

***Coral Keys Homes
Community Development District***

June 23, 2020.

Coral Keys Homes Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

June 16, 2020

**Board of Supervisors
Coral Keys Homes
Community Development District**

Dear Board Members:

A **communications media technology meeting** of the Board of Supervisors of the **Coral Keys Homes Community Development District** will be held on **June 23, 2020** at **11:15 a.m.** In accordance with Office of the Governor, Executive Orders authorizing the use of communications media technology, the Board of Supervisors and members of the public may attend and participate in the meeting utilizing the following call-in information: from your computer, tablet or smartphone go to <https://global.gotomeeting.com/join/618682677> or by dialing **1 (571) 317-3122** and **Access Code: 618-682-677**. Following is the advance agenda:

1. Roll Call
2. Approval of the Minutes of the May 26, 2020 Meeting
3. Discussion on Issuance of Bonds
4. Discussion on Timetable for Construction, Maintenance for Public Areas, and for the District to Undertake Such Maintenance Responsibilities
5. Consideration of Termination of Existing Acquisition Agreement and Approval of New Agreement
 - A. Mutual Termination of Acquisition Agreement
 - B. Acquisition Agreement for Series 2020 Bonds
6. Acceptance of Audit for Fiscal Year Ending September 30, 2019
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Approval of Combined Balance Sheet
9. Supervisors Requests and Audience Comments
10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.coralkeyshomescdd.com>

**MINUTES OF MEETING
CORAL KEYS HOMES
COMMUNITY DEVELOPMENT DISTRICT**

A telephone conference meeting of the Board of Supervisors of the Coral Keys Homes Community Development District was held on Tuesday, May 26, 2020 at 11:15 a.m. It is being held in accordance with the Office of the Governor, Executive Orders authorizing the use of communications media technology, the Board of Supervisors and members of the public may attend and participate in the meeting utilizing the call-in information 1-646-749-3122, Access Code: 642-346-493#.

Present and constituting a quorum were:

Frank Covelli
Logan Bell
Mary Moulton

Chairman (via teleconference)
Assistant Secretary (via teleconference)
Assistant Secretary (via teleconference)

Also present were:

Luis Hernandez
Ginger Wald
Juan Alvarez

District Manager (via teleconference)
District Counsel (via teleconference)
District Engineer (via teleconference)

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Ray Demby

Mr. Hernandez: I just want to indicate for the record that Mr. Ray Demby's oath of office has been received by the District, so that matter has been taken care of.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
November 19, 2019 Meeting**

Mr. Hernandez: Item No. 3 on the agenda, we have approval of the minutes of the November 19, 2019 meeting. This would be the time to make any changes, corrections, additions or deletions. If there is none, a motion to approve would be in order, and I would appreciate whoever is making the motion to indicate your name for the record. At the same

time, whoever is making the second to also indicate your name for the record. With that being said, I'm looking for a motion to approve the minutes as presented.

On MOTION by Mr. Covelli seconded by Ms. Moulton with all in favor, the Minutes of the November 19, 2019 Meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
#2020-04 Approving the
Proposed Fiscal Year 2021
Budget and Setting the Public
Hearing**

Mr. Hernandez: Moving on, this being the main purpose of this meeting today, we have consideration of resolution #2020-04 which you find in section No. 4 of your agenda. Before we go to the resolution itself, allow me to go through the proposed budget. The reason and the importance of the proposed budget is that the proposed budget will indicate if the District needs to increase assessments compared to what it was the prior year or not. With that being said, the part that I need to say is that the District proposed budget shows that assessments are going to be required to increase if compared to the prior year. Part of what is going to establish the difference is the fact that the District needs to go from being entirely financed by the developer and now levying assessments on the tax roll in its entirety. Based on that, and as per discussion that the District has been having with the developer, that being DR Horton, it is the understanding of the District that the total amount to be levied will be roughly \$321,000 based on the expenditures that will be required by the District. It is important for the Supervisors to know that amount is the maximum amount that we can levy, we will be given the District that is required by the Statute at least 60 days prior to its adoption and at the time of the adoption the Board will have the ability to either lower the amount or maintain it the same. The District will not be able to increase from the amount that we're going to set up today. Today will give us the cap as to the maximum amount the District will be able to levy. The important point to make as part of that statement is that it is estimated that the amount that needs to be levied per unit will be \$995.62 as the gross amount. With that being said, I just need the Supervisors to discuss the amount that is being presented in this proposed budget.

Mr. Covelli: I couldn't really hear all of that to be honest with you, it was kind of hard to hear, but basically were you saying that we're going to switch it over so that now the assessments will be levied against the individual units, versus the developer paying everything?

Mr. Hernandez: That is correct, and the importance of the statement is, I know that the notice we had has gone, so let me take advantage of that, the part that I was saying is that the amount to be levied, the gross amount per unit is \$995.62, and that's what it gives as the total of the presented \$321,000 that in total the District will need to levy to provide all the maintenance as it's being presented. This is a continuous process, but what this will be setting is that the District will not be able to increase from the \$321,000 that is being presented today, we will be able to lower it later on, but we cannot increase it.

Mr. Covelli: Ok, understood. So, it could be adjusted based on the actual cost of the maintenance that's needed?

Mr. Hernandez: Yes sir, that would be correct.

Mr. Covelli: Ok, so you just need us to approve it?

Mr. Hernandez: The way to approve it would be with the adoption of the resolution which will be resolution #2020-04. As I was indicating, the earliest the Board will be able to discuss that is 60 days from today, so the earliest we can do that will be on July 28th, although, my suggestion is to do it at the August 25th meeting, so that the District will give enough time to confirm exactly what the contracts it's going to be looking at, and understand exactly what needs to be done so that the amount that is levied correlates and is close to the estimate the District has. So with that being said, what is being suggested is that resolution #2020-04 is going to read, if the Board is in acceptance, to have the budget hearing on August 25th, at the regular time of the meeting that being 11:15 a.m., at the regular place where the normal meeting takes place. It is important to know that the District is going to have quorum, and part of what needs to be kept in mind is the fact that the District is going to advertise and since there is an increase, the District is going to invite all the property owners to attend to this meeting, so we may have audience coming to this meeting as well. So, does August 25th work for the Board?

Mr. Covelli: Yes.

Mr. Hernandez: Logan, does it work for you?

Ms. Moulton: I second, Mary.

Mr. Hernandez: Ok, so I'm going to take Frank's yes as a motion, and seconded by Mary.

On MOTION by Mr. Covelli seconded by Ms. Moulton with all in favor, Resolution #2020-04 approving the proposed Fiscal Year 2021 Budget and setting the Public Hearing on August 25, 2020 at 11:15 a.m. at the Crexent Business Center, 6625 Miami Lakes Drive, Miami Lakes, Florida was approved.

FIFTH ORDER OF BUSINESS

Consideration/Ratification of Agreement for Access to Certain Exempt Information Maintained by Miami-Dade County Property Appraiser

Mr. Hernandez: Moving on, I need the Board to consider the agreement with Miami-Dade County, there is a requirement from Miami-Dade County as it pertains to the exempt information that Miami-Dade County provides to the CDD and therefore, it is a requirement for the District to have this agreement in place to ensure that all the folio information will be given to the District, and therefore, assessments will be levied as those are intended. With that explanation I will ask the Board to make a motion authorizing the District to enter into this agreement, and by authorizing it, authorizing the appropriate officials to execute it.

On MOTION by Ms. Moulton seconded by Mr. Covelli with all in favor, accepting the Agreement for Access to certain exempt information maintained by Miami-Dade County Property Appraiser and authorizing the proper District officials to execute the document was approved.

SIXTH ORDER OF BUSINESS

Discussion of Issuance of Bonds

Mr. Hernandez: The next item that we have is the discussion of the issuance of bonds. The District doesn't know at this time yet what the status of it is, so part of what I'm trying to understand is, when is that intended and to make sure that all the necessary steps on the District's side are kind of being taken. So, I don't know if any of the Supervisors know the answer to that.

Mr. Covelli: Yes, so as soon as we get the water and sewer certifications, we planned to get the bonds issued.

Mr. Hernandez: So, the timetable for that would be 3 months approximately I would assume?

Mr. Covelli: Yes, I believe so.

Mr. Hernandez: Ok, so the District will do its best to fit that within your requirements. The part that needs to be taken into consideration and part of the reason that I included it is that the District can only levy assessments based on the current obligations. If bonds were to be issued 3 months from now, then we will have to tailor how it will be done for the interest that needs to be collected until the next fiscal year, because the District will not be able to levy this current year.

Mr. Covelli: Can you say that again please?

Mr. Hernandez: Certainly. Let me just take one step back to walk you through the process. Miami-Dade County requires that the District provide by the latest at the end of June, with all that is being called the TRIM information. The TRIM information is going to set up the cap as to what is the maximum amount the District will be able to levy within Miami-Dade County. One of the problems is that the District can only include in that TRIM notice amounts for which the District already has an obligation or knows that it's going to have the obligation prior to September 15th. Therefore, if the District does not include the debt amount on or before June 15th, the District is not going to be able to levy assessments on the tax bill 2020. Therefore, if we're going to issue bonds, let's say in October or November, at that time the District is going to need to create capitalized interest for the remainder months, taken into consideration that the District will not be able to levy anything until the tax bill 2021. Does that make sense now?

Mr. Covelli: Yes.

Mr. Hernandez: Alright, so if you have any other questions please feel free to call me any time, you have my cell phone number, and I will be more than happy to assist you, understanding the timetable which is one of the items that I consider to be crucial for this process.

Mr. Covelli: Ok.

SEVENTH ORDER OF BUSINESS

Discussion of District's Operation and Maintenance (*obligations and timetable*)

Mr. Hernandez: Item No. 7, discussion of the District's operation and maintenance, I was hoping to have Karl on the phone, but just to keep the Board posted, one of the items that has been taken into consideration is the fact that some of the maintenance may be required prior to December, and one of the items the District needs to be working with the developers is the fact that the timetable is important as to when the District has available funds. As I was saying earlier, on September 15th the District is going to certify the assessment roll, that is going to be on the tax bill 2020. It means that Miami-Dade County is going to be including all that information and is going to send bills that start to be paid as of November 1, 2020, but the District will not physically receive funds until probably mid-December. By saying that, the fact that the District has in its budget a given amount, does not mean the District has on hand those funds, so we will need to work with both developers, the landowner and the developer, so that we can ensure that if the District is going to take on any maintenance obligation, the District will have a way to either pay for it, or ensure that the right entity covers the fee until the District physically receives the funds. So, it's just a timetable and the ability of the funds and what needs to take place.

Mr. Covelli: Ok.

Mr. Hernandez: Alright.

EIGHTH ORDER OF BUSINESS

Discussion of Procedures for the Landowners Election – November 24, 2020

Mr. Hernandez: With that being said, the next item that I need to present and you will find that in section 8, is the discussion of the landowner procedures. The District has already met the 6 year requirement, but the District doesn't have the 250 registered voters. That means that the election of the Supervisors will be made by the landowner's election. What the District has presented and provided in the agenda is a sample of what is going to be the agenda as the meeting will take place. That meeting will be on November 24, 2020, it's being suggested to have it at the same time as the regular meeting, 11:15 a.m. and it will be at the same place as the regular meeting, that being at the Crexent Business Center in Miami Lakes, Florida. With that being said, also the District is providing a copy

of the ballot, there will be three seats up for election at that time, so being seat #1, #2 and #3. Also, the District is providing a copy of the proxy that being the document that needs to be used by any property owner, landowner, and given the option for the landowner or property owner to appoint the person to exercise his or her voting rights, and the last part is a copy of the advertisement that will be placed, letting anyone know that the landowners election is going to take place, and how that process is going to be conducted. With that being said, does anyone have any questions in regard to the landowner's election process? Hearing none, I will just move on to the next item.

NINTH ORDER OF BUSINESS

Staff Reports

Mr. Hernandez: Next we enter into staff reports, Ginger, anything to report?

A. Attorney

Ms. Wald: Nothing today.

Mr. Hernandez: Thank you very much.

B. Engineer

Mr. Hernandez: Juan, anything to report on your side?

Mr. Alvarez: No, nothing else unless anybody has any questions for me.

Mr. Hernandez: Thank you Juan.

C. Manager – Number of Registered Voters in the District - 75

Mr. Hernandez: Moving on, the part that I need to indicate is that according to Miami-Dade County the number of registered voters is 75. I believe that number was given in error, and most likely it's taking into consideration given prior to the change of the boundaries of the community, as of yet there is nothing constructed, no vertical construction in the remainder of the District so I believe the 75 was prior to the change in the boundaries of the District, but still, it does not diminish the fact that the District is far away from the 250 registered voters. With that being said, unless anyone has any questions for me, I will move on to the next item.

TENTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Run Summary**
- B. Approval of the Combined Balance Sheet**

Mr. Hernandez: Moving on to section No. 10, you will find the District's financial reports. Behind tab A you have the check run summary, and behind tab B you have the combined balance sheet. Unless anyone has any questions, I will ask for a motion to approve the financials.

On MOTION by Mr. Covelli seconded by Ms. Moulton with all in favor, the Check Run Summary and the Combined Balance Sheet were approved.

**ELEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Hernandez: Moving on, are there any Supervisors request at this time? Hearing none, I just want to indicate once again for the record we have no audience, it's not that we're are skipping over that section, it's just that no audience has joined us today.

TWELVTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: With that being said, unless anyone has any other District business to discuss, a motion to adjourn would be in order.

On MOTION by Mr. Covelli seconded by Ms. Moulton with all in favor, the Meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

***Proposed Budget
Fiscal Year 2021***

***Coral Keys Homes
Community Development District***

June 23, 2020



Coral Keys Homes Community Development District

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Coral Keys Homes

Community Development District

General Fund

| Description | FY2020 Adopted Budget | Actual Thru 5/31/2020 | Projected Next 4 Months | Total Projected 9/30/2020 | FY2021 Proposed Budget |
|------------------------------------|-----------------------------|-----------------------------|-------------------------------|---------------------------------|------------------------------|
| Revenues | | | | | |
| Developer Contributions | \$40,000 | \$0 | \$40,000 | \$40,000 | \$0 |
| Maintenance Assessments | \$50,800 | \$50,859 | \$0 | \$50,859 | \$321,585 |
| Unassigned Fund Balance | \$0 | \$28,694 | \$0 | \$28,694 | \$0 |
| Total Revenues | \$90,800 | \$79,552 | \$0 | \$119,552 | \$321,585 |
| Expenditures | | | | | |
| <i>Administrative</i> | | | | | |
| Supervisor Fees | \$0 | \$0 | \$0 | \$0 | \$6,000 |
| FICA Payable | \$0 | \$0 | \$0 | \$0 | \$459 |
| Engineering Fees | \$2,000 | \$425 | \$1,575 | \$2,000 | \$6,000 |
| Arbitrage ⁽¹⁾ | \$0 | \$0 | \$0 | \$0 | \$1,250 |
| Dissemination ⁽¹⁾ | \$0 | \$0 | \$0 | \$0 | \$1,500 |
| Attorney Fees | \$7,000 | \$6,796 | \$205 | \$7,000 | \$15,000 |
| Annual Audit | \$5,000 | \$2,600 | \$0 | \$2,600 | \$6,000 |
| Trustee Fees ⁽¹⁾ | \$0 | \$0 | \$0 | \$0 | \$3,500 |
| Management Fees | \$24,720 | \$16,480 | \$8,240 | \$24,720 | \$38,000 |
| Computer Time | \$500 | \$333 | \$167 | \$500 | \$1,000 |
| Website Compliance | \$1,000 | \$667 | \$333 | \$1,000 | \$1,200 |
| Telephone | \$0 | \$0 | \$0 | \$0 | \$50 |
| Postage | \$100 | \$8 | \$92 | \$100 | \$750 |
| Printing & Binding | \$341 | \$253 | \$88 | \$341 | \$500 |
| Insurance | \$6,325 | \$5,894 | \$0 | \$5,894 | \$7,500 |
| Legal Advertising | \$900 | \$1,984 | \$800 | \$2,784 | \$1,200 |
| Other Current Charges | \$0 | \$0 | \$0 | \$0 | \$500 |
| Office Supplies | \$0 | \$0 | \$0 | \$0 | \$150 |
| Dues, Licenses | \$175 | \$175 | \$0 | \$175 | \$175 |
| Contingencies | \$40,675 | \$487 | \$40,188 | \$40,675 | \$0 |
| Operating Reserves | \$2,064 | \$0 | \$2,064 | \$2,064 | \$8,026 |
| Administrative Expenditures | \$90,800 | \$36,102 | \$53,751 | \$89,853 | \$98,760 |
| <i>Field</i> | | | | | |
| Landscape Maintenance | \$0 | \$0 | \$0 | \$0 | \$24,000 |
| Plant Replacement | \$0 | \$0 | \$0 | \$0 | \$4,000 |
| Entrance Monuments and Wall | \$0 | \$0 | \$0 | \$0 | \$12,000 |
| General Repairs | \$0 | \$0 | \$0 | \$0 | \$6,000 |
| Janitorial & Porter | \$0 | \$0 | \$0 | \$0 | \$4,000 |
| Lake Maintenance | \$0 | \$0 | \$0 | \$0 | \$7,200 |
| Lake Debris Removal | \$0 | \$0 | \$0 | \$0 | \$1,800 |
| Street Lights | \$0 | \$0 | \$0 | \$0 | \$14,400 |
| Sidewalk Maintenance | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| Mail Kiosk | \$0 | \$0 | \$0 | \$0 | \$2,000 |
| Field Management | \$0 | \$0 | \$0 | \$0 | \$9,000 |
| Field Expenditures | \$0 | \$0 | \$0 | \$0 | \$89,400 |

Coral Keys Homes

Community Development District

General Fund

| Description | FY2020 Adopted Budget | Actual Thru 5/31/2020 | Projected Next 4 Months | Total Projected 9/30/2020 | FY2021 Proposed Budget |
|--|-----------------------------|-----------------------------|-------------------------------|---------------------------------|------------------------------|
| <i>Clubhouse Operating and Maintenance</i> | | | | | |
| Management | \$0 | \$0 | \$0 | \$0 | \$15,625 |
| Employee Medical Insurance | \$0 | \$0 | \$0 | \$0 | \$1,500 |
| Management - Clubhouse Attendance | \$0 | \$0 | \$0 | \$0 | \$30,000 |
| Janitorial & Porter | \$0 | \$0 | \$0 | \$0 | \$12,000 |
| Water | \$0 | \$0 | \$0 | \$0 | \$7,500 |
| Electricity | \$0 | \$0 | \$0 | \$0 | \$18,000 |
| Insurance | \$0 | \$0 | \$0 | \$0 | \$8,000 |
| Pool | \$0 | \$0 | \$0 | \$0 | \$9,000 |
| Pool-Repairs | \$0 | \$0 | \$0 | \$0 | \$3,000 |
| Basket Ball Court | \$0 | \$0 | \$0 | \$0 | \$4,800 |
| Gym Equipment Maintenance | \$0 | \$0 | \$0 | \$0 | \$3,000 |
| Internet | \$0 | \$0 | \$0 | \$0 | \$3,000 |
| Toddler Parks | \$0 | \$0 | \$0 | \$0 | \$1,200 |
| Repairs and Maintenance | \$0 | \$0 | \$0 | \$0 | \$6,000 |
| Picnic Area and Gazebos | \$0 | \$0 | \$0 | \$0 | \$4,800 |
| Contengencies | \$0 | \$0 | \$0 | \$0 | \$6,000 |
| Clubhouse Expenditures | \$0 | \$0 | \$0 | \$0 | \$133,425 |
| Total Expenditures | \$90,800 | \$36,102 | \$53,751 | \$89,853 | \$321,585 |
| Assigned Fund Balance | \$0 | \$79,552 | \$0 | \$119,552 | \$0 |

⁽¹⁾Expenses related to the issuance of Bonds

| | <u>FY 2021</u> |
|---------------------------------------|----------------|
| Net Assessment | \$321,585 |
| Plus Collection Fees & Discounts (5%) | \$16,926 |
| Gross Assessment | \$338,511 |
| # of Units | 323 |
| Gross Per Unit Assessment | \$995.62 |

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting no to exceed \$4,800.00 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 6 meetings.

FICA Expense

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

Engineering Fees

Consists of attendance at scheduled meetings of the Board of Supervisor's, offering advise and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Special Assessment Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney Fees

Requirements for legal services are estimated and cover such items as attendance at scheduled meetings of the Board of Supervisors, contract preparation and review, etc.

Annual Audit

The District is required to annually conduct an independent examination of its books, records, and accounting procedures. This audit is conducted pursuant to State Law and the rules of the Auditor General.

Trustee Fees

The District Special Assessment Bonds once issued, are held with a Trustee. The amount of the trustee fees is based on the agreement between the trustee and the District.

Management Fees

The District retains the services of a consulting manager, who is responsible for the daily administration of District business, including any and all financial work related to the Operating Funds of the District, and preparation of the minutes of the Board of Supervisor's meetings. In addition, the District Manager prepares the Annual Budget, implements all policies of the Board of Supervisor's, and attends all meetings of the Board of Supervisors.

Computer Time

The District processes all its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Compliance

Per Section 189.069 F. S, all District must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Administrative: (continued):

Printing & Binding

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Who specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts. The limit of liability is set at \$1,000,000.

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

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Economic Opportunity for \$175. This is the only expense under this category for the District.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Operating Reserves

These funds are the first quarter of the following FY of expenses the District will incur before assessments are collected.

Field Expenditures:

Landscaping and Fertilization Maintenance:

The district has contracted with Trim All Lawn Service to provide landscaping and fertilization maintenance.

Plants Replacement

The District will go into contract for the replacement of plants needed along the common areas.

Entrance Monuments and Wall

Includes maintenance and repair work needed for the monument signs throughout the common area.

General Repairs & Maintenance

Any miscellaneous repairs not included in another budget line item.

Janitorial & Porter Services

The District will contract with a qualified company to provide janitorial services for the Amenity Center.

Lake Maintenance

Includes monthly cleaning of all District lakes.

Lake Debris Removal

Includes monthly debris removal from all lakes.

Streetlights

The District has accounts with City for the street lighting surrounding the District and the entryways.

Sidewalk Maintenance

Represents pressure washing of the District sidewalks.

Mail Kiosk

Includes maintaining the self-service mail kiosk within the District.

Field Management

The supervision and on-site management of Coral Keys Homes CDD. The responsibilities include reviewing contracts and other maintenance related items.

Clubhouse Expenditures:

Management

Onsite management fees for the clubhouse.

Employee Medical Insurance

Cost of medical insurance for clubhouse employees.

Management - Clubhouse Attendance

Salary and cost associated with the payroll for the Clubhouse manager.

Janitorial & Porter

The District will contract with a qualified company to provide janitorial services for the Amenity Center.

Water

Water and sewer cost for the Club.

Electricity

Electricity costs for the Club.

Insurance

The cost to the District for its Amenity Center property insurance policy; Florida Insurance Alliance (FIA) specializes in providing insurance coverage to governmental agencies.

Pool

Cost to maintain the pool, does not include repairs.

Pool-Repairs

Cost to make unanticipated repairs to the pool.

Basketball Court

Estimated cost to maintain the basketball courts.

Gym Equipment Maintenance

Estimated cost to maintain the fitness equipment.

Internet

Estimated cost of internet for the Club as needed.

Toddler Parks

Estimated cost to maintain toddler parks within the District.

Repairs and Maintenance

Any miscellaneous repairs not included in another budget line item.

Picnic Area and Gazebos

Estimated cost of the repairs for the gazebo and trellis repairs and maintenance.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

MUTUAL TERMINATION OF ACQUISITION AGREEMENT

This Mutual Termination of Acquisition Agreement (“Termination”) is made and entered into as of this ____ day of _____, 2020 (the “Effective Date”), by and among:

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Florida City, Miami-Dade County, Florida, and whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”); and

FLORIDA CITY 70 ACRES, LLC, a Florida limited liability company and successor-in-interest to **70 ACRES FLORIDA CITY, LLC**, a Florida limited liability company, whose address is 15500 New Barn Road, #104 Miami Lakes, Florida 33014 (the “70 Acres”).

RECITALS

WHEREAS, the District and the 70 Acres entered into an Acquisition Agreement, dated August 7, 2008, amended and supplemented by the First Amendment to Acquisition Agreement, dated February 18, 2014 (collectively, the “Agreement”); and

WHEREAS, thereafter, 70 Acres has since sold the Property, as defined in the Agreement, and the development rights associated with the Property to Forestar (USA) Development Group Inc., a Delaware corporation (“Forestar”), which as the landowner of the Property located within the boundaries of the District, will be developing the Property and will be responsible for completing the public infrastructure Project, as defined in the Agreement, as amended; and

WHEREAS, since 70 acres is no longer the developer of the Property, as set forth in the Agreement, 70 Acres and the District mutually desire to terminate the Agreement, with 70 Acres waiving any and all rights under the Agreement, including those with respect to payment or reimbursement of infrastructure Project costs as contemplated under the Agreement and to be derived pursuant to the District’s issuance of Bonds; and

WHEREAS, 70 Acres acknowledges that any and all rights to the payment or reimbursement of infrastructure Project costs as contemplated under the Agreement have been conveyed by 70 acres to Forestar; and

WHEREAS, the District has not issued Bonds to fund any Improvements or Property, as each such capitalized term is defined in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration from the District to the Developer, the receipt and sufficiency of which are hereby acknowledged, acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Termination.

2. TERMINATION OF AGREEMENT. The District and 70 Acres mutually agree to the termination of the Agreement upon the Effective Date hereof. 70 Acres hereby waives and all rights under the Agreement, including those with respect to payment or reimbursement of infrastructure Project costs as contemplated under the Agreement and to be derived pursuant to the District's issuance of special assessment bonds. Further, 70 Acres hereby affirms that any and all rights to payment or reimbursement from the District under said Agreement have been conveyed to Forestar, which will enter into separate agreements with the District in connection with the issuance of special assessment bonds by the District. In exchange, the District agrees that 70 Acres shall have no further obligations or responsibilities under the Agreement.

3. SEVERABILITY. If any part, term, or provision of this Termination is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

4. COUNTERPARTS. This Termination may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

5. AUTHORITY. The execution of this Termination 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 Termination.

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IN WITNESS WHEREOF, the parties hereto execute this Termination and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman/Vice Chairman

Address:
_____ day of _____, 2020

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 2020, by _____, as Chairman/Vice Chairman of the Board of Supervisors for **CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Notary Public

My commission expires:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 2020, by _____, as Secretary/Assistant Secretary of **CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Notary Public

My commission expires:

FLORIDA CITY 70 ACRES, LLC, a
Florida limited liability company, successor-
in-interest to **70 ACRES FLORIDA CITY,
LLC**, a Florida limited liability company

WITNESSES:

Print Name:

By: _____

Name: _____

Title: _____

Print Name:

Address: 15500 New Barn Road, #104
Miami Lakes, Florida 33014

(CORPORATE SEAL)

_____ day of _____, 2020

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 2020, by _____, as _____ of **FLORIDA CITY 70 ACRES, LLC**, a Florida limited liability company, successor-in-interest to **70 ACRES FLORIDA CITY, LLC**, a Florida limited liability company who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Notary Public

My commission expires:

ACQUISITION AGREEMENT
(Series 2020 Bonds)

This Acquisition Agreement (the "Agreement") is made and entered into this ____ day of _____, 2020 (the "Effective Date"), by and between:

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Florida City Miami-Dade County, Florida, and whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

FORESTAR (USA) DEVELOPMENT GROUP INC., a Delaware corporation authorized to do business in the State of Florida, the developer and owner of certain lands within the boundaries of the District, whose address is 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750, and its successors, successors in title, and assigns (all referred to herein as the "Developer").

WHEREAS, the District was established by Ordinance No. 05-203, enacted November 15, 2005, effective November 25, 2005, enacted by the Board of County Commissioners of Miami-Dade County, Florida, for the purpose of planning, financing, constructing, installing, operating, acquiring and/or maintaining certain public infrastructure to serve the lands within the boundaries of the District; and

WHEREAS, the boundaries of the District were contracted pursuant to Ordinance No. 19-43, enacted June 4, 2019, effective June 14, 2019 (the "Contraction Ordinance"), enacted by the Board of County Commissioners of Miami-Dade County, Florida; and

WHEREAS, the District entered into a prior Acquisition Agreement with 70 Acres Florida City, LLC, dated August 7, 2008, as amended and supplemented by the First Amendment to Acquisition Agreement, dated February 18, 2014 (collectively, the "2008 Agreement"), which 2008 Agreement has since been mutually terminated by that Mutual Termination of Acquisition Agreement, dated _____, 2020, by and between the District and Florida City 70 Acres, LLC, successor-in-interest to 70 Acres Florida City, LLC; and

WHEREAS, this Agreement is intended to replace the 2008 Agreement in its entirety; and

WHEREAS, the District has determined that it is in the best interests of the present and future landowners and is a special benefit to the lands within the District to finance, construct and deliver certain community development systems, facilities, and improvements to serve those certain lands within the District, as more particularly described in Exhibit A attached hereto and made a part hereof (the "District Lands"), including, without limitation, onsite and offsite public roadways, the stormwater management and drainage facilities, the water and sewer systems, including applicable connection charges, and the acquisition of the onsite stormwater tract; and related soft and incidental costs and other related improvements, which public infrastructure systems, facilities, real property,

and improvements are more specifically described in the First Supplemental Engineer's Report, prepared by Alvarez Engineers, Inc. (the "Engineer"), dated November 19, 2019, as may be amended or further supplemented from time to time (collectively, the "Engineer's Report"), and in the plans and specifications on file at the office of the District (collectively, the "Project"), which Engineer's Report and Project plans and specifications are hereby incorporated into and made a part of this Agreement by reference; and

WHEREAS, the District proposes to issue its Coral Keys Homes Community Development District Special Assessment Bonds, Series 2020 (the "Bonds"), to finance and refinance the cost of construction of the Project and/or acquisition of the Developer's rights or interest in the Project including the public infrastructure improvements, systems, and facilities described in Exhibit B attached hereto (the "Improvements"), and in certain real property, easements, or interests in real property described in Exhibit C attached hereto (the "Property") constituting to the Project pursuant to a Master Trust Indenture, supplemented by a First Supplemental Trust Indenture, to be entered into in connection with the issuance of Bonds by the District with U.S. Bank National Association, as trustee, or another financial institution authorized to serve as a bond trustee in the State of Florida and approved by the District (the "Trustee"), as the same may be supplemented from time to time (collectively, the "Indenture"), to be executed by and between the District and the Trustee; and

WHEREAS, the District desires to acquire from the Developer, and the Developer desires to convey to the District, on the terms and conditions set forth herein, in one or more conveyances, the Developer's rights or interest in the Improvements and the Property applicable to the District Lands, as described in the Engineer's Report; and

WHEREAS, any capitalized term not otherwise defined in this Agreement shall have the meaning set forth in the Indenture; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors, successors in title, and assigns; and

WHEREAS, as a condition of the District acquiring the Project, or any portion thereof, the District's Engineer, will certify that the Improvements and the Property, or the portion of the Improvements or Property, being conveyed to the District pursuant to this Agreement are part of the Project and will certify that such Improvements have been completed and that the cost to be charged to the District for each portion of the Project being conveyed to the District pursuant to this Agreement does not exceed the lower of (i) the documented actual cost of such Improvements or (ii) the District Engineer's estimated fair market value of such Improvements, and along with the Property being conveyed to the District pursuant to this Agreement do not collectively exceed **FIVE MILLION SIX HUNDRED NINE THIRTY-SIX AND 00/00 (\$5,609,036.00) DOLLARS (The "Project Cost")**.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration from the District to the Developer, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. APPLICABLE PROVISIONS; MAXIMUM PAYMENT.

2.1 The provisions of Section 3 and Section 4 hereof specifically apply in the event of a conveyance of Improvements constituting the Project by the Developer to the District; the provisions of Section 5 apply in connection with the payment of impact fees and connection charges; and the provisions of Section 6 and Section 7 hereof specifically apply to the conveyance of the Property by the Developer to the District. Subject to the next succeeding sentence, the District agrees to pay the Developer subsequent to the issuance of the Bonds, a portion of the total payment for all the Developer's rights or interest in the Project, including impact fees and connection charges, and the Property, an amount not to exceed the "Project Cost". The parties acknowledge that this Project Cost may be in excess of the amount of proceeds from the Bonds to be issued by the District. The total payment to be made by the District for all the Developer's rights or interests in the Project, including impact fees and connection charges, and Property, calculated in accordance with and subject to this Agreement, shall not exceed the Project Cost or the amount of proceeds available from the Bonds, whichever is less (the "Purchase Price").

2.2 In no event shall the District pay more than the Purchase Price for all of the Project, including payment of any and all reimbursement(s) to the Developer by the District for impact fees or connection charges, and in the event that there are not sufficient funds from the proceeds of the Bonds to pay for the Project, then, the Purchase Price shall be reduced to equal the amount of remaining funds available from the proceeds of the Bonds so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Developer and the Developer shall convey all of the Improvements and Property subject to this Agreement without further right to any additional payments for such Improvements and Property. The acquisition of the Developer's rights or interest in the Project, including the impact fees and connection charges, paid by the Developer on behalf of the District, and the District's payment for same shall be in accordance with the terms of this Agreement and the Indenture and with the resolution or resolutions authorizing the Bonds and approving the Engineer's Report. Notwithstanding, the parties recognize that Developer shall not be paid more than the Purchase Price for the Project (Improvements and Property).

3. CONVEYANCE OF IMPROVEMENTS AND PROPERTY.

3.1 In accordance with the terms and conditions of this Agreement, including specifically the terms of payment set forth in Section 4 and Section 9 of this Agreement, the Developer shall, in one or more conveyances, convey to the District by dedication, deed, bill of sale or other appropriate form of conveyance satisfactory to the District and its counsel, any and all of the Developer's rights in the Project, including the Property, from time to time and as the Improvements are completed. Prior to the date of conveyance, the Developer shall provide the District with copies of the plans and specifications describing the Improvements being conveyed, surveys describing the Property to be conveyed, an attorney's opinion of title or other evidence of title acceptable to the District and its counsel, describing the nature of Developer's rights or interest in the Improvements and Property

being conveyed, and stating that said Improvements and Property are free and clear of all liens and encumbrances, except as provided herein, and that all governmental approvals necessary to install or construct the Improvements have been obtained and that the Developer is conveying the complete interest in the Improvements and Property. Within a reasonable time subsequent to closing on the conveyance of the Improvements, or a portion thereof, Developer agrees to and shall provide District with as-built surveys for all constructed and conveyed Improvements. The parties acknowledge and agree that certain portions of the Improvements may have been or will be constructed in rights-of-way, utility easements, common areas or areas, any or all of which may have been previously dedicated to other governmental bodies, public entities, or other quasi-public organizations, and that, therefore, such portions of the Improvements may be subject to certain rights of other governmental bodies, public entities, other quasi-public organizations or the District. Accordingly, the Developer's rights or interest in such portions of the Improvements may be conveyed by the Developer to the District, subject to such other rights.

3.2 All terms and conditions of this Agreement apply equally to conveyances made prior to funding from proceeds of the Bonds, as applicable, and the District shall make payment for such conveyances in accordance with this Agreement and the applicable provisions of the Indenture, which are specifically incorporated herein by reference and made a part hereof, provided that under no circumstances shall a conveyance made prior to such funding obligate the District to make payment prior to receipt by the District of such funding from proceeds of the Bonds.

3.3 By approval and execution of this Agreement, the District authorizes and ratifies the preparation and execution by the proper official(s) of the District of all documents necessary to effectuate the conveyances contemplated by this Agreement.

3.4 At no cost to District, Developer further agrees to convey such real property and interests in real property, whether by deed, easement or otherwise, so that District has full access by means of ingress and egress to all Improvements for purposes of ownership and maintenance of said Improvements and in accordance with the Engineer's Report.

4. PAYMENT FOR IMPROVEMENTS. After receipt by the District of funds from the proceeds of the Bonds, and in accordance with the terms of the Indenture (to be entered into in connection with the issuance of the Bonds) and this Agreement, the District agrees to pay the Developer, as total payment for all the Developer's rights or interest in the Improvements an amount not to exceed the Purchase Price, with the exact purchase price to be based on the certificate of the District Engineer and, in all cases, subject to the amount of funds available to the District from the proceeds of the Bonds to pay for the Improvements and Property (defined herein as the Purchase Price). The Purchase Price is inclusive of any impact fees or connection charges that are part of the District's Project as described in Section 5 of this Agreement and in the Engineer's Report. The payment of the Purchase Price shall occur in the following manner:

4.1 Payment. From time to time subsequent to the Effective Date of this Agreement and subsequent to the receipt by the District of funds from proceeds of the Bonds upon proper requisition as provided by the Indenture and upon certification by the Engineer and the Developer in accordance with Section 7 of this Agreement with respect to any portion of the Project to be

conveyed or already conveyed, the District shall direct the Trustee to pay the Developer such certified amount in one or more installments as necessary. To the extent that there are sufficient funds available from the proceeds of the Bonds to pay for the Project, the District will continue to pay the Developer for certain portions of the Project as those portions are conveyed to, and accepted by, the District in accordance with this Agreement, until the earlier of such time as the total Purchase Price shall have been paid to the Developer or there are no longer any funds available to the District from the proceeds of the Bonds to pay for the Project

4.2 Maximum Payment. In no event shall the District pay more than the Purchase Price for all of the Project, and in the event that there are not sufficient funds from the proceeds of the Bonds to pay for Project, then the Purchase Price shall be reduced to equal the amount of remaining funds available from the proceeds of the Bonds, so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Developer and the Developer shall convey all of the Project subject to this Agreement without further right to any additional payments for the Improvements. The acquisition of the Developer's rights or interest in the Project by the District and District's payment for same shall be in accordance with the terms of this Agreement and the Indenture and with the resolution or resolutions authorizing the Bonds.

4.3 No provision of Section 4 shall relieve the Developer of the completion obligations in Section 10 or which may be contained in a separate completion agreement to be entered by the parties to this Agreement into prior to the issuance of the Bonds between the District and the Developer (the "Completion Agreement"). Notwithstanding anything else in the Agreement to the contrary, the District and Developer acknowledge that the District's obligation to pay for the Project is subject to the terms of the Indenture.

5. PAYMENT FOR IMPACT FEES AND CONNECTION CHARGES. The Developer agrees that road impact fees and water and sewer connection charges as described in the Engineer's Report are part of the District's Project. If the Developer pays the impact fees and/or connection charges to the applicable government authorities, it shall be paying them on behalf of the District. To the extent the proceeds of the Bonds are sufficient, the District shall reimburse the Developer if the Developer makes such payments for road impact fees and water and sewer connection fees. If the Developer is entitled to any impact fee credits, the Purchase Price for any component of the Project that generated the impact fee credits shall be reduced in like amount.

6. CONVEYANCE OF PROPERTY. In accordance with the terms and conditions of this Agreement, the Developer shall convey to the District by deed, bill of sale or other appropriate form of conveyance satisfactory to the District and its counsel, any and all of the Developer's rights, title and interest in the Property. Prior to the date of conveyance, the Developer shall provide the District with a copy of an existing survey and the plans and specifications describing the Property being conveyed. By approval and execution of this Agreement, the District authorizes and ratifies the preparation and execution by the proper official(s) of the District of all documents necessary to effectuate the conveyance of the Property contemplated by this Agreement.

6.1. Conveyance Documents. On the date of the Closing, the Developer shall deliver to the District the following original documents:

- 6.1.1 Special Warranty Deed (the “Deed”)
- 6.1.2. FIRPTA Non-foreign Affidavit
- 6.1.3. Owner’s/Seller’s Affidavit
- 6.1.4. Bill of Sale for improvements on the Property.
- 6.1.5. Public Disclosure Affidavit
- 6.1.6. Closing Statement, with credits for any utilities, taxes or assessments due for the year pursuant to Section 6.3 below.
- 6.1.7. Form 1099-S
- 6.1.8 Any necessary consent resolutions
- 6.1.9 Any assignments or other documents that might be required as part of or in connection with the issuance of the Title Commitment.

6.2 Title. District shall obtain a title insurance commitment issued by a Florida licensed title insurer agreeing to issue to District, upon recording of a Special Warranty Deed to District, an Owner's Policy of Title Insurance in the amount of the Purchase Price, insuring the District's title to the Property to be good and marketable, subject to restrictions, reservations, rights-of-way, covenants, conditions, limitations and easements of record at the time of purchase of the Property (the “Closing”); applicable zoning ordinances and regulations, and all instruments referred to therein and exhibits thereto; taxes for the year of Closing and subsequent years, if any, not yet paid as of Closing and the standard exceptions customarily contained in title insurance policies issued in Miami-Dade County, Florida. Marketable title shall be determined according to applicable title standards adopted by the authority of The Florida Bar and in accordance with law.

6.3 Costs of Conveyance; Prorations. The District shall pay all costs of conveyance of the Property from the Developer to the District, including, but not limited to, the title insurance premium, the documentary stamp taxes and surtaxes on the Deed, and the cost of recording the Deed; provided that the Developer shall pay its own legal fees, if any. Real estate taxes and certified assessments on the Property shall be prorated as of the date of Closing based on the current year’s tax bill, if issued prior to Closing. If the actual real estate tax bill is not available at the time of Closing, real estate tax prorations will be based upon Developer’s estimate of what the current tax bill will be and will allow for the maximum discount that is available. Either party will be entitled to have the prorations readjusted by notifying the other party in writing if the actual tax bill is different from the Developer’s estimate. Within thirty (30) days after notice of the readjustment, whoever owes money to the other shall make the required payment. Any and all utility charges and other costs associated with the Property which are paid on a periodic basis shall be prorated to the date of Closing.

7. PAYMENT FOR PROPERTY. In accordance with the terms of the Indenture and this Agreement, the District agrees to pay the Developer upon the issuance of the Bonds, as total payment for all of the Developer's and any other grantor's rights or interest in any Property to be conveyed to the District an amount (the "Property Purchase Price") equal to the lesser of the appraised fair market value of the land, as determined by one or more land appraisals ordered and performed by independent appraiser(s) selected by the District ("Appraised Price") or the Developer's actual cost (**\$449,394 per acre**, as set forth in the Engineer's Report and verified by the District Engineer) (the "Actual Cost"). The Property Purchase Price shall further be determined as follows:

7.1 Appraised Purchase Price. The District shall each select one or more independent appraisers and shall provide written notice to the Developer of such appraisers' name, address and telephone number. The appraiser(s) so selected shall be an M.A.I. appraiser licensed by the State of Florida and possessing substantial experience concerning residential property within the county within which the District is located. The appraiser(s) shall then independently calculate the current fair market value of the Property. If more than one appraisal is performed pursuant to this Agreement, the average of said appraisals shall be used to determine the "Appraised Price".

7.2 Nothing in this Agreement shall obligate the District to make payments for such Property in a cumulative amount in excess of the Property Purchase Price, and nothing in this Agreement shall obligate the District to make additional payments from any other moneys of the District in the event that there are not sufficient funds available to the District from the proceeds of the Bonds to pay for the Property.

7.3 No provision of this Section 7 shall relieve the Developer of its completion obligations as set forth in Section 10 below, including without limitation the obligation to complete the conveyance of all of the rights and interests in the Property subject to this Agreement.

7.4 At no cost to District, Developer further agrees to convey such real property and interests in real property, whether by deed, easement or otherwise, so that District has full access by means of ingress and egress to all Improvements for purposes of ownership and maintenance of said Improvements and in accordance with the Engineer's Report.

8. CONDITION OF IMPROVEMENTS; WARRANTY. At the time of conveyance by the Developer of the Developer's rights or interest in all or any portion of the completed Improvements as provided in Sections 3 and 4 above or those Improvements that are part of the Property, the portion of the Improvements being conveyed shall be in good condition, reasonably free from defects, as determined by the District's Engineer; and Developer warrants to the District, and to any government entity to which the Improvements may be conveyed by the District, that said Improvements shall be free from defects in materials, equipment or construction for a period of one (1) year from the date of conveyance. Developer further agrees, as part of any conveyance of Improvements, to assign to the District any other warranties associated with or applicable to the Improvements. Developer further agrees to assign all applicable warranties pertaining to the Improvements, or any portion thereof, to District as part of any conveyance. Notwithstanding any

warranty relating to the Improvements contained herein, the District acknowledges that any Property or other real property conveyed hereunder shall be conveyed in "AS IS, WHERE IS" condition, with no representation, warranty, or recourse, excepting that which is provided in any special warranty deed or title insurance commitment pertaining to the Property or real property.

9. CERTIFICATIONS. Before any payment by the District for any portion of the Improvements, the District shall be provided with a certificate (or certificates), signed by the District's Engineer and a certificate (or certificates) (collectively, the "Certifications") signed by the Developer certifying that: (a) the amount to be paid to the Developer for any portion of the Improvements does not exceed the lower of (i) the actual cost paid or to be paid by the Developer for said Improvements (based upon representations of the Developer) or (ii) the fair market value of such Improvements; (b) that said Improvements for which payment is to be made are part of the Project; (c) that said Improvements conveyed or to be conveyed to the District have been installed or constructed in substantial conformity with the plans and specifications and in conformance with applicable rules, regulations, ordinances, laws and all permits and approvals governing the installation or construction of the same; (d) that all currently required approvals and permits for acquisition, construction, reconstruction, installation and equipping of the Improvements or any portion thereof have been obtained or can reasonably be expected to be obtained from all applicable regulatory bodies; (e) that the Developer has paid all contractors, subcontractors and material men that have provided services or materials in connection with such Improvements; and (f) that sufficient funds are available from the proceeds of the Bonds or are otherwise available to acquire or construct any remaining portion of the Project (subject to the Developer completion obligations set forth in Section 10 of this Agreement and in the Completion Agreement to be entered into by the parties to this Agreement). The Developer shall also certify to the District that each payment to be received pursuant to this Agreement does not constitute a loan of the proceeds of the Bonds to the Developer.

Final completion of the Improvements is to be provided by the Developer, and such completion shall be evidenced by a certificate of completion signed by the Developer and the District's Engineer and delivered to the District.

10. COMPLETION. The Developer covenants that it shall cause the Improvements to be completed and conveyed and shall convey, or cause to be conveyed, any interests in the Property and in any other real property necessary for the maintenance and operation of the Improvements comprising the Project, regardless of whether the proceeds of the Bonds or other amounts available for that purpose under the Indenture are sufficient to cover the costs of such completion and such conveyances. The Developer acknowledges that the Purchase Price may exceed the amount of proceeds anticipated under the Bonds to be issued by the District. The Developer covenants to enter into, prior to the issuance of the Bonds, the Completion Agreement in a form acceptable to legal counsel to the District. Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness, or to provide funds from any source other than the proceeds of the Bonds.

11. NO ADDITIONAL PAYMENT OBLIGATION. Nothing in this Agreement shall obligate the District to make additional payments in the event that there are not sufficient funds

available to the District from the proceeds of the Bonds, or specifically made available pursuant to the Indenture, to pay for the Project.

12. APPLICATION OF INDENTURE. The acquisition of the Developer's rights or interest in any portion or all of the Project by the District and District's payment for same shall be in accordance with the terms of this Agreement and applicable provisions of the Indenture, which are specifically incorporated herein by reference and made a part hereof.

13. SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors, successors in title, and assigns.

14. CONSTRUCTION OF TERMS. Whenever used, the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

15. ENTIRE AGREEMENT. This Agreement contains the entire understanding between District and Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

16. CAPTIONS. The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

17. SEVERABILITY. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

18. EXECUTION OF DOCUMENTS. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Agreement.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

20. AUTHORITY. 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 Agreement.

21. AMENDMENTS AND WAIVERS. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by District or Developer to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Either party hereto, by notice, may but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Agreement but each and every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof. Notwithstanding anything herein to the contrary, this Agreement may not be materially amended in a manner that has the effect of reducing the total annual special assessment revenue collected or to be collected for the payment of scheduled debt service on the Bonds without the written consent of the Trustee for the Bonds, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Bonds then outstanding. The term "Majority" shall mean more than fifty (50%) percent.

22. APPLICABLE LAW. This Agreement is made and shall be construed under the laws of the State of Florida.

23. REMEDIES. A default by either party under the 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 include 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 within the District and owned by the Developer, which lien shall be foreclosable in the manner of mechanics' liens pursuant to Chapter 713, Florida Statutes, or as otherwise provided by law.

24. COSTS AND FEES. 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 all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

25. NO THIRD-PARTY BENEFICIARIES. 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. Notwithstanding anything herein to the contrary,

the Trustee for the Bonds, on behalf of the Bondholders, shall be a direct third party beneficiary of the terms and conditions of this Agreement and, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Bonds then outstanding, shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties in 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 deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

27. ASSIGNMENT. This Agreement, or any monies to become due hereunder, may be assigned by the Developer, provided that the Developer first obtains the prior written approval of the District, which approval shall not unreasonably be withheld.

28. FURTHER ASSURANCES. At any and all times, the Developer and District shall, so far as either may be authorized by law, make, do, execute, acknowledge and deliver, all and every other further acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable, as determined by the District, for the better assuring, conveying, granting, assigning and confirming of any and all rights or interest in the Improvements and Property which are intended or required to be acquired by or conveyed to or by the District as contemplated by the Indenture and this Agreement, including the conveyance, assignment or transfer to other government agencies of such portions of the Improvements or Property as authorized, directed or required by applicable laws or regulations, conditions of development orders, or agreements entered into by the District.

29. NOTICES. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

District: Coral Keys Homes Community Development District
c/o Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles, Esq.

Developer: Forestar (USA) Development Group Inc.
 10700 Pecan Park Boulevard, Suite 150
 Austin, Texas 78750
 Attention: President

Except as otherwise provided in this agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government or the government of the State of Florida shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

30. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Acquisition Agreement and further agree that it shall take effect as of the date first above written.

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

Print Name

By: _____
Print name: _____
Chairperson, Board of Supervisors

Print Name

Attest: _____
Print name: _____
Secretary/Assistant Secretary

____ day of _____, 2020

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2020, by _____, as Chairperson of the Board of Supervisors of the **CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2020, by _____, as Secretary/Assistant Secretary of the **CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT**. He or she is personally known to me or has produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

Exhibit A - District Lands

Exhibit B – Improvements

1. Roadway Improvements. The roadway improvements consist of offsite and onsite roadway improvements. The offsite roadway improvements consist of (a) reconstructing the one-half of the right-of-way of SW 336th Street adjacent to the District boundary, including, but not limited to, constructing a new stabilized 12” sub-base, 8” base, and 2” asphalt concrete pavement placed in two layers, (b) new swales, 6’ wide sidewalks and drainage improvements; (c) milling and surfacing approximately 340’ of existing SW 172nd Avenue near the southernmost entrance to the District; and (d) road impact fees and a contribution towards a future traffic signal as required pursuant to conditions for Development approval. The onsite roadway improvements include constructing the onsite public roadways that lead to the private and public parking spaces, estimated at approximately fifty (50%) percent of the total asphalt area in Tract B. The onsite and offsite roadway improvements are more particularly described in the First Supplemental Engineer’s Report, dated November 19, 2019, prepared by Alvarez Engineers, Inc., as amended and supplemented from time to time (the “Engineer’s Report”). The Developer will deed the rights-of-way that constitute the onsite roadway improvements within Tract B in fee simple to the District at no cost.

2. Stormwater Management Facilities. The stormwater management facilities consist of the stormwater management and drainage facilities of the offsite roads, the onsite public roadway, the swales, the greenspace areas, and the final grading of the lake, as more particularly described in the Engineer’s Report.

3. Water Distribution and Sewer Collection Systems. The water distribution and sewer collection system consisting of a network of pipes of variable sizes, valves and fittings that will deliver potable water and fire flow to the buildings within the District and a network of gravity pipes, manholes, laterals, and appurtenances to collect effluent from the buildings within the District, as more particularly described in the Engineer’s Report, as well as connection charges. Connection charges for the provision of water distribution and sewer collection services are included as part of these improvements.

4. Other Improvements. Those other, appurtenant, and related public infrastructure improvements, as described and depicted in the Engineer’s Report.

Exhibit C – Property

1. **Lake Tract.** The lake tract within the southwest corner of the District (approximately 2.67 acres), described as Tract A of the _____ Plat, as recorded in Plat Book _____, Page _____ in the Public Records of Miami-Dade County, Florida, as more particularly described in Exhibit 5 to the First Supplemental Engineer’s Report, dated November 19, 2019, prepared by Alvarez Engineers, Inc., as amended and supplemented from time to time (the “Engineer’s Report”).

The Engineer’s Report estimates that the cost of the lands constituting Tract A, based on Developer’s cost, is **\$1,199,882 (\$449,394/acre x 2.67 acres)**, which figure is subject to being revised or adjusted pursuant to the provisions of this Acquisition Agreement between the District and the Developer.

2. **Roadway Tracts.** The onsite roadway tracts described as Tract B of the _____ Plat, as recorded in Plat Book _____, Page _____ in the Public Records of Miami-Dade County, Florida, as more particularly described in Exhibit 5 to the Engineer’s Report shall be conveyed by the Developer to the District at no cost or expense to the District, and the acquisition of such interests is not included as part of the Property Purchase Price, as defined in Acquisition Agreement.

**CORAL KEYS HOMES
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Coral Keys Homes Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Coral Keys Homes Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, 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.

Other Matters

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, 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 Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 15, 2020, 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.

B
Devar & Associates

June 15, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Coral Keys Homes Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. 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 assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$28,694.
- The change in the District's total net position in comparison with the prior fiscal year was \$3,454, an increase. 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, 2019, the District's governmental fund reported an ending fund balance of \$28,694, an increase of \$3,454 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and the remainder 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 basic 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 assessments. 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: 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 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 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 government-wide and fund 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, assets exceeded liabilities at the close of the most recent fiscal year.

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

| | NET POSITION | |
|--------------------------|---------------|-----------|
| | SEPTEMBER 30, | |
| | 2019 | 2018 |
| Current and other assets | \$ 50,230 | \$ 45,271 |
| Total assets | 50,230 | 45,271 |
| Current liabilities | 21,536 | 20,031 |
| Total liabilities | 21,536 | 20,031 |
| Net position | | |
| Unrestricted | 28,694 | 25,240 |
| Total net position | \$ 28,694 | \$ 25,240 |

The unrestricted net position may be used to meet the District's other obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

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, | |
| | 2019 | 2018 |
| Revenues: | | |
| Program revenues | | |
| Charges for services | \$ 53,304 | \$ 51,764 |
| Total revenues | 53,304 | 51,764 |
| Expenses: | | |
| General government | 49,850 | 42,272 |
| Total expenses | 49,850 | 42,272 |
| Change in net position | 3,454 | 9,492 |
| Net position - beginning | 25,240 | 15,748 |
| Net position - ending | \$ 28,694 | \$ 25,240 |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$49,850. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the year due a slight increase in assessment revenue. Expenses increased this fiscal year as a result increased attorney fees.

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, 2019.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Coral Keys Homes Community Development District Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 STATEMENT OF NET POSITION
 SEPTEMBER 30, 2019**

| | Governmental Activities |
|-------------------------|----------------------------|
| ASSETS | |
| Cash | \$ 44,336 |
| Prepays | 5,894 |
| Total assets | 50,230 |
| LIABILITIES | |
| Accounts payable | 21,536 |
| Total liabilities | 21,536 |
| NET POSITION | |
| Unrestricted | 28,694 |
| Total net position | \$ 28,694 |

See notes to the financial statements

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

| <u>Functions/Programs</u> | <u>Expenses</u> | <u>Program Revenues</u> | <u>Charges for Services</u> | <u>Net (Expense) Revenue and Changes in Net Position</u> |
|-------------------------------|-----------------|-------------------------|------------------------------------|--|
| <u>Primary government:</u> | | | <u>Governmental Activities</u> | |
| Governmental activities: | | | | |
| General government | \$ 49,850 | \$ | 53,304 | \$ 3,454 |
| Total governmental activities | 49,850 | \$ | 53,304 | 3,454 |
| | | | Change in net position | 3,454 |
| | | | Net position - beginning | 25,240 |
| | | | Net position - ending | \$ 28,694 |

See notes to the financial statements

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 BALANCE SHEET
 GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2019

| | Major Funds | | Total Governmental Funds |
|--|-------------|----|--------------------------------|
| | General | | Funds |
| ASSETS | | | |
| Cash | 44,336 | \$ | 44,336 |
| Prepays | 5,894 | | 5,894 |
| Total assets | \$ 50,230 | \$ | 50,230 |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable | \$ 21,536 | \$ | 21,536 |
| Total liabilities | 21,536 | | 21,536 |
| Fund balances: | | | |
| Nonspendable: | | | |
| Prepays | 5,894 | | 5,894 |
| Unassigned | 22,800 | | 22,800 |
| Total fund balances | 28,694 | | 28,694 |
| Total liabilities and fund balances | \$ 50,230 | \$ | 50,230 |

See notes to the financial statements

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 GOVERNMENTAL FUNDS
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

| | Major Funds | Total |
|--|-------------|-----------------------|
| | General | Governmental Funds |
| REVENUES | | |
| Assessments | \$ 53,304 | \$ 53,304 |
| Total revenues | 53,304 | 53,304 |
| EXPENDITURES | | |
| Current: | | |
| General government | 49,850 | 49,850 |
| Total expenditures | 49,850 | 49,850 |
| Excess (deficiency) of revenues over (under) expenditures | 3,454 | 3,454 |
| Fund balances - beginning | 25,240 | 25,240 |
| Fund balances - ending | \$ 28,694 | \$ 28,694 |

See notes to the financial statements

**CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Coral Keys Homes Community Development District ("District") was created on November 25, 2005 by Ordinance 05-203 of the County Commissioners of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. 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. In June 2019, the District's boundaries were contracted via Ordinance 19-43 from 43.27 acres to 26.28 acres.

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 ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, certain Board members are affiliated with Forestar (USA) Real Estate Group, Inc. and DR Horton ("Developers").

The Board has the responsibility for:

1. Assessing and levying 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 District 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 is 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 at a public hearing of the District. 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 March 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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 in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government 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 estimated fair market 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.

At September 30, 2019, the District does not have any capital assets.

Unearned Revenue

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

Long-Term Obligations

In the government-wide 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 over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

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.

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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developers own all the lands within the District; therefore assessment revenues relate to the assessments levied on those lots owned by the Developers.

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

NOTE 6 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting 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 7 – 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 during the past three years.

NOTE 8 – SUBSEQUENT EVENTS

In November 2019, the Board approved the First Supplemental Engineer's Report for infrastructure improvements within the District. The infrastructure will include roadways, drainage, stormwater, and water and sewer systems. The estimated cost of the project is \$5,609,036. Certain assets will be owned and maintained by the District while others by the City or County. The District intends to finance the cost of infrastructure improvements with the issuance of Bonds.

**CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE, FLORIDA
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

| | Budgeted Amounts Original & Final | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|--|---|-------------------|---|
| REVENUES | | | |
| Assessments | \$ 50,800 | \$ 53,304 | \$ 2,504 |
| Total revenues | 50,800 | 53,304 | 2,504 |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 50,800 | 49,850 | 950 |
| Total expenditures | 50,800 | 49,850 | 950 |
| Excess (deficiency) of revenues over (under) expenditures | \$ - | 3,454 | \$ 3,454 |
| Fund balance - beginning | | 25,240 | |
| Fund balance - ending | | \$ 28,694 | |

See notes to required supplementary information

**CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, 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, 2019.



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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
Coral Keys Homes Community Development District
Miami-Dade County, 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 Coral Keys Homes Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 15, 2020.

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.

Compliance and Other Matters

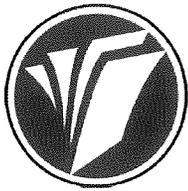
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect 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.

Bhav & Associates

June 15, 2020



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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
Coral Keys Homes Community Development District
Miami-Dade County, Florida

We have examined Coral Keys Homes Community Development District, Miami-Dade County, 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, 2019. 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 for the fiscal year ended September 30, 2019.

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 Coral Keys Homes Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 15, 2020



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

To the Board of Supervisors
Coral Keys Homes Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Coral Keys Homes Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 15, 2020.

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 *Government 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 June 15, 2020, 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 Coral Keys Homes Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Coral Keys Homes Community Development District, Miami-Dade County, 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.

Grau & Associates

June 15, 2020

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, 2018.

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, 2019.

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, 2019.

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, 2019. 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.



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of Judges and Judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Your Search for "Coral Keys Homes Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Governmental Management Services

5385 N. Nob Hill Rd

Sunrise, FL, 33351

(954) 721-8681

rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

| Filer ID | Form Year | Full Name | Organizations | Statutory Filing Requirement | Filing Requirement Fulfilled | Filing History |
|----------|-----------|--------------------|---|---|------------------------------|-------------------------------------|
| 88048 | 2019 | Albertson, K. Karl | <ul style="list-style-type: none"> • Coral Keys Homes Community Development District-Board of Supervisors • A.H. at Turnpike South Community Development District -Board of Supervisors • Homestead 50 Community Development District-Board of Supervisors • Oakland Park-Code Enforcement Board • Summerville Community Development District-Board of Supervisors | Form 1 with Broward County SOE | 05/28/2020 | View Filing History |
| 272760 | 2019 | Bell, Logan | <ul style="list-style-type: none"> • Coral Keys Homes Community Development District-Board of Supervisors • A.H. at Turnpike South Community Development District -Board of Supervisors • Summerville Community Development District-Board of Supervisors | Form 1 with Broward County SOE | Form Receipt Not Recorded | View Filing History |
| 280494 | 2019 | Covelli, Frank | <ul style="list-style-type: none"> • Coral Keys Homes Community Development District-Board of Supervisors | Form 1 with Broward County SOE | Form Receipt Not Recorded | View Filing History |
| 37918 | 2019 | Moulton, Mary | <ul style="list-style-type: none"> • Coral Keys Homes Community Development District-Board of Supervisors | Form 1 with Santa Rosa County SOE | Form Receipt Not Recorded | View Filing History |

[Search Again](#)

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

FORM 1

**STATEMENT OF
FINANCIAL INTERESTS**

2019

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2019.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

| NAME OF SOURCE OF INCOME | SOURCE'S ADDRESS | DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY |
|--------------------------|------------------|---|
| | | |
| | | |
| | | |
| | | |

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

| NAME OF BUSINESS ENTITY | NAME OF MAJOR SOURCES OF BUSINESS' INCOME | ADDRESS OF SOURCE | PRINCIPAL BUSINESS ACTIVITY OF SOURCE |
|-------------------------|---|-------------------|---------------------------------------|
| | | | |
| | | | |
| | | | |

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

| |
|--|
| |
| |
| |

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

| TYPE OF INTANGIBLE | BUSINESS ENTITY TO WHICH THE PROPERTY RELATES |
|--------------------|---|
| | |
| | |

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

| NAME OF CREDITOR | ADDRESS OF CREDITOR |
|------------------|---------------------|
| | |
| | |

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

| NAME OF BUSINESS ENTITY | BUSINESS ENTITY # 1 | BUSINESS ENTITY # 2 |
|---|---------------------|---------------------|
| | | |
| ADDRESS OF BUSINESS ENTITY | | |
| PRINCIPAL BUSINESS ACTIVITY | | |
| POSITION HELD WITH ENTITY | | |
| I OWN MORE THAN A 5% INTEREST IN THE BUSINESS | | |
| NATURE OF MY OWNERSHIP INTEREST | | |

PART G — TRAINING

For elected municipal officers required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature: _____

Date Signed: _____

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2019.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc.; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2019.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Dollar Value Thresholds Instructions.)

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Percentage Thresholds Instructions.)

CORAL KEYS HOMES
Community Development District

Summary of Check Register
June 23, 2020

| Check Date | Check #'s | Total Amount |
|--------------|-----------|-------------------|
| 6/16/2020 | 361-363 | \$3,434.60 |
| Total | | \$3,434.60 |

*** CHECK DATES 05/07/2020 - 06/16/2020 ***

CORAL KEYS HOMES - GENERAL
BANK A CORAL KEYS HOMES CDD

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------------------------|------|-----|-------|-----|----------|------------------------------------|--------|----------|--------------|---------|
| 6/16/20 | 00003 | 4/30/20 | 162274 | 202004 310-51300-31500 | | | | | | BILLING, COCHRAN, LYLES, MAURO & | * | 1,145.50 | 1,145.50 | 000361 |
| | | | APR 20 | - ATTORNEY FEES | | | | | | | | | | |
| 6/16/20 | 00001 | 6/01/20 | 178 | 202006 310-51300-34000 | | | | | | GOVERNMENTAL MANAGEMENT SERVICES - | * | 2,060.00 | 2,060.00 | 000362 |
| | | | JUN 20 | - MGMT FEES | | | | | | | | | | |
| 6/01/20 | 178 | 6/01/20 | 178 | 202006 310-51300-35100 | | | | | | MIAMI DADE COUNTY-ELECTIONS | * | 41.67 | 41.67 | 000363 |
| | | | JUN 20 | - COMPUTER TIME | | | | | | | | | | |
| 6/01/20 | 178 | 6/01/20 | 178 | 202006 310-51300-35101 | | | | | | | * | 83.33 | 83.33 | |
| | | | JUN 20 | - WEBSITE ADMIN | | | | | | | | | | |
| 6/01/20 | 178 | 6/01/20 | 178 | 202006 310-51300-42000 | | | | | | | * | 1.50 | 1.50 | |
| | | | JUN 20 | - POSTAGE | | | | | | | | | | |
| 6/01/20 | 178 | 6/01/20 | 178 | 202006 310-51300-42500 | | | | | | | * | 12.60 | 12.60 | |
| | | | JUN 20 | - COPIES | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| 6/16/20 | 00013 | 5/07/20 | 05072020 | 202005 310-51300-49000 | | | | | | REGISTERED VOTERS FEE | * | 90.00 | 90.00 | 000363 |
| | | | | | | | | | | | | | | |
| TOTAL FOR BANK A | | | | | | | | | | | | 3,434.60 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | | 3,434.60 | | |

CKEY --CORAL KEYS-- ACOOPER

Coral Keys Homes
Community Development District
Tax Collections
Fiscal Year Ending September 30, 2019

Gross **\$ 53,473.68**

| Date Received | Collections Period | Gross Tax Received | Total Commissions | Discounts/ Penalties | Interest | Net Amount Received |
|------------------|-----------------------|-----------------------|----------------------|-------------------------|-----------------|------------------------|
| 11/15/2019 | 11/1/19 - 11/8/19 | \$ 53,473.68 | \$ 513.35 | \$ 2,138.95 | \$ - | \$ 50,821.38 |
| 1/23/2020 | 10/1/19 - 12/31/19 | \$ - | \$ - | \$ - | \$ 37.33 | \$ 37.33 |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| TOTALS | | <u>\$ 53,473.68</u> | <u>\$ 513.35</u> | <u>\$ 2,138.95</u> | <u>\$ 37.33</u> | <u>\$ 50,858.71</u> |

| | |
|----------------------|------|
| Percentage Collected | 100% |
|----------------------|------|

| | |
|-----------------------|------|
| Remaining Collections | \$ - |
|-----------------------|------|

CORAL KEYS HOMES
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2020

| | <u>General Fund</u> |
|--|-------------------------------|
| <u>ASSETS:</u> | |
| CASH | \$60,352 |
| TOTAL ASSETS | <u><u>\$60,352</u></u> |
| <u>LIABILITIES:</u> | |
| ACCOUNTS PAYABLE | \$16,902 |
| FUND BALANCES: | |
| UNASSIGNED | \$43,450 |
| TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS | <u><u>\$60,352</u></u> |

CORAL KEYS HOMES
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2020

| Description | Adopted Budget FY2020 | Prorated Budget Thru 05/31/20 | Actual Thru 05/31/20 | Variance |
|--|-----------------------------|-------------------------------------|-------------------------|----------------|
| Revenues: | | | | |
| Maintenance Assessments | \$50,800 | \$50,800 | \$50,859 | \$59 |
| Total Revenues | <u>\$50,800</u> | <u>\$50,800</u> | <u>\$50,859</u> | <u>\$59</u> |
| Expenditures: | | | | |
| <i>Administrative:</i> | | | | |
| Engineering Fees | \$2,000 | \$1,333 | \$425 | \$908 |
| Attorney Fees | \$7,000 | \$4,667 | \$6,796 | (\$2,129) |
| Annual Audit | \$5,000 | \$2,600 | \$2,600 | \$0 |
| Management Fees | \$24,720 | \$16,480 | \$16,480 | \$0 |
| Computer Time | \$500 | \$333 | \$333 | (\$0) |
| Website Compliance | \$1,000 | \$667 | \$667 | \$0 |
| Postage | \$100 | \$67 | \$8 | \$58 |
| Printing & Binding | \$341 | \$227 | \$253 | (\$26) |
| Insurance | \$6,325 | \$6,325 | \$5,894 | \$431 |
| Legal Advertising | \$900 | \$600 | \$1,984 | (\$1,384) |
| Contingencies | \$675 | \$450 | \$487 | (\$37) |
| Dues, Licenses, Subscriptions | \$175 | \$175 | \$175 | \$0 |
| Operating Reserves | \$2,064 | \$1,376 | \$0 | \$1,376 |
| | | | \$0 | |
| Total Administrative Expenditures | <u>\$50,800</u> | <u>\$35,300</u> | <u>\$36,102</u> | <u>(\$802)</u> |
| Excess (deficiency) of revenues over (under) expenditures | <u>\$0</u> | <u>\$15,500</u> | <u>\$14,757</u> | <u>\$861</u> |
| Fund Balance - Beginning | \$0 | | \$28,694 | |
| Fund Balance - Ending | <u>\$0</u> | | <u>\$43,450</u> | |