 30, 2025, were included in the agenda package. No Board action was required.

ii. Ratification of Funding Requests No. 42-47

Mr. LeBrun presented Funding Requests #42-47. Hearing no questions from the Board, Mr. LeBrun asked for a motion to ratify the funding requests.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Funding Requests #42-#47, were ratified.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors' Requests

Mr. Livingston asked for an update on the bond status. Mr. LeBrun explained that everything required by the Board had been completed, Ms. Etienne confirmed they had been priced and sold the prior week. They were posting the final offering memorandum that day, and the transaction was expected to close and fund on the 6th. Ms. Etienne added that after the meeting, all remaining documents would be signed so the financing team could authorize funding on Thursday.

Mr. Livingston asked who the actual bond buyers were. Mr. LeBrun explained that MBS Capital Markets was the underwriter and initial purchaser, but the individual investors were not known. Ms. Zare stated that there were three or four investors who bought the bonds, that the deal was fully sold, and that she could provide the list of investors, subject to what could be disclosed.

TENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026/2027 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, 2026, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); 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 2026/2027 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: August 4, 2026
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 26th DAY OF MAY, 2026.

ATTEST:

**TRANQUILITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tranquility
Community Development District

Proposed Budget
FY2027



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Tranquility
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/25	Projected Next 5 Months	Total Thru 9/30/25	Proposed Budget FY2027
Revenues					
Phase 1 & 2 Assessments - On Roll	\$ 56,964	\$ 52,855	\$ 4,109	\$ 56,964	\$ 56,964
Phase 3 Assessments - Direct	\$ 13,496	\$ 13,496	\$ -	\$ 13,496	\$ 13,496
Undeveloped Administrative Assessments - Direct	\$ 33,454	\$ 33,454	\$ -	\$ 33,454	\$ 33,162
Developer Contribution	\$ 150,290	\$ 14,185	\$ -	\$ 14,185	\$ 163,319
Interest	\$ -	\$ 316	\$ 181	\$ 497	\$ -
Total Revenues	\$ 254,204	\$ 114,306	\$ 4,290	\$ 118,596	\$ 266,940

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 400	\$ 1,200	\$ 1,600	\$ 12,000
FICA Expense	\$ 900	\$ 31	\$ 92	\$ 122	\$ 900
Engineering	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Attorney	\$ 25,000	\$ 209	\$ 5,000	\$ 5,209	\$ 25,000
Annual Audit	\$ 4,000	\$ 3,400	\$ -	\$ 3,400	\$ 4,000
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,150	\$ 1,458	\$ 1,458	\$ 2,917	\$ 3,605
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 43,775	\$ 25,535	\$ 18,240	\$ 43,775	\$ 45,088
Information Technology	\$ 1,947	\$ 1,136	\$ 811	\$ 1,947	\$ 2,005
Website Maintenance	\$ 1,298	\$ 757	\$ 541	\$ 1,298	\$ 1,337
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 107	\$ 500	\$ 607	\$ 1,000
Insurance	\$ 7,434	\$ 5,732	\$ -	\$ 5,732	\$ 6,305
Printing & Binding	\$ 1,000	\$ 29	\$ 100	\$ 129	\$ 1,000
Legal Advertising	\$ 10,000	\$ 175	\$ 4,000	\$ 4,175	\$ 10,000
Other Current Charges	\$ 5,000	\$ 468	\$ 334	\$ 802	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 50	\$ 51	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 144,704	\$ 39,613	\$ 37,376	\$ 76,989	\$ 143,440

Tranquility
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/25	Projected Next 5 Months	Total Thru 9/30/25	Proposed Budget FY2027
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Lake Maintenance	\$ 12,000	\$ -	\$ -	\$ -	\$ 18,000
Streetlights	\$ 45,000	\$ -	\$ -	\$ -	\$ 53,000
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
General Repairs & Maintenance	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Stormwater Maintenance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Total Operations & Maintenance	\$ 109,500	\$ -	\$ -	\$ -	\$ 123,500
Total Expenditures	\$ 254,204	\$ 39,613	\$ 37,376	\$ 76,989	\$ 266,940
Excess Revenues/(Expenditures)	\$ -	\$ 74,693	\$ (33,086)	\$ 41,607	\$ -

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 levied 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 entered 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 Series 2025 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 Series 2025 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.

Tranquility
Community Development District
Proposed Budget
Debt Service Fund
Series 2025

Description	Proposed Budget FY2026	Actuals Thru 4/30/25	Projected Next 5 Months	Total Thru 9/30/25	Proposed Budget FY2027
Revenues					
Assessments - Direct	\$ -	\$ 418,180	\$ 64,367	\$ 482,547	\$ 482,546
Assessments - Lot Closings	\$ -	\$ 1,649	\$ -	\$ 1,649	\$ -
Interest Income	\$ -	\$ 9,143	\$ 5,225	\$ 14,368	\$ 7,184
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 197,410
Total Revenues	\$ -	\$ 428,973	\$ 69,592	\$ 498,564	\$ 687,140
Expenses					
Interest- 11/1	\$ -	\$ -	\$ -	\$ -	\$ 187,354
Principal - 5/1	\$ -	\$ -	\$ 110,000	\$ 110,000	\$ 105,000
Interest - 5/1	\$ -	\$ -	\$ 184,289	\$ 184,289	\$ 187,354
Total Expenditures	\$ -	\$ -	\$ 294,289	\$ 294,289	\$ 479,709
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 482,547	\$ 482,547	\$ -	\$ 482,547	\$ -
Transfer In/(Out)	\$ -	\$ (6,866)	\$ -	\$ (6,866)	\$ -
Total Other Financing Sources/(Uses)	\$ 482,547	\$ 475,681	\$ -	\$ 475,681	\$ -
Excess Revenues/(Expenditures)	\$ 482,547	\$ 904,654	\$ (224,697)	\$ 679,957	\$ 207,431

*Carry forward less amount in Reserve funds.

Series 2025
Interest - 11/01/27 **\$185,254**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 50'	67	\$169,387	\$2,528.16	\$2,689.53
Single Family 70'	202	\$313,160	\$1,550.30	\$1,649.25
Total ERU's	269	\$482,546		

Tranquility
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 6,955,000.00	\$ -	\$ 187,354.38	\$ 481,643.35
05/01/27	\$ 6,955,000.00	\$ 105,000.00	\$ 187,354.38	
11/01/27	\$ 6,850,000.00	\$ -	\$ 185,254.38	\$ 477,608.75
05/01/28	\$ 6,850,000.00	\$ 110,000.00	\$ 185,254.38	
11/01/28	\$ 6,740,000.00	\$ -	\$ 183,054.38	\$ 478,308.75
05/01/29	\$ 6,740,000.00	\$ 115,000.00	\$ 183,054.38	
11/01/29	\$ 6,625,000.00	\$ -	\$ 180,754.38	\$ 478,808.75
05/01/30	\$ 6,625,000.00	\$ 120,000.00	\$ 180,754.38	
11/01/30	\$ 6,505,000.00	\$ -	\$ 178,354.38	\$ 479,108.75
05/01/31	\$ 6,505,000.00	\$ 125,000.00	\$ 178,354.38	
11/01/31	\$ 6,380,000.00	\$ -	\$ 175,041.88	\$ 478,396.25
05/01/32	\$ 6,380,000.00	\$ 135,000.00	\$ 175,041.88	
11/01/32	\$ 6,245,000.00	\$ -	\$ 171,464.38	\$ 481,506.25
05/01/33	\$ 6,245,000.00	\$ 140,000.00	\$ 171,464.38	
11/01/33	\$ 6,105,000.00	\$ -	\$ 167,754.38	\$ 479,218.75
05/01/34	\$ 6,105,000.00	\$ 150,000.00	\$ 167,754.38	
11/01/34	\$ 5,955,000.00	\$ -	\$ 163,779.38	\$ 481,533.75
05/01/35	\$ 5,955,000.00	\$ 155,000.00	\$ 163,779.38	
11/01/35	\$ 5,800,000.00	\$ -	\$ 159,671.88	\$ 478,451.25
05/01/36	\$ 5,800,000.00	\$ 165,000.00	\$ 159,671.88	
11/01/36	\$ 5,635,000.00	\$ -	\$ 155,299.38	\$ 479,971.25
05/01/37	\$ 5,635,000.00	\$ 175,000.00	\$ 155,299.38	
11/01/37	\$ 5,460,000.00	\$ -	\$ 150,661.88	\$ 480,961.25
05/01/38	\$ 5,460,000.00	\$ 185,000.00	\$ 150,661.88	
11/01/38	\$ 5,275,000.00	\$ -	\$ 145,759.38	\$ 481,421.25
05/01/39	\$ 5,275,000.00	\$ 195,000.00	\$ 145,759.38	
11/01/39	\$ 5,080,000.00	\$ -	\$ 140,591.88	\$ 481,351.25
05/01/40	\$ 5,080,000.00	\$ 205,000.00	\$ 140,591.88	
11/01/40	\$ 4,875,000.00	\$ -	\$ 135,159.38	\$ 480,751.25
05/01/41	\$ 4,875,000.00	\$ 215,000.00	\$ 135,159.38	
11/01/41	\$ 4,660,000.00	\$ -	\$ 129,461.88	\$ 479,621.25
05/01/42	\$ 4,660,000.00	\$ 225,000.00	\$ 129,461.88	
11/01/42	\$ 4,435,000.00	\$ -	\$ 123,499.38	\$ 477,961.25
05/01/43	\$ 4,435,000.00	\$ 240,000.00	\$ 123,499.38	
11/01/43	\$ 4,195,000.00	\$ -	\$ 117,139.38	\$ 480,638.75
05/01/44	\$ 4,195,000.00	\$ 255,000.00	\$ 117,139.38	
11/01/44	\$ 3,940,000.00	\$ -	\$ 110,381.88	\$ 482,521.25
05/01/45	\$ 3,940,000.00	\$ 265,000.00	\$ 110,381.88	
11/01/45	\$ 3,675,000.00	\$ -	\$ 103,359.38	\$ 478,741.25
05/01/46	\$ 3,675,000.00	\$ 280,000.00	\$ 103,359.38	
11/01/46	\$ 3,395,000.00	\$ -	\$ 95,484.38	\$ 478,843.75
05/01/47	\$ 3,395,000.00	\$ 300,000.00	\$ 95,484.38	
11/01/47	\$ 3,095,000.00	\$ -	\$ 87,046.88	\$ 482,531.25
05/01/48	\$ 3,095,000.00	\$ 315,000.00	\$ 87,046.88	
11/01/48	\$ 2,780,000.00	\$ -	\$ 78,187.50	\$ 480,234.38
05/01/49	\$ 2,780,000.00	\$ 335,000.00	\$ 78,187.50	
11/01/49	\$ 2,445,000.00	\$ -	\$ 68,765.63	\$ 481,953.13
05/01/50	\$ 2,445,000.00	\$ 355,000.00	\$ 68,765.63	
11/01/50	\$ 2,090,000.00	\$ -	\$ 58,781.25	\$ 482,546.88
05/01/51	\$ 2,090,000.00	\$ 375,000.00	\$ 58,781.25	
11/01/51	\$ 1,715,000.00	\$ -	\$ 48,234.38	\$ 482,015.63
05/01/52	\$ 1,715,000.00	\$ 395,000.00	\$ 48,234.38	
11/01/52	\$ 1,320,000.00	\$ -	\$ 37,125.00	\$ 480,359.38
05/01/53	\$ 1,320,000.00	\$ 415,000.00	\$ 37,125.00	
11/01/53	\$ 905,000.00	\$ -	\$ 25,453.13	\$ 477,578.13
05/01/54	\$ 905,000.00	\$ 440,000.00	\$ 25,453.13	
11/01/54	\$ 465,000.00	\$ -	\$ 13,078.13	\$ 478,531.25
05/01/55	\$ 465,000.00	\$ 465,000.00	\$ 13,078.13	\$ 478,078.13
		\$ 7,065,000.00	\$ 7,336,196.48	\$ 14,401,196.48

SECTION VI

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, 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 Titusville, Brevard County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	William Allen, Jr.	11/2026
2	Kenneth Belshe	11/2026
3	William Livingston	11/2028
4	Clinton Smith	11/2028
5	VACANT	11/2026

This year, Seat 1, currently held by William Allen, Jr., Seat 2, currently held by Kenneth Belshe and Seat 5, currently vacant are subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four year period.

2. LANDOWNER’S ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **17th day of November 2026, at 2:00 p.m.**, and located at 5445 S. Washington Ave., Titusville, FL 32780.

3. PUBLICATION. The District’s Secretary is hereby directed to publish notice of

the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **May 26, 2026** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26th day of May 2026.

**TRANQUILITY
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Secretary/ Asst. Secretary

Chairperson/ Vice Chairperson

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Tranquility Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 345.9 acres, located in Titusville, Brevard County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:
HOUR:
LOCATION:

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager
Run Date(s): _____ & _____

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING:

TIME:

LOCATION:

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
TITUSVILLE, BREVARD COUNTY, FLORIDA
LANDOWNERS' MEETING –**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tranquility Community Development District to be held at **[Location], [Address], on [Election Date], at [Time]**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

SECTION VII

SECTION C

SECTION 1

Tranquility Community Development District

Summary of Check Register

October 1, 2025 to May 12, 2026

Fund	Date	Check No.'s	Amount
General Fund	10/15/25	83-87	\$ 13,984.72
	10/30/25	88-91	\$ 4,655.88
	11/26/25	92	\$ 3,923.70
	12/29/25	93-94	\$ 314.36
	1/8/26	95	\$ 3,920.65
	1/15/26	96	\$ 3,919.88
	2/12/26	97	\$ 209.00
	2/19/26	98	\$ 4,797.20
	3/12/26	99	\$ 4,301.69
	4/16/26	100	\$ 4,236.86
			\$ 44,263.94
Payroll	October 1, 2025 to May 12, 2026		
	Willian I Livingston	50036	\$ 184.70
	Clinton F Smith III	50037	\$ 184.70
			\$ 369.40
Total Amount			\$ 44,633.34

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/15/25	00008	9/05/25 71538	202508 310-51300-31500	GENERAL COUNSEL AUG 25 COBB COLE PA	*	38.00	38.00 000083
10/15/25	00003	8/25/25 28898	202510 310-51300-45000	ANNUAL INSURANCE FY26 EGIS INSURANCE & RISK ADVISORS	*	5,732.00	5,732.00 000084
10/15/25	00007	8/31/25 00073006	202508 310-51300-48000	NOT BOS MTF 8/28/25 GANNETT MEDIA CORP DBA	*	175.16	175.16 000085
10/15/25	00001	9/01/25 46	202509 310-51300-34000	MANAGEMENT FEES SEPT 25	*	3,541.67	
		9/01/25 46	202509 310-51300-35200	WEBSITE ADMIN SEPT 25	*	105.00	
		9/01/25 46	202509 310-51300-35100	INFORMATION TECH SEPT 25	*	157.50	
		9/01/25 46	202509 310-51300-51000	OFFICE SUPPLIES	*	.06	
		9/01/25 46	202509 310-51300-42000	POSTAGE	*	1.48	
		9/01/25 46	202509 310-51300-42500	COPIES	*	11.85	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			3,817.56 000086
10/15/25	00009	4/03/25 25082-4C	202504 310-51300-31100	INFRASTRUCTURE UPDATE HONEYCUTT & ASSOCIATES, INC.	*	4,222.00	4,222.00 000087
10/30/25	00008	10/16/25 73213	202509 310-51300-31500	GENERAL COUNSEL SEPT 25 COBB COLE PA	*	372.00	372.00 000088
10/30/25	00002	10/01/25 93601	202510 310-51300-54000	SPECIAL DISTRICT FEE FY26 FLORIDA DEPARTMENT OF COMMERCE	*	175.00	175.00 000089
10/30/25	00007	9/30/25 00073534	202509 310-51300-48000	NOT MTG DATES 9/9/25 GANNETT MEDIA CORP DBA	*	185.15	185.15 000090
10/30/25	00001	10/01/25 47	202510 310-51300-34000	MANAGEMENT FEES OCT 25	*	3,647.92	
		10/01/25 47	202510 310-51300-35200	WEBSITE ADMIN OCT 25	*	108.17	

TRAN TRANQUILITY ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/25		47		202510	310	51300	35100			*	162.25		
			INFORMATION TECH OCT 25										
10/01/25		47		202510	310	51300	51000			*	.21		
			OFFICE SUPPLIES										
10/01/25		47		202510	310	51300	42000			*	5.18		
			POSTAGE										
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,923.73	000091
11/26/25	00001	11/01/25	49	202511	310	51300	34000			*	3,647.92		
			MANAGEMENT FEES										
11/01/25		49		202511	310	51300	35200			*	108.17		
			WEBSITE ADMINISTRATION										
11/01/25		49		202511	310	51300	35100			*	162.25		
			INFORMATION TECHNOLOGY										
11/01/25		49		202511	310	51300	51000			*	.15		
			OFFICE SUPPLIES										
11/01/25		49		202511	310	51300	42000			*	3.11		
			POSTAGE										
11/01/25		49		202511	310	51300	42500			*	2.10		
			COPIES										
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,923.70	000092
12/29/25	00013	12/05/25	2026TRAN	202512	310	51300	49000			*	139.20		
			NON-AD VAL ASSESS FY26										
BREVARD COUNTY PROPERTY APPRAISER												139.20	000093
12/29/25	00007	10/31/25	00074056	202510	310	51300	48000			*	175.16		
			NOT MTG 10/27/25										
GANNETT MEDIA CORP DBA												175.16	000094
1/08/26	00001	12/01/25	50	202512	310	51300	34000			*	3,647.92		
			MANAGEMENT FEES										
12/01/25		50		202512	310	51300	35200			*	108.17		
			WEBSITE ADMINISTRATION										
12/01/25		50		202512	310	51300	35100			*	162.25		
			INFORMATION TECHNOLOGY										
12/01/25		50		202512	310	51300	51000			*	.09		
			OFFICE SUPPLIES										
12/01/25		50		202512	310	51300	42000			*	2.22		
			POSTAGE										
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,920.65	000095
1/15/26	00001	1/01/26	51	202601	310	51300	34000			*	3,647.92		
			MANAGEMENT FEES										
1/01/26		51		202601	310	51300	35200			*	108.17		
			WEBSITE ADMINISTRATION										

TRAN TRANQUILITY ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/26		51		202601	310	51300	35100		INFORMATION TECHNOLOGY	*	162.25		
1/01/26		51		202601	310	51300	51000		OFFICE SUPPLIES	*	.06		
1/01/26		51		202601	310	51300	42000		POSTAGE	*	1.48		
GOVERNMENTAL MANAGEMENT SERVICES-CF											3,919.88	000096	
2/12/26	00008	2/04/26	78112	202601	310	51300	31500		GENERAL COUNSEL JAN26	*	209.00		
COBB COLE PA											209.00	000097	
2/19/26	00001	2/01/26	53	202602	310	51300	34000		MANAGEMENT FEES	*	3,647.92		
2/01/26		53		202602	310	51300	35200		WEBSITE ADMINISTRATION	*	108.17		
2/01/26		53		202602	310	51300	35100		INFORMATION TECHNOLOGY	*	162.25		
2/01/26		53		202602	310	51300	31300		DISSEMINATION AGENT SVC	*	291.67		
2/01/26		53		202602	310	51300	51000		OFFICE SUPPLIES	*	.15		
2/01/26		53		202602	310	51300	42000		POSTAGE	*	3.70		
2/01/26		53A		202512	310	51300	31300		DISSEMINATION AGENT SVC	*	291.67		
2/01/26		53B		202601	310	51300	31300		DISSEMINATION AGENT SVC	*	291.67		
GOVERNMENTAL MANAGEMENT SERVICES-CF											4,797.20	000098	
3/12/26	00001	3/01/26	54	202603	310	51300	34000		MANAGEMENT FEES	*	3,647.92		
3/01/26		54		202603	310	51300	35200		WEBSITE ADMINISTRATION	*	108.17		
3/01/26		54		202603	310	51300	35100		INFORMATION TECHNOLOGY	*	162.25		
3/01/26		54		202603	310	51300	31300		DISSEMINATION AGENT SVC	*	291.67		
3/01/26		54		202603	310	51300	51000		OFFICE SUPPLIES	*	.03		
3/01/26		54		202603	310	51300	42000		POSTAGE	*	91.65		
GOVERNMENTAL MANAGEMENT SERVICES-CF											4,301.69	000099	
4/16/26	00001	4/01/26	56	202604	310	51300	34000		MANAGEMENT FEES	*	3,647.92		

TRAN TRANQUILITY ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/01/26	56		202604 310-51300-35200		*	108.17	
		WEBSITE	ADMINISTRATION				
4/01/26	56		202604 310-51300-35100		*	162.25	
		INFORMATION	TECHNOLOGY				
4/01/26	56		202604 310-51300-31300		*	291.67	
		DISSEMINATION	AGENT SVC				
4/01/26	56		202604 310-51300-42500		*	26.85	
		COPIES					

GOVERNMENTAL MANAGEMENT SERVICES-CF							4,236.86 000100

TOTAL FOR BANK A						44,263.94	
TOTAL FOR REGISTER						44,263.94	

TRAN TRANQUILITY ZYAN

SECTION 2

Tranquility
Community Development District

Unaudited Financial Reporting
April 30, 2026



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1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2025
5	<hr/>	Capital Projects Fund Series 2025
6	<hr/>	Month to Month
7	<hr/>	Long Term Debt Report
8	<hr/>	Assessment Receipt Schedule

Tranquility
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 79,719	\$ -	\$ -	\$ 79,719
Investments:				
Series 2025				
Reserve	\$ -	\$ 482,547	\$ -	\$ 482,547
Revenue	\$ -	\$ 422,107	\$ -	\$ 422,107
Construction Ph 1&2	\$ -	\$ -	\$ 15,267	\$ 15,267
Construction Restrictred	\$ -	\$ -	\$ 2,309,293	\$ 2,309,293
Construction Ph3	\$ -	\$ -	\$ 33,032	\$ 33,032
Construction	\$ -	\$ -	\$ 6,870	\$ 6,870
Cost of Issuance	\$ -	\$ -	\$ 11,322	\$ 11,322
Total Assets	\$ 79,719	\$ 904,654	\$ 2,375,785	\$ 3,360,157
Liabilities:				
Accounts Payable	\$ 3,400	\$ -	\$ -	\$ 3,400
Total Liabilites	\$ 3,400	\$ -	\$ -	\$ 3,400
Fund Balance:				
Restricted for:				
Debt Service Series 2025	\$ -	\$ 904,654	\$ -	\$ 904,654
Capital Projects Series 2025	\$ -	\$ -	\$ 2,375,785	\$ 2,375,785
Unassigned	\$ 76,319	\$ -	\$ -	\$ 76,319
Total Fund Balances	\$ 76,319	\$ 904,654	\$ 2,375,785	\$ 3,356,757
Total Liabilities & Fund Balance	\$ 79,719	\$ 904,654	\$ 2,375,785	\$ 3,360,157

Tranquility
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Phase 1 & 2 Assessments - On Roll	\$ 56,964	\$ 52,855	\$ 52,855	\$ -
Phase 3 Assessments - Direct	\$ 13,496	\$ 13,496	\$ 13,496	\$ (0)
Undeveloped Administrative Assessments - Direct	\$ 33,454	\$ 33,454	\$ 33,454	\$ -
Developer Contributions	\$ 150,290	\$ 14,185	\$ 14,185	\$ -
Interest	\$ -	\$ -	\$ 316	\$ 316
Total Revenues	\$ 254,204	\$ 113,990	\$ 114,306	\$ 316

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 400	\$ 6,600
FICA Expense	\$ 900	\$ 525	\$ 31	\$ 494
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 209	\$ 14,374
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,400	\$ 600
Assessment Administration	\$ 5,150	\$ 5,150	\$ -	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,150	\$ 3,004	\$ 1,458	\$ 1,546
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 43,775	\$ 25,535	\$ 25,535	\$ -
Information Technology	\$ 1,947	\$ 1,136	\$ 1,136	\$ -
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ (0)
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 107	\$ 476
Insurance	\$ 7,434	\$ 7,434	\$ 5,732	\$ 1,702
Printing & Binding	\$ 1,000	\$ 583	\$ 29	\$ 554
Legal Advertising	\$ 10,000	\$ 5,833	\$ 175	\$ 5,658
Other Current Charges	\$ 5,000	\$ 2,917	\$ 468	\$ 2,449
Office Supplies	\$ 625	\$ 365	\$ 1	\$ 364
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative	\$ 144,704	\$ 88,506	\$ 39,613	\$ 48,893

Tranquility
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ -	\$ -	\$ 10,000
Field Management	\$ 15,000	\$ 8,750	\$ -	\$ 15,000
Lake Maintenance	\$ 12,000	\$ 7,000	\$ -	\$ 12,000
Streetlights	\$ 45,000	\$ 26,250	\$ -	\$ 45,000
Sidewalk & Asphalt Maintenance	\$ 10,000	\$ 5,833	\$ -	\$ 10,000
General Repairs & Maintenance	\$ 7,500	\$ 4,375	\$ -	\$ 7,500
Stormwater Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 5,000
Contingency	\$ 5,000	\$ 2,917	\$ -	\$ 5,000
Total Operations & Maintenance	\$ 109,500	\$ 58,042	\$ -	\$ 109,500
Total Expenditures	\$ 254,204	\$ 146,548	\$ 39,613	\$ 158,393
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 74,693	
Net Change in Fund Balance	\$ -		\$ 74,693	
Fund Balance - Beginning	\$ -		\$ 1,626	
Fund Balance - Ending	\$ -		\$ 76,319	

Tranquility
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Proposed Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Direct Bill	\$ -	\$ -	\$ 418,180	\$ 418,180
Assessments - Lot Closings	\$ -	\$ -	\$ 1,649	\$ 1,649
Interest	\$ -	\$ -	\$ 9,143	\$ 9,143
Total Revenues	\$ -	\$ -	\$ 428,973	\$ 428,973
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 428,973	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 482,547	\$ 482,547
Transfer In/(Out)	\$ -	\$ -	\$ (6,866)	\$ (6,866)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 475,681	\$ 475,681
Net Change in Fund Balance	\$ -	\$ -	\$ 904,654	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 904,654	

Tranquility

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Proposed	Prorated Budget	Actual		
	Budget	Thru 04/30/26	Thru 04/30/26	Variance	
Revenues:					
Interest	\$ -	\$ -	\$ 51,662	\$ 51,662	
Total Revenues	\$ -	\$ -	\$ 51,662	\$ 51,662	
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ 3,925,542	\$ (3,925,542)	
Capital Outlay - COI	\$ -	\$ -	\$ 339,654	\$ (339,654)	
Total Expenditures	\$ -	\$ -	\$ 4,265,196	\$ (4,265,196)	
Excess (Deficiency) of Revenues over Expenditures	\$ -		(\$4,213,534)		
Other Financing Sources/(Uses):					
Bond Proceeds	\$ -	\$ -	\$ 6,582,453	\$ 6,582,453	
Transfer In/(Out)	\$ -	\$ -	\$ 6,866	\$ 6,866	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 6,589,319	\$ 6,589,319	
Net Change in Fund Balance	\$ -		\$ 2,375,785		
Fund Balance - Beginning	\$ -		\$ -		
Fund Balance - Ending	\$ -		\$ 2,375,785		

Tranquility
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 112	\$ 39,105	\$ 3,291	\$ 2,858	\$ 2,183	\$ 5,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,855
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,212	\$ 11,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,950
Developer Contributions	\$ 9,831	\$ 4,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,185
Interest	\$ -	\$ -	\$ 0	\$ 43	\$ 57	\$ 102	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316
Total Revenues	\$ 9,831	\$ 4,466	\$ 39,105	\$ 3,334	\$ 2,915	\$ 37,497	\$ 17,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,306
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,458
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,535
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 5	\$ 3	\$ 2	\$ 1	\$ 4	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Legal Advertising	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 56	\$ 58	\$ 197	\$ 41	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative	\$ 10,062	\$ 3,982	\$ 4,839	\$ 4,461	\$ 7,653	\$ 4,340	\$ 4,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,613
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 10,062	\$ 3,982	\$ 4,839	\$ 4,461	\$ 7,653	\$ 4,340	\$ 4,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,613
Excess (Deficiency) of Revenues over Expenditures	\$ (231)	\$ 485	\$ 34,266	\$ (1,128)	\$ (4,739)	\$ 33,157	\$ 12,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,693
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (231)	\$ 485	\$ 34,266	\$ (1,128)	\$ (4,739)	\$ 33,157	\$ 12,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,693

Tranquility

Community Development District

Long Term Debt Report

Series 2025, Special Assessment Revenue Bonds

Interest Rate:	4.000%, 5.300%, 5.625%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	100% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$482,547	
Reserve Fund Balance	\$482,547	
Bonds Outstanding - 11/06/25		\$7,065,000
Current Bonds Outstanding		\$7,065,000

Tranquility
Community Development District
Special Assessment Receipts
Fiscal Year 2026

Gross \$ 60,600.00 \$ 60,600.00
 \$ 56,964.00 \$ 56,964.00

ON ROLL ASSESSMENTS

ASSESSED THROUGH COUNTY

100.00% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Total
11/14/25	ACH	\$ 120.77	\$ (6.34)	\$ (2.29)	\$ -	\$ 112.14	\$ 112.14	\$ 112.14
12/02/25	ACH	\$ 14,400.00	\$ (576.00)	\$ (276.48)	\$ -	\$ 13,547.52	\$ 13,547.52	\$ 13,547.52
12/11/25	ACH	\$ 23,850.00	\$ (954.00)	\$ (457.92)	\$ -	\$ 22,438.08	\$ 22,438.08	\$ 22,438.08
12/19/25	ACH	\$ 3,300.00	\$ (117.00)	\$ (63.66)	\$ -	\$ 3,119.34	\$ 3,119.34	\$ 3,119.34
01/09/26	ACH	\$ 3,389.62	\$ (101.69)	\$ (65.76)	\$ -	\$ 3,222.17	\$ 3,222.17	\$ 3,222.17
01/30/26	ACH	\$ -	\$ -	\$ -	\$ 68.34	\$ 68.34	\$ 68.34	\$ 68.34
02/12/26	ACH	\$ 3,000.00	\$ (83.41)	\$ (58.68)	\$ -	\$ 2,857.91	\$ 2,857.91	\$ 2,857.91
03/06/26	ACH	\$ 2,250.00	\$ (22.50)	\$ (44.55)	\$ -	\$ 2,182.95	\$ 2,182.95	\$ 2,182.95
04/10/26	ACH	\$ 5,400.00	\$ (3.42)	\$ (108.00)	\$ -	\$ 5,288.58	\$ 5,288.58	\$ 5,288.58
04/20/26	ACH	\$ -	\$ -	\$ -	\$ 17.70	\$ 17.70	\$ 17.70	\$ 17.70
TOTAL		\$ 55,710.39	\$ (1,864.36)	\$ (1,077.34)	\$ 86.04	\$ 52,854.73	\$ 52,854.73	\$ 52,854.73

93%	Gross Percent Collected
\$ 4,109.27	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

CAROLINA HOLDINGS II						
2026-01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025 Debt
			Net Assessments \$ 216,336.58	\$ 46,949.99	\$ 169,386.59	
3/1/26	10/1/25	1064/1641	\$ 23,474.99	\$ 23,474.99	\$ 23,474.99	
3/1/26	2/1/26	1065/1642	\$ 11,737.50	\$ 11,737.50	\$ 11,737.50	
3/1/26	3/1/26	1066/1643	\$ 105,019.69	\$ 105,019.69		\$ 105,019.69
4/29/26	5/1/26	1067/1666	\$ 11,737.50	\$ 11,737.50	\$ 11,737.50	
	9/1/26		\$ 64,366.90	\$ -		
			\$ 216,336.58	\$ 151,969.68	\$ 46,949.99	\$ 105,019.69

THE SHORES AT TRANQUILITY						
2026-02						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2025 Debt	
1/31/26	1/15/26	1	\$ 313,160.29	\$ 313,160.29	\$ 313,160.29	
			\$ 313,160.29	\$ 313,160.29	\$ 313,160.29	

SECTION 3



April 20, 2026

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 23, 2026, 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, 2026, are as follows:

Tranquility Community Development District **13**

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

Kind regards,

Tim Bobanic
Supervisor of Elections, Brevard County

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