Tranquility
Community Development District

Agenda

August 4, 2026

AGENDA

Tranquility
Community Development District

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

July 28, 2026

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Tranquility Community Development District** will be held **Tuesday, August 4, 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 2026-06 Appointing Assistant Secretary
4. Approval of Minutes of the May 26, 2026, Board of Supervisors Meeting
5. Public Hearing
    A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Approved Budget and Appropriating Funds
    B. Consideration of Resolution 2026-08 Imposing Fiscal Year 2027 Special Assessments and Certifying Assessment Roll
6. Consideration of Fiscal Year 2027 Developer Funding Agreement
7. Presentation of Fiscal Year 2025 Financial Audit Report
8. Consideration of Proposal for Series 2025 Arbitrage Rebate Services
9. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Approval of Fiscal Year 2027 Meeting Schedule
        iv. Goals and Objectives
            a. Adoption of Fiscal Year 2027 Goals & Objectives
            b. Review of Approved Fiscal Year 2026 Goals & Objectives Authorizing Chair to Execute Final Form
10. Other Business
11. Supervisors Requests
12. Adjournment

SECTION III

SECTION C

RESOLUTION 2026-06

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 Tuesday, **May 26, 2026** 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

The following is a summary of the discussions and actions taken at the May 26, 2026, 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.

THIRD ORDER OF BUSINESS **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

Mr. LeBrun noted that there was still an open seat. The Board had no nominations to fill the vacant seat and Board consensus was to table Items A through C to a future meeting agenda.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the November 3, 2025 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the November 3, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. Hearing no changes to the minutes, Mr. LeBrun asked for a motion to approve.

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, the Minutes of the November 3, 2025, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt**

Mr. LeBrun explained that Resolution 2026-04 concerns approval of the Fiscal Year 2027 proposed budget and setting a public hearing to adopt the budget. He stated the proposed budget begins on page 16, with the general fund starting on page 18. He noted the budget is very similar to the current year's budget, includes a developer contribution if needed, has slightly lower general and administrative expenses, and includes field expenditures for operations and maintenance from October 1, 2026 through September 30, 2027. He noted some increases were included in case additional lakes or road sections come online during that fiscal year.

The Board asked why landscaping maintenance and irrigation were not listed. Mr. LeBrun explained that the HOA handles most landscaping costs, while the District budget covers items such as streetlights, sidewalks, asphalt maintenance, lake maintenance, aquatic spraying, and contingency. The Board and staff also discussed developer contributions, which Mr. LeBrun clarified are used only as needed to cover any shortfall not paid through on-roll or direct assessments, and he did not expect the full amount to be needed. He noted that the proposed budget sets the maximum assessment level, with line items still adjustable before final adoption in August.

The Board moved to approve the FY 2027 proposed budget and set the public hearing for August 4, 2026, at 2:00 p.m.

On MOTION by Mr. Belshe seconded by Mr. Livingston, with all in favor, Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt on August 4, 2026 at 2:00 p.m., was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Setting a Date, Time and location of the November 2026 Landowner's Election and Meeting**

Mr. LeBrun reviewed Resolution 2026-05, which sets the landowners' election for November 17, 2026, at 2:00 p.m. at the current meeting location. Three board seats will be up for election: Seat 1, Seat 2, and the vacant Seat 5. He explained that landowners receive one vote per acre or partial acre and may send a proxy instead of attending in person.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Resolution 2026-05 Setting a Date, Time and location of the November 2026 Landowner's Election and Meeting on November 17, 2026 at 2:00 p.m., was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun explained that the check register included checks 83 through 100, plus payroll fund checks 50036 through 50037. The total amount of the check register was $44,633.34**.**

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, the Check Register, was approved

ii. Balance Sheet and Income Statement

Mr. LeBrun noted the District manager report included the check register on page 35, along with the balance sheet and income statement. He noted that the financial statements were unaudited and current through April 30, 2026.

iii. Presentation of Registered Voters – 13

Mr. LeBrun explained that the District must annually report the number of registered voters, based on information from the Supervisor of Elections. As of April 15, there were 13 registered voters in the District. He noted that this number matters because, after the District reaches the required time period and voter threshold, seats begin transitioning to general elector/resident control.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors' Requests

There being no comments, the next item followed.

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

SECTION A

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15^{th}) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Tranquility Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tranquility Community Development District for the Fiscal Year Ending September 30, 2027."

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$________________
TOTAL DEBT SERVICE FUND SERIES 2025	$________________
TOTAL ALL FUNDS	$________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within 60 days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 4th DAY OF AUGUST 2026.

ATTEST:	**TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Tranquility
Community Development District

Proposed Budget
FY2027

Table of Contents

Tranquility

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Phase 1 & 2 Assessments - Tax Roll	$ 56,964	$ 57,790	$ -	$ 57,790	$ 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	$ -	$ 574	$ 64	$ 638	$ -
Total Revenues	**$ 254,204**	**$ 119,499**	**$ 64**	**$ 119,563**	**$ 266,941**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 800	$ 600	$ 1,400	$ 12,000
FICA Expense	$ 900	$ 61	$ 46	$ 107	$ 900
Engineering	$ 15,000	$ 1,076	$ 3,000	$ 4,076	$ 15,000
Attorney	$ 25,000	$ 593	$ 900	$ 1,493	$ 25,000
Annual Audit	$ 4,000	$ 3,400	$ -	$ 3,400	$ 4,000
Assessment Administration	$ 5,150	$ -	$ -	$ -	$ 5,150
Arbitrage	$ 450	$ -	$ -	$ -	$ 450
Dissemination	$ 5,150	$ 2,042	$ 875	$ 2,917	$ 3,605
Trustee Fees	$ 4,500	$ -	$ -	$ -	$ 4,500
Management Fees	$ 43,775	$ 32,831	$ 10,944	$ 43,775	$ 45,088
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,005
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,337
Telephone	$ 300	$ -	$ 30	$ 30	$ 300
Postage & Delivery	$ 1,000	$ 204	$ 105	$ 309	$ 1,000
Insurance	$ 7,434	$ 5,732	$ -	$ 5,732	$ 6,305
Printing & Binding	$ 1,000	$ 30	$ 75	$ 105	$ 1,000
Legal Advertising	$ 10,000	$ 350	$ 2,100	$ 2,450	$ 10,000
Other Current Charges	$ 5,000	$ 580	$ 249	$ 829	$ 5,000
Office Supplies	$ 625	$ 1	$ 50	$ 51	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 144,704**	**$ 50,310**	**$ 19,785**	**$ 70,094**	**$ 143,441**

Tranquility

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Total Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
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**	**$ 50,310**	**$ 19,785**	**$ 70,094**	**$ 266,941**
Excess Revenues/(Expenditures)	$ -	$ 69,190	$ (19,721)	$ 49,469	$ -

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

<u>Revenues:</u>

<u>Assessments</u>

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.

<u>Developer Contributions</u>

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

<u>Expenditures:</u>

<u>General & Administrative:</u>

<u>Supervisor Fees</u>

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.

<u>FICA Expense</u>

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

<u>Engineering</u>

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.

<u>Attorney</u>

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.

<u>Annual Audit</u>

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

<u>Assessment Administration</u>

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

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.

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.

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 6/30/26	Projected Next 3 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ -	$ 418,180	$ 64,367	$ 482,547	$ 313,160
Assessments - Lot Closings	$ -	$ 1,649	$ -	$ 1,649	$ -
Interest Income	$ -	$ 13,559	$ 1,507	$ 15,066	$ 7,533
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 228,531
Total Revenues	**$ -**	**$ 433,389**	**$ 65,873**	**$ 499,262**	**$ 549,224**
Expenses					
Interest- 11/1	$ -	$ -	$ -	$ -	$ 121,424
Principal - 5/1	$ -	$ 110,000	$ -	$ 110,000	$ 70,000
Interest - 5/1	$ -	$ 184,289	$ -	$ 184,289	$ 121,424
Special Call - 8/1	$ -	$ -	$ 2,445,000	$ 2,445,000	$ -
Total Expenditures	**$ -**	**$ 294,289**	**$ 2,445,000**	**$ 2,739,289**	**$ 312,849**
Other Financing Sources/(Uses)					
Bond Proceeds	$ 482,547	$ 482,547	$ -	$ 482,547	$ -
Transfer In/(Out)	$ -	$ 2,299,608	$ -	$ 2,299,608	$ -
Total Other Financing Sources/(Uses)	**$ 482,547**	**$ 2,782,155**	**$ -**	**$ 2,782,155**	**$ -**
Excess Revenues/(Expenditures)	$ 482,547	$ 2,921,254	$ (2,379,127)	$ 542,128	$ 236,375

***Carry forward less amount in Reserve funds.**

Series 2025	
Interest - 11/01/27	**$ 120,024**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 70'	202	$ 313,160	$ 1,550.30	$ 1,649.25
Total ERU's	202	**$ 313,160**		

Tranquility
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date		Balance		Prinicpal		Interest		Total
11/01/26	$	4,510,000.00	$	-	$	121,424.38	$	121,424.38
05/01/27	$	4,510,000.00	$	70,000.00	$	121,424.38		
11/01/27	$	4,440,000.00	$	-	$	120,024.38	$	311,448.75
05/01/28	$	4,440,000.00	$	75,000.00	$	120,024.38		
11/01/28	$	4,365,000.00	$	-	$	118,524.38	$	313,548.75
05/01/29	$	4,365,000.00	$	75,000.00	$	118,524.38		
11/01/29	$	4,290,000.00	$	-	$	117,024.38	$	310,548.75
05/01/30	$	4,290,000.00	$	80,000.00	$	117,024.38		
11/01/30	$	4,210,000.00	$	-	$	115,424.38	$	312,448.75
05/01/31	$	4,210,000.00	$	85,000.00	$	115,424.38		
11/01/31	$	4,125,000.00	$	-	$	113,171.88	$	313,596.25
05/01/32	$	4,125,000.00	$	85,000.00	$	113,171.88		
11/01/32	$	4,040,000.00	$	-	$	110,919.38	$	309,091.25
05/01/33	$	4,040,000.00	$	90,000.00	$	110,919.38		
11/01/33	$	3,950,000.00	$	-	$	108,534.38	$	309,453.75
05/01/34	$	3,950,000.00	$	95,000.00	$	108,534.38		
11/01/34	$	3,855,000.00	$	-	$	106,016.88	$	309,551.25
05/01/35	$	3,855,000.00	$	100,000.00	$	106,016.88		
11/01/35	$	3,755,000.00	$	-	$	103,366.88	$	309,383.75
05/01/36	$	3,755,000.00	$	105,000.00	$	103,366.88		
11/01/36	$	3,650,000.00	$	-	$	100,584.38	$	308,951.25
05/01/37	$	3,650,000.00	$	115,000.00	$	100,584.38		
11/01/37	$	3,535,000.00	$	-	$	97,536.88	$	313,121.25
05/01/38	$	3,535,000.00	$	120,000.00	$	97,536.88		
11/01/38	$	3,415,000.00	$	-	$	94,356.88	$	311,893.75
05/01/39	$	3,415,000.00	$	125,000.00	$	94,356.88		
11/01/39	$	3,290,000.00	$	-	$	91,044.38	$	310,401.25
05/01/40	$	3,290,000.00	$	135,000.00	$	91,044.38		
11/01/40	$	3,155,000.00	$	-	$	87,466.88	$	313,511.25
05/01/41	$	3,155,000.00	$	140,000.00	$	87,466.88		
11/01/41	$	3,015,000.00	$	-	$	83,756.88	$	311,223.75
05/01/42	$	3,015,000.00	$	145,000.00	$	83,756.88		
11/01/42	$	2,870,000.00	$	-	$	79,914.38	$	308,671.25
05/01/43	$	2,870,000.00	$	155,000.00	$	79,914.38		
11/01/43	$	2,715,000.00	$	-	$	75,806.88	$	310,721.25
05/01/44	$	2,715,000.00	$	165,000.00	$	75,806.88		
11/01/44	$	2,550,000.00	$	-	$	71,434.38	$	312,241.25
05/01/45	$	2,550,000.00	$	175,000.00	$	71,434.38		
11/01/45	$	2,375,000.00	$	-	$	66,796.88	$	313,231.25
05/01/46	$	2,375,000.00	$	180,000.00	$	66,796.88		
11/01/46	$	2,195,000.00	$	-	$	61,734.38	$	308,531.25
05/01/47	$	2,195,000.00	$	195,000.00	$	61,734.38		
11/01/47	$	2,000,000.00	$	-	$	56,250.00	$	312,984.38
05/01/48	$	2,000,000.00	$	205,000.00	$	56,250.00		
11/01/48	$	1,795,000.00	$	-	$	50,484.38	$	311,734.38
05/01/49	$	1,795,000.00	$	215,000.00	$	50,484.38		
11/01/49	$	1,580,000.00	$	-	$	44,437.50	$	309,921.88
05/01/50	$	1,580,000.00	$	230,000.00	$	44,437.50		
11/01/50	$	1,350,000.00	$	-	$	37,968.75	$	312,406.25
05/01/51	$	1,350,000.00	$	240,000.00	$	37,968.75		
11/01/51	$	1,110,000.00	$	-	$	31,218.75	$	309,187.50
05/01/52	$	1,110,000.00	$	255,000.00	$	31,218.75		
11/01/52	$	855,000.00	$	-	$	24,046.88	$	310,265.63
05/01/53	$	855,000.00	$	270,000.00	$	24,046.88		
11/01/53	$	585,000.00	$	-	$	16,453.13	$	310,500.00
05/01/54	$	585,000.00	$	285,000.00	$	16,453.13		
11/01/54	$	300,000.00	$	-	$	8,437.50	$	309,890.63
05/01/55	$	300,000.00	$	300,000.00	$	8,437.50	$	308,437.50
			$	**4,620,000.00**	**$**	**4,812,611.48**	**$**	**9,138,322.50**

SECTION B

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tranquility Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Brevard County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Tranquility Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST 2026.

ATTEST:

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ___________________________

Its: ___________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Tranquility CDD
FY 27 Assessment Roll

ParcelID	Units	O&M	Debt	Total
22 3535-YC-*-1	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-2	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-3	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-4	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-5	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-6	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-7	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-8	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-9	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-10	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-11	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-12	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-13	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-14	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-15	2	$600.00	$3,298.50	$3,898.50
22 3535-YC-*-17	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-18	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-19	2	$600.00	$3,298.50	$3,898.50
22 3535-YC-*-21	2	$600.00	$3,298.50	$3,898.50
22 3535-YC-*-23	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-24	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-25	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-26	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-27	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-28	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-29	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-30	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-31	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-32	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-33	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-34	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-35	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-36	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-37	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-38	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-39	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-40	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-41	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-42	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-43	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-45	2	$600.00	$3,298.50	$3,898.50
22 3535-YC-*-46	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-47	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-48	1	$300.00	$1,649.25	$1,949.25

ParcelID	Units	O&M	Debt	Total
22 3535-YC-*-49	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-50	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-51	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-52	1.5	$450.00	$2,473.88	$2,923.88
22 3535-YC-*-53	0.5	$150.00	$824.63	$974.63
22 3535-YC-*-54	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-55	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-56	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-57	1.5	$450.00	$2,473.88	$2,923.88
22 3535-YC-*-59	1.5	$450.00	$2,473.88	$2,923.88
22 3535-YC-*-60	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-61	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-62	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-63	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-64	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-65	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-66	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-67	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-68	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-69	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-70	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-71	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-72	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-73	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-74	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-75	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-76	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-77	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-78	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-79	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-80	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-81	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-82	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-83	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-84	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-85	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-86	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-87	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-88	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-89	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-90	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-91	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-92	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-93	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-94	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-95	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-96	1	$300.00	$1,649.25	$1,949.25

ParcelID	Units	O&M	Debt	Total
22 3535-YC-*-97	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-104	1	$300.00	$1,649.25	$1,949.25
22 3535-YC-*-105	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-98	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-99	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-100	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-101	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-102	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-103	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-106	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-107	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-108	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-109	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-110	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-111	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-112	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-113	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-114	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-115	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-116	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-117	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-118	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-119	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-120	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-121	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-122	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-123	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-124	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-125	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-126	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-127	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-128	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-129	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-130	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-131	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-132	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-133	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-134	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-135	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-136	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-137	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-138	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-139	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-140	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-141	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-142	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-143	1	$300.00	$1,649.25	$1,949.25

ParcelID	Units	O&M	Debt	Total
22 3535-01-*-144	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-145	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-146	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-147	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-148	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-149	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-150	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-151	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-152	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-153	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-154	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-155	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-156	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-157	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-158	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-159	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-160	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-161	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-162	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-163	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-164	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-165	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-166	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-167	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-168	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-169	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-170	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-171	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-172	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-173	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-174	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-175	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-176	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-177	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-178	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-179	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-180	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-181	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-182	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-183	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-184	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-185	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-186	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-187	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-188	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-189	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-190	1	$300.00	$1,649.25	$1,949.25

ParcelID	Units	O&M	Debt	Total
22 3535-01-*-191	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-192	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-193	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-194	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-195	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-196	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-197	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-198	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-199	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-200	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-201	1	$300.00	$1,649.25	$1,949.25
22 3535-01-*-202	1	$300.00	$1,649.25	$1,949.25
Total Gross Onroll	202	$60,600.00	$333,148.50	$393,748.50
Total Net Onroll		$56,964.00	$313,159.59	$370,123.59
Direct Billing	**Acres**			
22 3535-00-1	205.05	$41,402.18	$0.00	$41,402.18
22 3535-00-2	21.15	$4,270.45	$0.00	$4,270.45
22 3535-00-755	9.39	$1,895.96	$0.00	$1,895.96
22 3535-YC-*-D	3.04	$613.81	$0.00	$613.81
22 3535-YC-*-E	7.2	$1,453.77	$0.00	$1,453.77
Total Gross Direct	245.83	$49,636.17	$0.00	$49,636.17
Total Net Direct		$46,658.00	$0.00	$46,658.00
Total Gross Assessments		$110,236.17	$333,148.50	$443,384.67
Total Net Assessments		$103,622.00	$313,159.59	$416,781.59

SECTION VI

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEVELOPER FUNDING AGREEMENT

THIS FISCAL YEAR 2027 DEVELOPER FUNDING AGREEMENT (the "Agreement") is made and entered into this ________ day of August 2026, by and between:

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

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

Recitals

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

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

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

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"the Budget"**); and

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

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

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

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

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

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

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

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

2. District shall have the right to file a continuing lien upon the Property described in Exhibit "A" for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses, and court costs incurred by the District incident to the collection of funds under this Agreement and for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens, and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 Budget" in the public records of Brevard County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the Budget on behalf of the District, without need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. In the event the Developer sells any of the Property after the execution of this Agreement, the Developers' rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

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

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

5. District and Developer agree that the FY 2027 Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2026 and ending September 30, 2027. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

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

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

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

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

10. In the event that either party is required to enforce this Agreement by court

proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

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

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

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

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

[**SIGNATURES ON FOLLOWING PAGE**]

SIGNATURE PAGE TO TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT FY 2027 DEVELOPER FUNDING AGREEMENT

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

Attest:	**TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT,** a Florida community development district.
By: ___________________________ Name: _________________________ Title: Assistant Secretary	By: ______________________________________ Name: ____________________________________ Title: Chairman, Board of Supervisors
	CAROLINA HOLDINGS II, LLC, a Nevada limited liability company
By: ____________________________ Name:__________________________ Title: Witness	By: _______________________________________ Name: _____________________________________ Title:_______________________________________

SECTION VII

TRANQUILITY
COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tranquility Community Development District
City of Titusville, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of Tranquility Community Development District, City of Titusville, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and the major fund of the District as of September 30, 2025, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 28, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Tranquility Community Development District, City of Titusville, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net deficit balance of ($21,256).

- The change in the District's total net position in comparison with the prior fiscal year was ($6,597), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balance of $1,626 a decrease of ($6,597) in comparison with the prior fiscal year. The total fund balance is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is considered a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the fiscal year ended September 30, 2025.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 16,168	$ 15,574
Total assets	16,168	15,574
Current liabilities	14,542	7,351
Long-term liabilities	22,882	22,882
Total liabilities	37,424	30,233
Net position		
Unrestricted	(21,256)	(14,659)
Total net position	$ (21,256)	$ (14,659)

The District's net position decreased during the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Operating grants and contributions	$ 58,361	$ 55,499
Total revenues	58,361	55,499
Expenses:		
General government	64,958	58,133
Total expenses	64,958	58,133
Change in net position	(6,597)	(2,634)
Net position - beginning	(14,659)	(12,025)
Net position - ending	$ (21,256)	$ (14,659)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $64,958. The costs of the District's activities were primarily funded by program revenues. Program revenues for the District are comprised of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to the fiscal year, the District issued $7,065,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2055 and fixed interest rates ranging from 4% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Tranquility Community Development District's Finance Department at 219 East Livingston Street, Orlando FL 32801.

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 1,626
Due from Developer	14,542
Total assets	16,168
LIABILITIES	
Accounts payable	8,810
Unearned revenue	5,732
Noncurrent liabilities:	
Developer advances	22,882
Total liabilities	37,424
NET POSITION	
Unrestricted	(21,256)
Total net position	$ (21,256)

See notes to the financial statements

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues	Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Operating Grants and Contributions	Governmental Activities
Primary government:			
Governmental activities:			
General government	$ 64,958	$ 58,361	$ (6,597)
Total governmental activities	64,958	58,361	(6,597)
	Change in net position		(6,597)
	Net position - beginning		(14,659)
	Net position - ending		$ (21,256)

See notes to the financial statements

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Fund	Total
		Governmental
	General	Funds
ASSETS		
Cash	$ 1,626	$ 1,626
Due from Developer	14,542	14,542
Total assets	$ 16,168	$ 16,168
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$ 8,810	$ 8,810
Unearned revenue	5,732	5,732
Total liabilities	14,542	14,542
Fund balances:		
Unassigned	1,626	1,626
Total fund balances	1,626	1,626
Total liabilities and fund balances	$ 16,168	$ 16,168

See notes to the financial statements

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total fund balances - governmental funds		$ 1,626
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Developer advance	(22,882)	(22,882)
Net position of governmental activities		$ (21,256)

See notes to the financial statements

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Fund	Total
		Governmental
	General	Funds
REVENUES		
Developer contributions	$ 58,361	$ 58,361
Total revenues	58,361	58,361
EXPENDITURES		
Current:		
General government	64,958	64,958
Total expenditures	64,958	64,958
Excess (deficiency) of revenues over (under) expenditures	(6,597)	(6,597)
Fund balances - beginning	8,223	8,223
Fund balances - ending	$ 1,626	$ 1,626

See notes to the financial statements

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tranquility Community Development District ("the District") was created on February 22, 2022, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Titusville Ordinance 2022-04. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board") which is composed of five members. The Supervisors are elected by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. One of the Board members is affiliated with Carolina Holdings II, LLC (the “Developer”) as of September 30, 2025.

The District has the final responsibility for:

1. Assessing and levying maintenance taxes and special assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the Board of Supervisors is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before May 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The government's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments (Continued)
The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The District does not have any capital assets as of September 30, 2025.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations
In the basic financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of the applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

The infrastructure intended to serve the District has been estimated at a total cost of approximately $55.8 million and is expected to be developed in phases. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG TERM LIABILITIES

In the prior years the Developer advanced money to the District to provide funding for expenses that will be reimbursed from a future Bond issuance. A total of $22,882 has been advanced as of the fiscal year ended September 30, 2025. If Bonds are not issued within 5 years, then the advance will be considered a Developer contribution. Bonds were issued subsequent to the current fiscal year end as disclosed in Note 11 – Subsequent Events.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Direct Borrowings:					
Developer advances	$ 22,882	$ -	$ -	$ 22,882	$ -
Total	$ 22,882	$ -	$ -	$ 22,882	$ -

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $58,361, which includes a receivable of $14,542 as of September 30, 2025.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the creation of the district.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to the fiscal year, the District issued $7,065,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2055 and fixed interest rates ranging from 4% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	$ 142,891	$ 58,361	$ (84,530)
Total revenues	142,891	58,361	(84,530)
EXPENDITURES			
Current:			
General government	142,891	64,958	77,933
Total expenditures	142,891	64,958	77,933
Excess (deficiency) of revenues over (under) expenditures	$ -	(6,597)	$ (6,597)
Fund balance - beginning		8,223	
Fund balance - ending		$ 1,626	

See notes to required supplementary information

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
CITY OF TITUSVILLE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	2
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	$800
Independent contractor compensation	$63,608
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Not applicable
Special assessments collected	Not applicable
Outstanding Bonds:	Not applicable

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Tranquility Community Development District
City of Titusville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tranquility Community Development District, City of Titusville, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 28, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 28, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Tranquility Community Development District
City of Titusville, Florida

We have examined Tranquility Community Development District, City of Titusville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tranquility Community Development District, City of Titusville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 28, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Tranquility Community Development District
City of Titusville, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tranquility Community Development District, City of Titusville ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 28, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 28, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tranquility Community Development District, City of Titusville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tranquility Community Development District, City of Titusville, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

May 28, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 19.

SECTION VIII

Arbitrage Rebate Computation
Proposal For

Tranquility
Community Development District

(City of Titusville, Florida)

$7,065,000 Special Assessment Bonds,

Series 2025 (2025 Assessment Area)

AMTEC

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

April 27, 2026

Tranquility Community Development District
c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: $7,065,000 Tranquility Community Development District (City of Titusville, Florida), Special Assessment Bonds, Series 2025 (2025 Assessment Area)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Tranquility Community Development District (the "District") Series 2025 (2025 Assessment Area) bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than $9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of November 6th, based upon the anniversary of the closing date of the Bonds in November 2025.

Proposal

We are proposing rebate computation services based on the following:

- $7,065,000 Series 2025 (2025 Assessment Area) Special Assessment Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2025 Bonds is $450 per year and will encompass all activity from November 6, 2025, the date of the closing, through November 6, 2030, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – $7,065,000 Series 2025 Special Assessment Bonds

Report Date	Type of Report	Period Covered	Fee
November 30, 2026	Rebate and Opinion	Closing – November 30, 2026	$ 450
November 30, 2027	Rebate and Opinion	Closing – November 30, 2027	$ 450
November 30, 2028	Rebate and Opinion	Closing – November 30, 2028	$ 450
November 30, 2029	Rebate and Opinion	Closing – November 30, 2029	$ 450
November 6, 2030	Rebate and Opinion	Closing – November 6, 2030	$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from November 6, 2025, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on ___________________, 2026.

Tranquility
Community Development District

By: ______________________________________

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: ______________________________________
Michael J. Scarfo
Senior Vice President

SECTION IX

SECTION C

SECTION 1

Tranquility
Community Development District

Summary of Check Register

May 13, 2026 to July 18, 2026

Fund	Date	Check No.'s		Amount
General Fund	5/14/26	101	$	4,304.52
	5/21/26	102	$	1,076.07
	6/18/26	103-105	$	3,890.16
	7/9/26	106	$	4,213.82
			$	13,484.57
Payroll	May 13, 2026 to July 18, 2026			
	William I Livingston	50038	$	184.70
	Clinton F Smith III	50039	$	184.70
			$	369.40
		Total Amount	**$**	**13,853.97**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/14/26	00001	5/01/26	57	202605	310-51300-34000	MANAGEMENT FEES		*	3,647.92		
		5/01/26	57	202605	310-51300-35200	WEBSITE ADMINISTRATION		*	108.17		
		5/01/26	57	202605	310-51300-35100	INFORMATION TECHNOLOGY		*	162.25		
		5/01/26	57	202605	310-51300-31300	DISSEMINATION AGENT SVC		*	291.67		
		5/01/26	57	202605	310-51300-42000	POSTAGE		*	94.51		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			4,304.52	000101
5/21/26	00009	5/16/26	25082-6C	202605	310-51300-31100	REQUISITIONS REVIEW/CERT		*	1,076.07		
							HONEYCUTT & ASSOCIATES, INC.			1,076.07	000102
6/18/26	00008	6/02/26	82919	202605	310-51300-31500	GENERAL COUNSEL MAY26		*	315.00		
							COBB COLE PA			315.00	000103
6/18/26	00007	5/31/26	00077352	202605	310-51300-48000	NOT MTG 05/14/26		*	175.16		
							USA TODAY MEDIA CORP			175.16	000104
6/18/26	00006	2/02/26	28685	202602	310-51300-32200	AUDIT FYE 09/30/2025		*	3,400.00		
							GRAU AND ASSOCIATES			3,400.00	000105
7/09/26	00001	6/01/26	59	202606	310-51300-34000	MANAGEMENT FEES		*	3,647.92		
		6/01/26	59	202606	310-51300-35200	WEBSITE ADMINISTRATION		*	108.17		
		6/01/26	59	202606	310-51300-35100	INFORMATION TECHNOLOGY		*	162.25		
		6/01/26	59	202606	310-51300-31300	DISSEMINATION AGENT SVC		*	291.67		
		6/01/26	59	202606	310-51300-51000	OFFICE SUPPLIES		*	.09		
		6/01/26	59	202606	310-51300-42000	POSTAGE		*	2.22		
		6/01/26	59	202606	310-51300-42500	COPIES		*	1.50		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			4,213.82	000106
							TOTAL FOR BANK A		13,484.57		

TRAN TRANQUILITY TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		13,484.57		

SECTION 2

Tranquility

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Tranquility

Community Development District

Combined Balance Sheet

June 30, 2026

		General Fund		Debt Service Fund		Capital Projects Fund		Totals Governmental Funds
Assets:								
Cash:								
Operating Account	$	75,136	$	-	$	-	$	75,136
Investments:								
Series 2025								
Reserve	$	-	$	482,547	$	-	$	482,547
Revenue	$	-	$	129,414	$	-	$	129,414
Prepayment	$	-	$	2,309,293	$	-	$	2,309,293
Construction Ph 1&2	$	-	$	-	$	15,357	$	15,357
Construction Ph3	$	-	$	-	$	46,737	$	46,737
Construction	$	-	$	-	$	21,137	$	21,137
Total Assets	**$**	**75,136**	**$**	**2,921,254**	**$**	**83,231**	**$**	**3,079,621**
Liabilities:								
Accounts Payable	$	4,321	$	-	$	-	$	4,321
Total Liabilites	**$**	**4,321**	**$**	**-**	**$**	**-**	**$**	**4,321**
Fund Balance:								
Restricted for:								
Debt Service Series 2025	$	-	$	2,921,254	$	-	$	2,921,254
Capital Projects Series 2025	$	-	$	-	$	83,231	$	83,231
Unassigned	$	70,816	$	-	$	-	$	70,816
Total Fund Balances	**$**	**70,816**	**$**	**2,921,254**	**$**	**83,231**	**$**	**3,075,301**
Total Liabilities & Fund Balance	$	75,136	$	2,921,254	$	83,231	$	3,079,621

Tranquility

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Phase 1 & 2 Assessments - On Roll	$ 56,964	$ 56,964	$ 57,790	$ 826
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	$ -	$ -	$ 574	$ 574
Total Revenues	**$ 254,204**	**$ 118,099**	**$ 119,499**	**$ 1,400**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 800	$ 8,200
FICA Expense	$ 900	$ 675	$ 61	$ 614
Engineering	$ 15,000	$ 11,250	$ 1,076	$ 10,174
Attorney	$ 25,000	$ 18,750	$ 593	$ 18,157
Annual Audit	$ 4,000	$ 4,000	$ 3,400	$ 600
Assessment Administration	$ 5,150	$ -	$ -	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,150	$ 3,863	$ 2,042	$ 1,821
Trustee Fees	$ 4,500	$ -	$ -	$ -
Management Fees	$ 43,775	$ 32,831	$ 32,831	$ -
Information Technology	$ 1,947	$ 1,460	$ 1,460	$ -
Website Maintenance	$ 1,298	$ 974	$ 974	$ (0)
Telephone	$ 300	$ 225	$ -	$ 225
Postage & Delivery	$ 1,000	$ 750	$ 204	$ 546
Insurance	$ 7,434	$ 7,434	$ 5,732	$ 1,702
Printing & Binding	$ 1,000	$ 750	$ 30	$ 720
Legal Advertising	$ 10,000	$ 7,500	$ 350	$ 7,150
Other Current Charges	$ 5,000	$ 3,750	$ 580	$ 3,170
Office Supplies	$ 625	$ 469	$ 1	$ 468
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative	**$ 144,704**	**$ 103,855**	**$ 50,310**	**$ 53,546**

Tranquility

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 10,000	$ -	$ -	$ 10,000
Field Management	$ 15,000	$ 11,250	$ -	$ 15,000
Lake Maintenance	$ 12,000	$ 9,000	$ -	$ 12,000
Streetlights	$ 45,000	$ 33,750	$ -	$ 45,000
Sidewalk & Asphalt Maintenance	$ 10,000	$ 7,500	$ -	$ 10,000
General Repairs & Maintenance	$ 7,500	$ 5,625	$ -	$ 7,500
Stormwater Maintenance	$ 5,000	$ 3,750	$ -	$ 5,000
Contingency	$ 5,000	$ 3,750	$ -	$ 5,000
Total Operations & Maintenance	**$ 109,500**	**$ 74,625**	**$ -**	**$ 109,500**
Total Expenditures	**$ 254,204**	**$ 178,480**	**$ 50,310**	**$ 163,046**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 69,190	
Net Change in Fund Balance	**$ -**		**$ 69,190**	
Fund Balance - Beginning	$ -		$ 1,626	
Fund Balance - Ending	$ -		$ 70,816	

Tranquility

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Proposed Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Direct Bill	$ -	$ -	$ 418,180	$ 418,180
Assessments - Lot Closings	$ -	$ -	$ 1,649	$ 1,649
Interest	$ -	$ -	$ 13,559	$ 13,559
Total Revenues	**$ -**	**$ -**	**$ 433,389**	**$ 433,389**
Expenditures:				
Interest - 11/1	$ -	$ -	$ -	$ -
Principal - 5/1	$ -	$ -	$ 110,000	$ (110,000)
Interest - 5/1	$ -	$ -	$ 184,289	$ (184,289)
Total Expenditures	**$ -**	**$ -**	**$ 294,289**	**$ (294,289)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 139,100	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 482,547	$ 482,547
Transfer In/(Out)	$ -	$ -	$ 2,299,608	$ 2,299,608
Total Other Financing Sources/(Uses)	$ -	$ -	$ 2,782,155	$ 2,782,155
Net Change in Fund Balance	**$ -**		**$ 2,921,254**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 2,921,254	

Tranquility

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Proposed Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 65,582	$ 65,582
Total Revenues	**$ -**	**$ -**	**$ 65,582**	**$ 65,582**
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	$ -		$ (4,199,614)	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 6,582,453	$ 6,582,453
Transfer In/(Out)	$ -	$ -	$ (2,299,608)	$ (2,299,608)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 4,282,845**	**$ 4,282,845**
Net Change in Fund Balance	**$ -**		**$ 83,231**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 83,231	

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	$ 393	$ 4,542	$ -	$ -	$ -	$ 57,790
Assessments - Direct	$ -	$ -	$ -	$ -	$ -	$ 35,212	$ 11,738	$ -	$ -	$ -	$ -	$ -	$ 46,950
Developer Contributions	$ 9,831	$ 4,354	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,185
Interest	$ -	$ -	$ 0	$ 43	$ 57	$ 102	$ 115	$ 133	$ 125	$ -	$ -	$ -	$ 574
Total Revenues	**$ 9,831**	**$ 4,466**	**$ 39,105**	**$ 3,334**	**$ 2,915**	**$ 37,497**	**$ 17,158**	**$ 526**	**$ 4,667**	**$ -**	**$ -**	**$ -**	**$ 119,499**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 400	$ -	$ -	$ -	$ -	$ -	$ 400	$ -	$ -	$ -	$ 800
FICA Expense	$ -	$ -	$ 31	$ -	$ -	$ -	$ -	$ -	$ 31	$ -	$ -	$ -	$ 61
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,076	$ -	$ -	$ -	$ -	$ 1,076
Attorney	$ (38)	$ -	$ -	$ 209	$ -	$ -	$ -	$ 315	$ 107	$ -	$ -	$ -	$ 593
Annual Audit	$ -	$ -	$ -	$ -	$ 3,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,400
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ -	$ -	$ 292	$ 292	$ 292	$ 292	$ 292	$ 292	$ 292	$ -	$ -	$ -	$ 2,042
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ 32,831
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ 1,460
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ 974
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 5	$ 3	$ 2	$ 1	$ 4	$ 92	$ -	$ 95	$ 2	$ -	$ -	$ -	$ 204
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Printing & Binding	$ -	$ 2	$ -	$ -	$ -	$ -	$ 27	$ -	$ 2	$ -	$ -	$ -	$ 30
Legal Advertising	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ 175	$ -	$ -	$ -	$ -	$ 350
Other Current Charges	$ 56	$ 58	$ 197	$ 41	$ 39	$ 39	$ 39	$ 39	$ 74	$ -	$ -	$ -	$ 580
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ 0	$ -	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative	**$ 10,024**	**$ 3,982**	**$ 4,839**	**$ 4,461**	**$ 7,653**	**$ 4,340**	**$ 4,276**	**$ 5,910**	**$ 4,825**	**$ -**	**$ -**	**$ -**	**$ 50,310**
Field Expenditures													
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 10,024**	**$ 3,982**	**$ 4,839**	**$ 4,461**	**$ 7,653**	**$ 4,340**	**$ 4,276**	**$ 5,910**	**$ 4,825**	**$ -**	**$ -**	**$ -**	**$ 50,310**
Excess (Deficiency) of Revenues over Expenditures	$ (193)	$ 485	$ 34,266	$ (1,128)	$ (4,739)	$ 33,157	$ 12,883	$ (5,383)	$ (158)	$ -	$ -	$ -	$ 69,190
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (193)**	**$ 485**	**$ 34,266**	**$ (1,128)**	**$ (4,739)**	**$ 33,157**	**$ 12,883**	**$ (5,383)**	**$ (158)**	**$ -**	**$ -**	**$ -**	**$ 69,190**

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
(LESS: PRINCIPAL PAYMENT - 05/01/26)		($110,000)
Current Bonds Outstanding		**$6,955,000**

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
05/12/26	ACH	$ 389.61	$ -	$ (8.02)	$ 11.69	$ 393.28	$ 393.28	$ 393.28
06/05/26	ACH	$ 600.00	$ -	$ (12.36)	$ 18.00	$ 605.64	$ 605.64	$ 605.64
06/23/26	ACH	$ 3,900.00	$ -	$ (80.34)	$ 117.00	$ 3,936.66	$ 3,936.66	$ 3,936.66
	TOTAL	**$ 60,600.00**	**$ (1,864.36)**	**$ (1,178.06)**	**$ 232.73**	**$ 57,790.31**	**$ 57,790.31**	**$ 57,790.31**

101%	**Gross Percent Collected**
$ (826.31)	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

CAROLINA HOLDINGS II

2026-01			Net Assessments	$ 216,336.58	$ 46,949.99	$ 169,386.59
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025 Debt
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			Net Assessments	$ 313,160.29	$ 313,160.29
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

NOTICE OF MEETINGS TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2027

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Tranquility Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC or by calling (407) 841-5524.
There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
A person who decides to appeal any decision made at that meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Governmental Management Services-
Central Florida, LLC
District Manager

SECTION 4

SECTION a.

Tranquility Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/ Vice Chair______________________________ Date:_______________

Print Name:____________________________________

Tranquility Community Development District

District Manager:________________________________ Date:_______________

Print Name:____________________________________

Tranquility Community Development District

Section b.

Tranquility Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/ Vice Chair______________________________ Date:_______________
Print Name:____________________________________
Tranquility Community Development District

District Manager:________________________________ Date:_______________
Print Name:____________________________________
Tranquility Community Development District