

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