



Coral Keys Homes
Community Development District

<http://www.coralkeyshomescdd.com>

Noemi Garcia, Chair

Danilo Pereira, Assistant Secretary

Shem Almeida, Assistant Secretary

Manuel Robles, Assistant Secretary

May 19, 2026



Coral Keys Homes

Community Development District

Agenda

Seat 4: Noemi Garcia (C.)	
Seat 2: Danilo Pereira (AS)	
Seat 3: Shem Almeida (AS)	
Seat 5: Manuel Robles (AS)	
Seat 1: Open Seat	

Tuesday
May 19, 2026
7:00 p.m.

Club Keys Pointe Clubhouse
350 NE 5th Place, Florida City, Florida 33034
[Join the meeting now](#)

Meeting ID: 243 068 262 283 20 and Passcode: sp3y2Uq7
1 872-240-4685 and Phone Conference ID: 851 511 495#

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1 (11/2028)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - C. Election of Officer(s)
3. Approval of Minutes of the March 17, 2026 Meeting – **Page 5**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 10**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 20**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 23**
 - E. Motion to Close the Public Hearing
5. Ratification of First Amendment to Pest Control Services Agreement with Dave’s Pest Control, LLC – **Page 30**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Clubhouse/ Field
 - 1) Discussion of Miami Landscaping Every Day LLC Tree Replacement Proposal – **Page 35**
 - 2) Consideration of Ortiz Construction Services Proposal for Wall Repair – **Page 36**
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 104**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 106**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District – **389** – Page 106

7. Financial Reports

A. Acceptance of Check Register – Page 107

B. Acceptance of Unaudited Financials – Page 112

8. Supervisors Requests and Audience Comments

9. 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>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Coral Keys Homes Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Coral Keys Homes Community Development District**, _____, Florida.

Signature _____

Mailing Address _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

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

The regular meeting of the Board of Supervisors of the Coral Keys Homes Community Development District was held on Tuesday, March 17, 2026, at 7:00 p.m. at 350 NE 5th Place, Florida City, FL 33034

Present and constituting a quorum were:

Noemi Garcia
Danilo Pereira
Manuel Robles

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Ben Quesada
Gabiella Fernandez
Alex Zavala

District Manager
District Counsel
Club Manager - Property Keepers

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1 (11/2028)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officer(s)**

Mr. Quesada presented the organizational matters stating seat #1 was currently vacant and asked the Board if they had anyone they wished to appoint. The Board had no one to appoint at this time. Mr. Quesada then stated this item would be tabled for the next meeting.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
November 18, 2025 Meeting**

Mr. Quesada presented the minutes from the November 18, 2025 meeting and asked for any comments or corrections. Upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Ms. Garcia seconded by Mr. Pereira with all in favor, the Minutes of the November 18, 2025 Meeting with the submitted change were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Quesada presented item No. 4A, consideration of resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing and stated this item was included in the agenda on page 8. He then gave a brief overview of the proposed budget stating he was not proposing any increase in the assessments. Mr. Quesada stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the May 19th meeting or they could also do it on July 21st. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution scheduling the public hearing on May 19, 2026 at the same time and location.

On MOTION by Mr. Robles seconded by Ms. Garcia with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 19, 2026 at 7:00 p.m. at 350 NE 5th Place, Florida City, Florida was approved.

B. Resolution #2026-02 Completion of Series 2020 Project

Mr. Quesada then presented item No. 4B, resolution #2026-02 completion of Series 2020 Project and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, Resolution #2026-02 completion of Series 2020 Project was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 20, 2025

Mr. Quesada presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

On MOTION by Ms. Garcia seconded by Mr. Pereira with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Procedures for General Election

Mr. Quesada presented the procedures for the general election which was included in the agenda on page 57 and stated there were two seats coming up for election in November, seat #4, Noemi Garcia, and seat #5, Manuel Robles. He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could also call the Supervisor of Elections.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Ms. Fernandez gave a brief explanation relating to the request for adjustment to District Counsel fee structure stating the current fee structure had been in place since 2023 and it was necessary for them to adjust their hourly rate effective October 1, 2026.

Mr. Quesada also made a few additional comments stating the District would be able to absorb the increase based on the current services and assessments being collecting. He then asked for a motion to approve the request for adjustment to District counsel fee structure.

(At this point a discussion was held among the Board members, Ms. Fernandez and Mr. Quesada relating to this item)

On MOTION by Mr. Robles seconded by Ms. Garcia with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer

Mr. Quesada stated there was nothing additional from the engineer other than what had already been addressed which was the certificate of completion of the Series 2020 project.

C. Clubhouse/Field

Mr. Quesada moved to the clubhouse field report and asked Alex if he had anything to report to the Board.

Mr. Zavala gave a brief update relating to some of the pending items he had that were outstanding and also stated he had received a letter from the homeowner at 557 NE 5th Street regarding the damage to the gym mirror and was requesting some additional time to repay the balance of the \$1,625 estimate for the repair to the mirror. Mr. Zavala stated he had received \$1,000 so far out of the \$1,625 from the homeowner relating to this matter.

(At this point a discussion was held among the Board members, Mr. Quesada and Mr. Zavala relating to this item)(Mr. Quesada then asked for a motion from the Board to give the homeowner an additional 30 days to repay the balance of the reimbursement)

On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, authorizing an additional 30 days for reimbursement from the homeowner at 557 NE 5th Street for damages to the gym mirror as stated on the record was approved.

Mr. Zavala stated he had nothing else to report at this time.

D. CDD Manager

Mr. Quesada stated he had nothing to report under the District Manager.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Quesada presented the check register and the unaudited financials and asked for any questions or comments. Upon not hearing any, he asked for a motion to accept the financial reports.

On MOTION by Mr. Robles seconded by Ms. Garcia with all in favor, the Check Register and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Quesada asked for any Supervisor’s requests or any audience comments. There were no Supervisor’s requests at this time. Mr. Quesada stated there was no audience in attendance for any audience comments.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

Coral Keys Homes
Community Development District

Approved Proposed Budget
FY 2027



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Coral Keys Homes
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$337,535	\$331,199	\$6,336	\$337,535	\$337,535
Clubhouse Room Rentals	-	1,475	1,054	2,529	-
Fob Replacement	-	350	250	600	-
Interest Income	20,000	15,461	11,043	26,504	20,000
Miscellaneous Revenue	-	1,626	-	1,626	-
Carry Forward Surplus	152,439	92,244	115,638	207,882	155,580
TOTAL REVENUES	\$509,974	\$442,355	\$134,320	\$576,675	\$513,115
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$1,000	\$2,000	\$3,000	\$6,000
PR-FICA	459	77	153	230	459
Engineering	6,000	401	2,500	2,901	6,000
Attorney Fees	15,000	5,638	4,027	9,664	15,000
Annual Audit	5,500	3,900	-	3,900	5,500
Arbitrage Rebate	550	-	550	550	550
Assessment Roll	2,000	2,000	-	2,000	2,000
Dissemination Agent	1,500	875	625	1,500	1,500
Trustee Fees	4,100	4,041	-	4,041	4,100
Management Fees	55,272	32,242	23,030	55,272	58,588
Computer Time	1,200	700	500	1,200	1,200
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	50	-	21	21	50
Postage & Delivery	750	102	313	415	750
Printing & Binding	500	5	208	213	500
Insurance General Liability	8,489	8,084	-	8,084	8,914
Legal Advertising	3,000	-	1,250	1,250	3,000
Other Current Charges	1,400	535	583	1,118	1,400
Office Supplies	150	0	63	63	150
Dues, Licenses & Subscriptions	175	175	-	175	175
Operating Reserves	35,000	-	14,583	14,583	30,000
TOTAL ADMINISTRATIVE	\$148,295	\$60,474	\$50,906	\$111,380	\$147,036
<u>Operations & Maintenance</u>					
<u>Field Expenditures</u>					
Electric	\$3,000	\$1,022	\$1,022	\$2,043	\$3,000
Street Lighting	20,000	9,916	9,916	19,832	21,000
General Repairs	6,000	2,175	1,554	3,729	10,000
Landscape Maintenance	32,000	17,500	12,750	30,250	32,000
Plant Replacement	5,000	10,120	2,083	12,203	10,000
Janitorial & Porter Services	4,000	-	1,667	1,667	4,000
Lake Maintenance	7,200	1,750	1,250	3,000	7,200
Drainage Maintenance	10,000	-	10,000	10,000	10,000
Lake Debris Removal	1,800	-	750	750	1,800
Entrance Monuments and Wall	12,000	-	5,000	5,000	10,000
Sidewalk Maintenance	5,000	-	2,083	2,083	5,000
Mail Kiosk	3,600	-	1,500	1,500	3,600
TOTAL FIELD EXPENDITURES	\$109,600	\$42,483	\$49,575	\$92,057	\$117,600

Coral Keys Homes
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>Amenity Expenditures</u>					
Management - Clubhouse	\$42,188	\$17,500	\$24,688	\$42,188	\$42,188
Management - Clubhouse Attendance	20,280	11,762	8,401	20,163	20,280
Employee Medical Insurance	1,500	-	625	625	1,500
Security	50,000	25,190	17,993	43,183	50,000
Video Surveillance/Monitoring	11,600	5,950	4,250	10,200	11,600
Electricity	15,600	6,004	6,004	12,009	15,600
Water	7,500	896	1,254	2,150	7,000
Janitorial & Porter Services	12,000	-	5,000	5,000	8,000
Property Insurance	17,000	15,656	-	15,656	17,000
Repairs and Maintenance	15,000	10,886	7,776	18,662	15,000
Pool Maintenance	14,400	3,060	2,186	5,246	14,400
Pool Repairs	4,000	4,314	3,082	7,396	8,000
Basket Ball Court	4,800	-	2,000	2,000	4,000
Landscape Improvement	3,500	-	1,458	1,458	3,500
Gym Equipment Maintenance/Repairs	4,000	2,095	1,496	3,591	4,000
Internet/Cable Services	6,000	3,686	2,633	6,319	6,000
Toddler Parks	4,000	-	2,333	2,333	4,000
Picnic Area and Gazebos	4,800	-	2,800	2,800	2,500
Contingencies	9,911	6,891	5,781	12,672	9,911
Operating Supplies	4,000	1,672	2,333	4,006	4,000
TOTAL AMENITY EXPENDITURES	\$252,079	\$115,563	\$102,095	\$217,658	\$248,479
TOTAL EXPENDITURES	\$509,974	\$218,520	\$202,575	\$421,095	\$513,115
EXCESS REVENUES (EXPENDITURES)	\$0	\$223,835	\$(68,255)	\$155,580	\$-

Gross Assessments	\$ 355,300
Less: Discounts & Collections 5%	(17,765)
Net Assessments	\$ 337,535

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	323	\$ 355,300.00	\$ 1,100.00	\$ 1,100.00	-
Total	323	\$ 355,300.00			

Coral Keys Homes
Community Development District
Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage Rebate

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

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

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

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website 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 monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Coral Keys Homes
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Contingencies

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

Operating Reserves

Funds for expenditures of the District will be incurred before assessments are collected.

Expenditures - Field

Electricity

FPL provides electricity for Common Area Lighting.

Street Lighting

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

General Repairs & Maintenance

Any miscellaneous repairs not included in another budget line item.

Landscape Maintenance

Includes monthly cleaning of all District lakes.

Plant Replacement

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

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.

Entrance Monuments and Wall

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

Sidewalk Maintenance

Represents pressure washing of the District sidewalks.

Mail Kiosk

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

Drainage Maintenance

District will hire an on-site person to handle drainage inspections, logging and maintenance of the storm drain system.

Coral Keys Homes
Community Development District
Budget Narrative

Expenditures - Amenity

Management - Clubhouse

Onsite management fees for the clubhouse.

Management - Clubhouse Attendance

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

Employee Medical Insurance

Cost of medical insurance for clubhouse employees.

Security

Night watch as needed.

Video Surveillance/Monitoring

For security and safety purposes, the district will contract a qualified company to monitor and record activities at the clubhouse.

Electricity

FPL provides electricity for all Clubhouse areas.

Water

Water and sewer cost for the Clubhouse.

Janitorial & Porter Services

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

Property 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.

Repairs and Maintenance

Any miscellaneous repairs not included in another budget line item.

Pool Maintenance

Cost to maintain the pool, does not include repairs.

Pool -Repairs

Cost to make unanticipated repairs to the pool.

Basket Ball Court

Estimated cost to maintain the basketball courts.

Landscape Improvement

The cost to anticipate any landscape improvements needed to the surrounding areas.

Gym Equipment Maintenance

Estimated cost to maintain the fitness equipment.

Internet/Cable Services

Estimated cost of cable and internet for the Clubhouse as needed.

Toddler Parks

Estimated cost to maintain toddler parks within the District.

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.

Operating Supplies

Supplies needed to run and operate the Clubhouse daily.

Coral Keys Homes
Community Development District
Approved Proposed Budget
Debt Service Series 2020 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$318,477	\$312,446	\$6,031	\$318,477	\$318,477
Interest Income	10,000	7,739	5,528	13,267	10,000
Carry Forward Surplus ⁽¹⁾	161,275	162,714	-	162,714	174,989
TOTAL REVENUES	\$489,752	\$482,899	\$11,559	\$494,458	\$503,465
EXPENDITURES:					
Interest - 11/1	\$97,234	\$97,234	\$-	\$97,234	\$95,281
Principal - 5/1	125,000	-	125,000	125,000	125,000
Interest - 5/1	97,234	-	97,234	97,234	95,281
TOTAL EXPENDITURES	\$319,469	\$97,234	\$222,234	\$319,469	\$315,563
EXCESS REVENUES (EXPENDITURES)	\$170,283	\$385,664	\$(210,676)	\$174,989	\$187,903

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$93,328.13
	\$93,328.13

Gross Assessments	\$ 335,238
Less: Discounts & Collections 5%	(16,762)
Net Assessments	\$ 318,477

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	323	\$ 335,238.47	\$ 1,037.89	\$ 1,037.89	-
Total	323	\$ 335,238.47			

Coral Keys Homes
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	4,880,000	3.125%		95,281	317,515.63
05/01/27	4,880,000	3.125%	125,000	95,281	
11/01/27	4,755,000	3.125%		93,328	313,609.38
05/01/28	4,755,000	3.125%	130,000	93,328	
11/01/28	4,625,000	3.125%		91,297	314,625.00
05/01/29	4,625,000	3.125%	135,000	91,297	
11/01/29	4,490,000	3.125%		89,188	315,484.38
05/01/30	4,490,000	3.125%	140,000	89,188	
11/01/30	4,350,000	4.000%		87,000	316,187.50
05/01/31	4,350,000	4.000%	145,000	87,000	
11/01/31	4,205,000	4.000%		84,100	316,100.00
05/01/32	4,205,000	4.000%	150,000	84,100	
11/01/32	4,055,000	4.000%		81,100	315,200.00
05/01/33	4,055,000	4.000%	155,000	81,100	
11/01/33	3,900,000	4.000%		78,000	314,100.00
05/01/34	3,900,000	4.000%	165,000	78,000	
11/01/34	3,735,000	4.000%		74,700	317,700.00
05/01/35	3,735,000	4.000%	170,000	74,700	
11/01/35	3,565,000	4.000%		71,300	316,000.00
05/01/36	3,565,000	4.000%	175,000	71,300	
11/01/36	3,390,000	4.000%		67,800	314,100.00
05/01/37	3,390,000	4.000%	185,000	67,800	
11/01/37	3,205,000	4.000%		64,100	316,900.00
05/01/38	3,205,000	4.000%	190,000	64,100	
11/01/38	3,015,000	4.000%		60,300	314,400.00
05/01/39	3,015,000	4.000%	200,000	60,300	
11/01/39	2,815,000	4.000%		56,300	316,600.00
05/01/40	2,815,000	4.000%	205,000	56,300	
11/01/40	2,610,000	4.000%		52,200	313,500.00
05/01/41	2,610,000	4.000%	215,000	52,200	
11/01/41	2,395,000	4.000%		47,900	315,100.00
05/01/42	2,395,000	4.000%	225,000	47,900	
11/01/42	2,170,000	4.000%		43,400	316,300.00
05/01/43	2,170,000	4.000%	235,000	43,400	
11/01/43	1,935,000	4.000%		38,700	317,100.00
05/01/44	1,935,000	4.000%	245,000	38,700	
11/01/44	1,690,000	4.000%		33,800	317,500.00
05/01/45	1,690,000	4.000%	255,000	33,800	
11/01/45	1,435,000	4.000%		28,700	317,500.00
05/01/46	1,435,000	4.000%	265,000	28,700	
11/01/46	1,170,000	4.000%		23,400	317,100.00
05/01/47	1,170,000	4.000%	275,000	23,400	
11/01/47	895,000	4.000%		17,900	316,300.00
05/01/48	895,000	4.000%	285,000	17,900	
11/01/48	610,000	4.000%		12,200	315,100.00
05/01/49	610,000	4.000%	300,000	12,200	
11/01/49	310,000	4.000%		6,200	318,400.00
05/01/50	310,000	4.000%	310,000	6,200	316,200.00
Total			\$4,880,000	\$2,796,388	\$7,676,388

Coral Keys Homes
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Product Type	O&M Units	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	323	323	\$1,100.00	\$1,100.00	\$0.00	\$1,037.89	\$1,037.89	\$0.00	\$2,137.89	\$2,137.89	\$0.00
Total	323	323									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Coral Kyes Homes Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be

subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Coral Keys Homes Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 19th DAY OF May, 2026.

ATTEST:

**CORAL KEYS HOMES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT:

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with

Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

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

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

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

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

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

PASSED AND ADOPTED this 19th day of May 2026.

ATTEST:

**CORAL KEYS HOMES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Secretary/Assistant Secretary

Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

**FIRST AMENDMENT TO
PEST CONTROL SERVICES AGREEMENT**

THIS FIRST AMENDMENT TO PEST CONTROL SERVICES AGREEMENT (the "**Amendment**") is entered into as of this 1st day of March, 2026 (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 Miami-Dade County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("District"),

and

DAVE'S PEST CONTROL, LLC, a Florida limited liability company, **f/k/a All 4 Pest Control Environmental Service, Inc., a Florida corporation**, whose principal business address and mailing address is 5095 South Ridgewood Avenue, Port Orange, Florida 32127 (the Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and the Contractor entered into an Agreement for Pest Control Services, effective September 30, 2025 (the "Agreement"); and

WHEREAS, the Contractor and the District desire to amend the Agreement to recognize and clarify the recent name change of the Contractor and to address other ancillary matters concerning the contractual relationship.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

SECTION 2. All references in the Agreement to "All 4 Pest Control Environmental Service, Inc." are hereby changed to "Dave's Pest Control, LLC" to recognize the recent name change of Contractor.

SECTION 3. Section 16 of the Agreement entitled "NOTICES" is hereby replaced in its entirety with the following:

SECTION 16. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Coral Keys Homes
Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Dave’s Pest Control, LLC**
5095 South Ridgewood Avenue
Port Orange, Florida 32127
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 p.m. (at the place of delivery) or on a non-business day shall be deemed received on 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 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 change 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 in this Agreement.

SECTION 4. This First Amendment shall be effective on March 1st, 2026 (the “Effective Date”). Prior to the Effective Date, the terms of the Agreement shall apply.

SECTION 5. In all other respects the Agreement, effective September 30, 2025, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties have, by their duly authorized representatives, executed this Amendment as of the date and year first set forth above.

ATTEST:

**CORAL KEYS HOMES
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:
Ben Quesada
07C0606FB7194F3...

DocuSigned by:
Noemi Garcia
493678D055CD470...

Print name: Ben Quesada
Secretary

Print name: Noemi Garcia
Chairperson, Board of Supervisors

Date: 2026-05-07, 2026

WITNESS: (not needed if this instrument is executed via electronic signature in accordance with the requirements of Chapter 668, F.S.)

DAVE'S PEST CONTROL, LLC, a Florida limited liability company, f/k/a **All 4 Pest Control Environmental Service, Inc.**, a Florida corporation

Print Name:

DocuSigned by:
Joe Goodell
By: _____
Print Name: Joe Goodell
Title: Owner

Print Name

(CORPORATE SEAL)

Date: 2026-05-07, 2026

Certificate Of Completion

Envelope Id: E8DCC1BF-87BA-8FF9-8195-893EAC6C2B76

Status: Completed

Subject: Coral Keys Homes: Complete with Docusign: 1st.Amd. Pest Control Services Agreement.pdf

Source Envelope:

Document Pages: 3

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

5/7/2026 6:11:25 AM

eacosta@gmssf.com

Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Ben Quesada
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Signature Adoption: Pre-selected Style

Using IP Address: 8.29.7.127

Timestamp

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Viewed: 5/7/2026 8:02:10 AM

Signed: 5/7/2026 8:02:15 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Joe Goodell

joe@davespestcontrol.com

Owner

William Lamport, Inc.

Security Level: Email, Account Authentication
(None)

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Joe Goodell
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Signature Adoption: Pre-selected Style

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Viewed: 5/7/2026 12:32:39 PM

Signed: 5/7/2026 4:57:26 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Noemi Garcia

gnoemi34@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

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Noemi Garcia
493678D055CD470...

Signature Adoption: Pre-selected Style

Using IP Address:

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Signed: 5/7/2026 1:14:47 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	5/7/2026 4:57:26 PM

Payment Events	Status	Timestamps
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ESTIMATE

**MIAMI LANDSCAPING EVERY DAY
LLC**
1833 SE 8th Ter
Homestead, FL 33034-5680

miamilandscapingeveryday@gmail.co
m
+1 (786) 647-0830
miamilandscaping.com



Bill to
Coral Key CDD

Ship to
Coral Key CDD

Shipping info
Ship date: 04/26/2026

Estimate details
Estimate no.: 1015
Estimate date: 04/26/2026
Expiration date: 04/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	"Replacement of 30 missing trees" 28 Dahooly -15bGallon. 1 Gumbo limbo and 1 Green Butonwood tree.	1	\$7,850.00	\$7,850.00
				Total	\$7,850.00
				Expiry date	04/30/2026

Accepted date 04/26/2026

Accepted by



Estimate

Date	Estimate #
4/27/2026	2026-1051

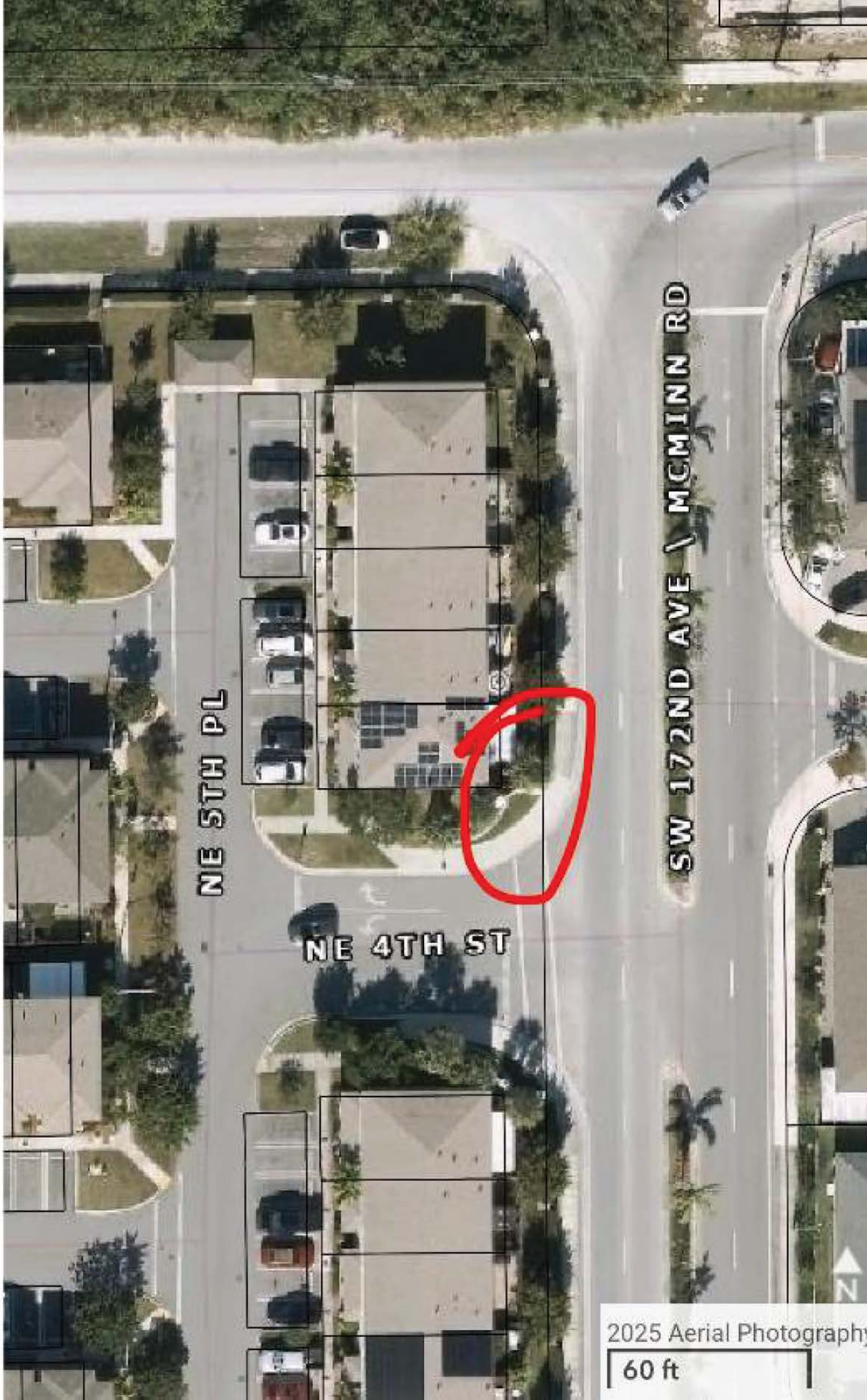
CGC 1518016
 12250 SW 129 Ct, Unit 109
 Miami, FL 33186
 T 305 255-8884
 C 786-423-3044
 email: ortiz.const.svcs@gmail.com

Name / Address
CORAL KEYS HOMES CDD C/O GMSSF 5385NNN NOB HILL RD SUNRISE, FL 33351

Project

Description	Qty	Rate	Total
Repair perimeter entrance wall at 601 NE 5 Way. Demolish wall Trench ground Build cement frame to install 6X8X16 CBU blocks Install rebars Build cement beam Replace decorative column stones Prime and paint Remove and dispose of debris Materials & Labor NOTE: PRICE DO NOT INCLUDE PLANS OR PERMIT AND PROCESSING FEES.		3,750.00	3,750.00

WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL	Total	\$3,750.00
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NE 5TH PL

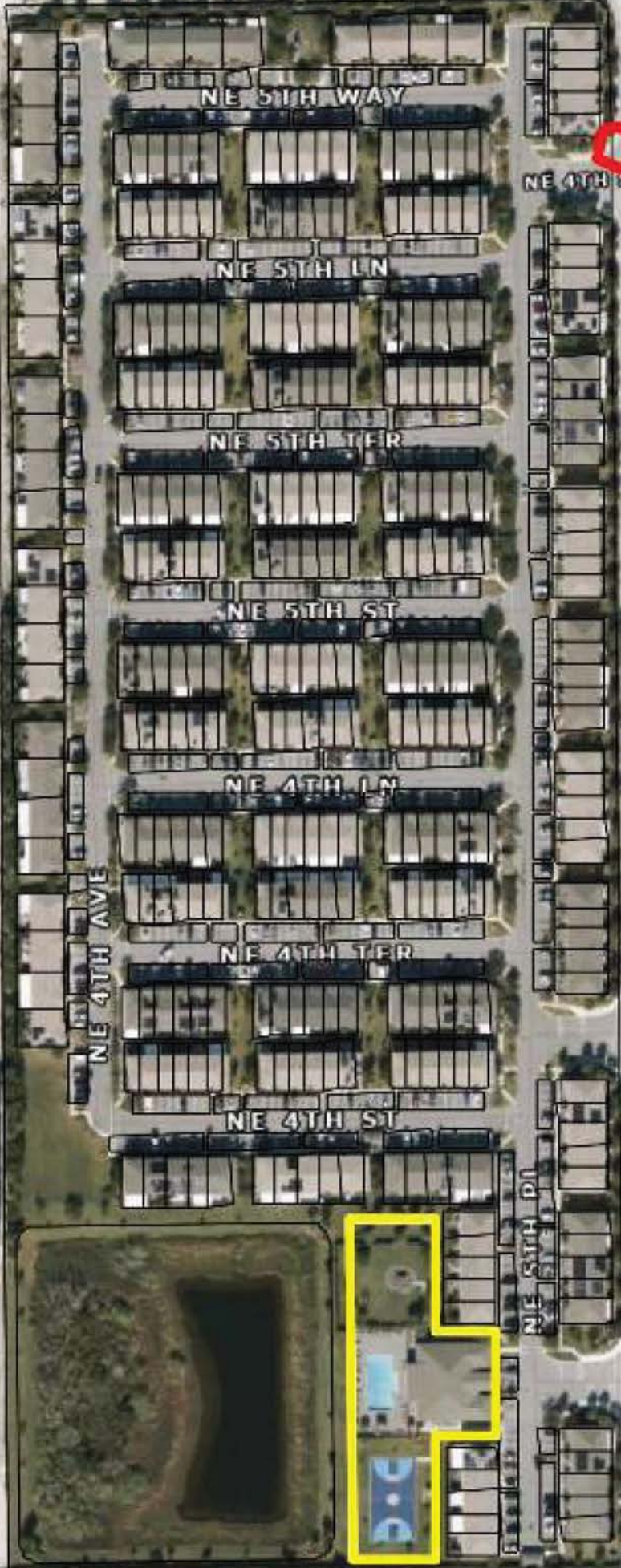
NE 4TH ST

SW 172ND AVE \ MCMINN RD

2025 Aerial Photography

60 ft

ARTHUR VINNING DAVIS PKWY



SW 172ND AVE - MCMINN RD

SW 172ND AVE

2025 Aerial Photography

300 ft

Florida

DRIVER LICENSE



USA

CLASS E



1d DLN **M237-851-59-800-0**

1 MARADIAGA
2 TANIA DE LOS ANGELES
3 548 NE 5TH WAY
FLORIDA CITY, FL 33034-3296

3 DOB 04/07/1992 10 SEX F
4b EXP 04/07/2029 16 HGT 5'-04"
12 REST NONE 9a END NONE

✓ DIGNOR

SAFE DRIVER

4a ISS 01/07/2021

5DD X652409262110

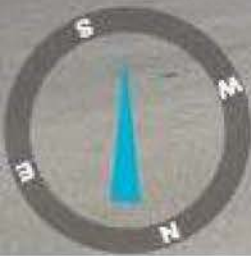
REPLACED 09/26/2024



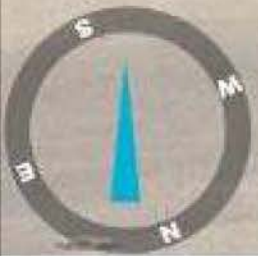
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

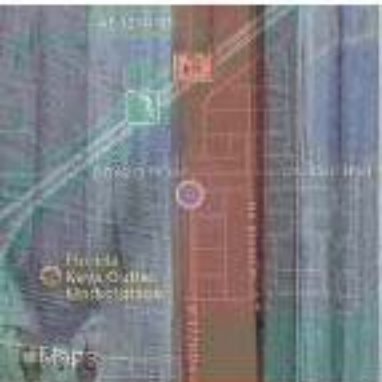


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203° SW
Florida City, FL

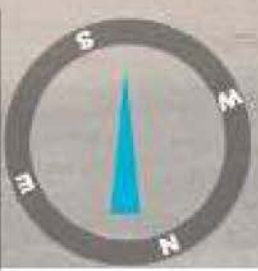




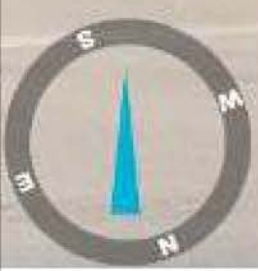
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Florida
Maps



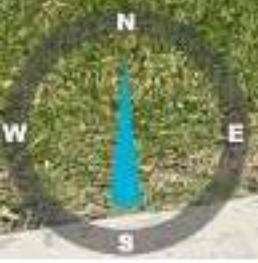
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Florida City, FL



Florida
Keyhole
Maple Street



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Apr 23, 2026 at 1:24:03 PM
329° NW
Florida City, FL





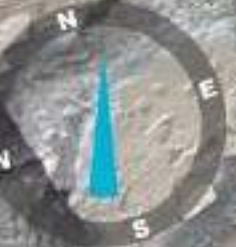
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19° N

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Florida City, FL

Maps



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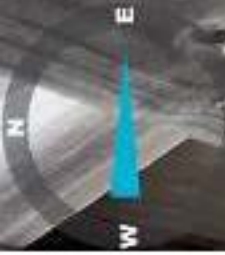
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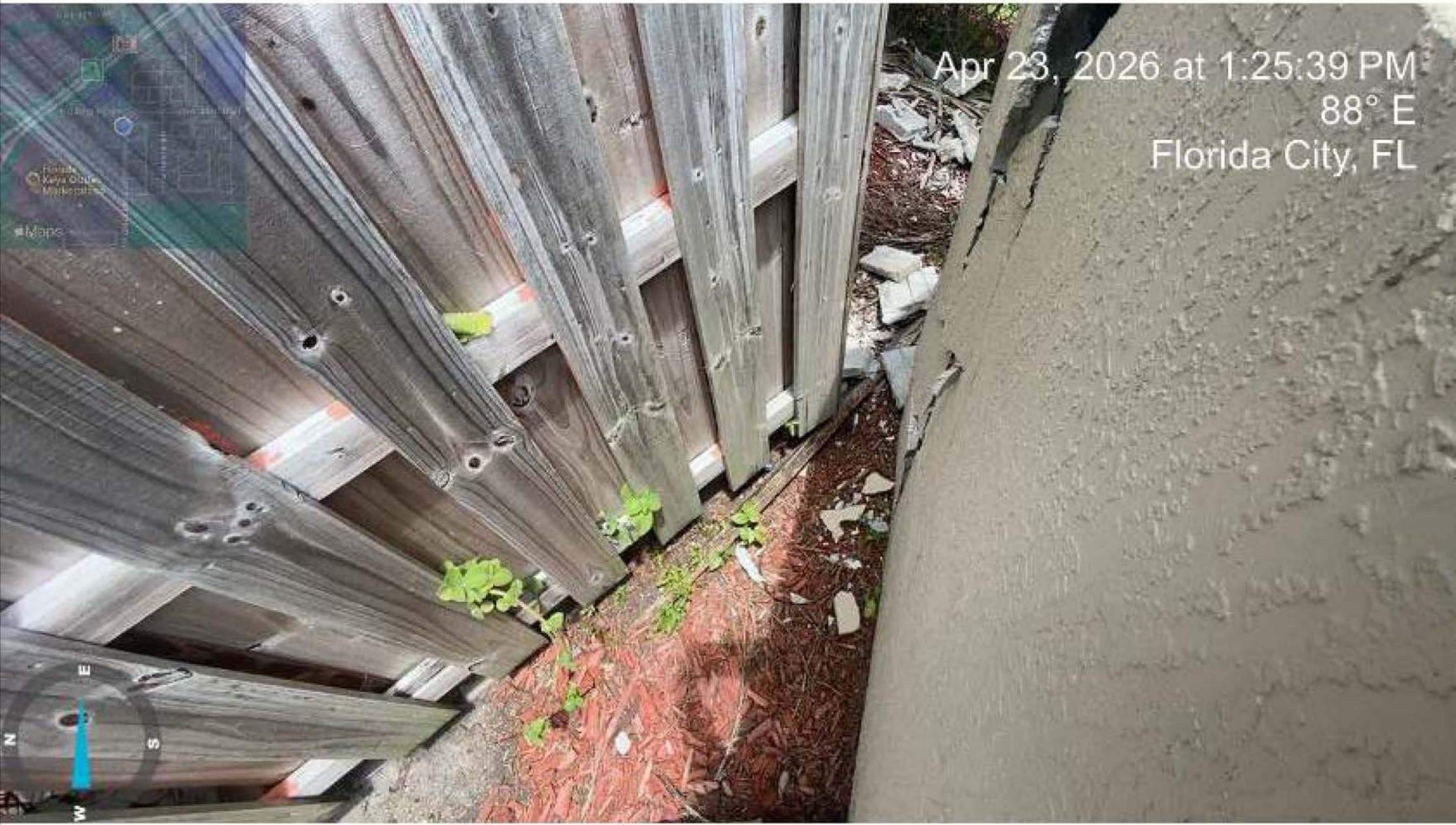
Florida City, FL



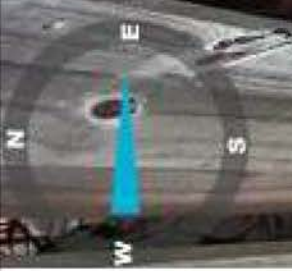


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133° SE
Florida City, FL

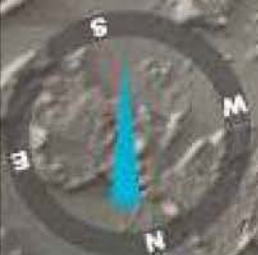


Apr 23, 2026 at 1:25:45 PM
119° SE
Florida City, FL





Apr 23, 2026 at 1:25:47 PM
-195° S
Florida City, FL



Apr 23, 2026 at 1:25:51 PM
104° E
Florida City, FL



Apr 23, 2026 at 1:25:54 PM

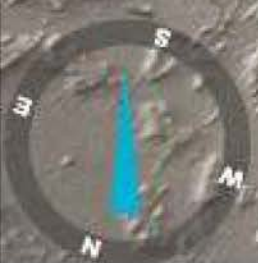
107° E

Florida City, FL





Apr 23, 2026 at 1:25:58 PM
161° S
Florida City, FL



Apr 23, 2026 at 1:26:11 PM
354° N
Florida City, FL



Apr 23, 2026 at 1:26:13 PM
349° N
Florida City, FL



Apr 23, 2026 at 1:26:42 PM
85° E
Florida City, FL



Apr 23, 2026 at 1:26:45 PM
110° E
Florida City, FL





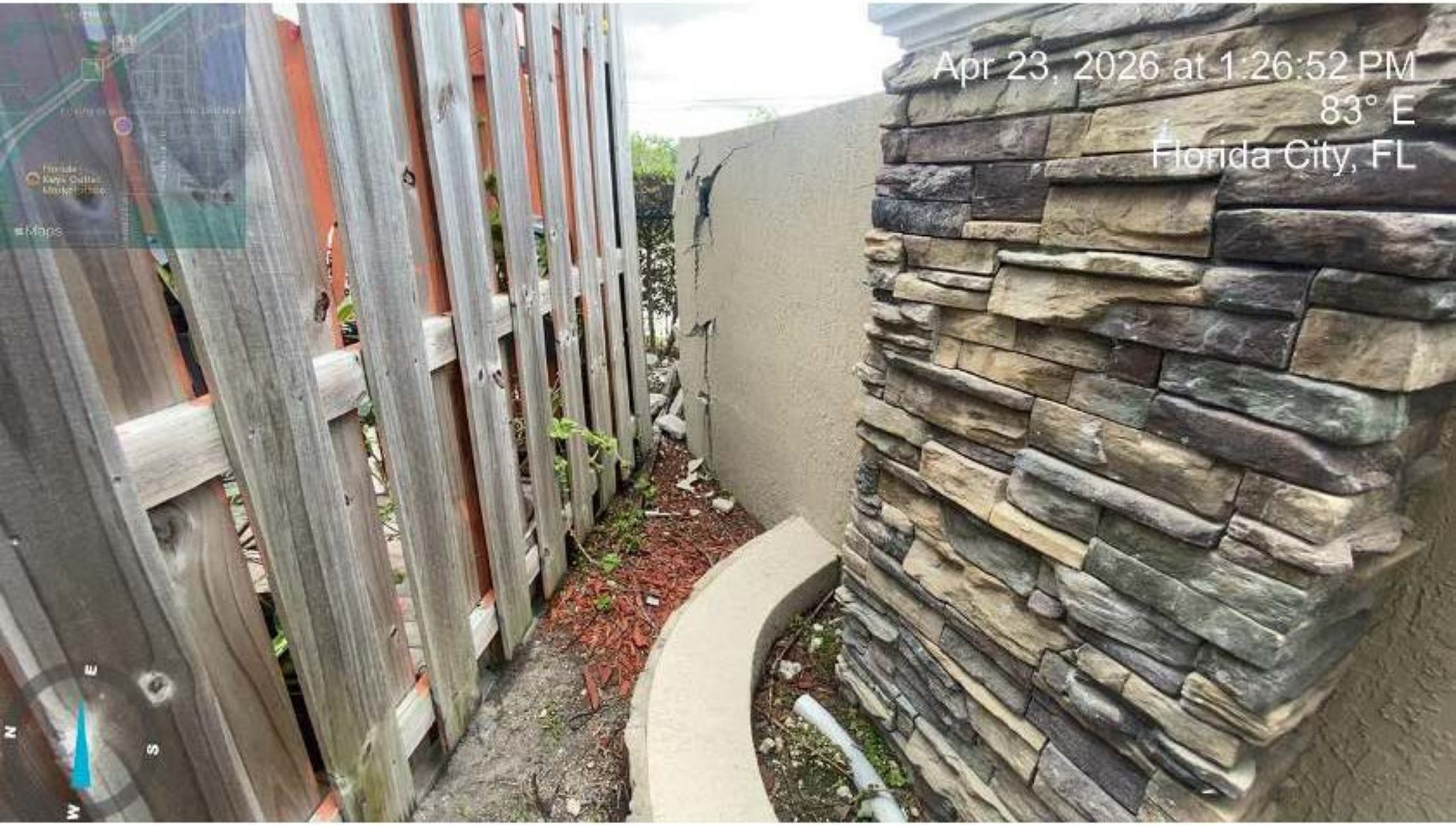
Apr 23, 2026 at 1:26:51 PM
112° E
Florida City, FL

Apr 23, 2026 at 1:26:51 PM
112° E
Florida City, FL





Apr 23, 2026 at 1:26:52 PM
83° E
Florida City, FL



Apr 23, 2026 at 1:26:56 PM
98° E
Florida City, FL



CO/AGY 38/03 TW 2185994519
B# 30040887

FLORIDA VEHICLE REGISTRATION

PLATE **JETA89** DECAL **16083508** Expires **Midnight Sat 10/31/2026**

YR/MK **2022/CHEV** BODY **UT** COLOR **WHI**
VIN **1GN5CMKD5NR188127** TITLE **145916513**
Plate Type **RGS** NET WT **5353**

DL/FEID **H655860903910**
Date Issued **09/19/2025** Plate Issued **05/08/2018**

Reg. Tax	43.10	Class Code	1
Init Reg.		Tax Months	12
County Fee	2.50	Back Tax Mos	0
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	45.60		

VIRGILIO HERNANDEZ AYALA
548 NE 5TH WAY
FLORIDA CITY, FL 33034-3296

IMPORTANT INFORMATION

1. The Florida license plate must remain with the registrant upon sale of vehicle.
2. The registration must be delivered to a Tax Collector or Tag Agent for transfer to a replacement vehicle.
3. Your registration must be updated to your new address within 30 days of moving.
4. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.
5. I understand that my driver license and registrations will be suspended immediately if the insurer denies the insurance information submitted for this registration.

RGS - SUNSHINE STATE



Auto Policy

866921175

Florida Automobile Insurance Identification Card

Insurer: Progressive American Insurance Co - 09412

Policy Number: 866921175

Effective Date: 12/21/2025

Expiration Date: 06/21/2026

[X] Personal Injury Protection

[X] Bodily Injury Liability

Benefits/Property Damage Liability

See policy and outline of coverage; damage to a rental vehicle is covered to the extent shown therein.

Named Insured(s):

Virgilio Hernandez

Tania Maradiaga

PROGRESSIVE

Year Make

Model

VIN

2022 Chevrolet

Tahoe

1GN5CMKD5NR188127

2011 Chevrolet

Silverado C1500k1500

1GCRCPEX0BZ441767

NAIC Number: 24252

NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE.

Virgilio Hernandez

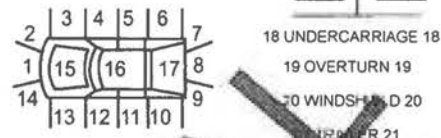
Tania Maradiaga

Gold Level

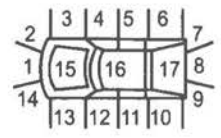


VEHICLE												CHECK IF COMMERCIAL <input type="checkbox"/>		
VEHICLE #	HIT AND RUN	VEHICLE YEAR	VEH LICENSE #	STATE	VEHICLE MAKE	VEHICLE STYLE	VEHICLE COLOR	VIN						
1	NO	2024	LRKB83	FL	TOYT	UTILITY	WHITE - WHI	5TDAAB59RS034366						
PERM. REG	REG EXPIRES	VEHICLE MODEL	VEHICLE STATUS	EXTENT OF DAM.	EST. DAM.	TOWED DUE TO DAMAGE	VEHICLE REMOVED BY	ROTATION						
NO	09/08/2026	TAHOE	Disabling		\$ 2500	YES	ROADWAY TOWING	OWNER						
INSURANCE COMPANY (DRIVER)				INSURANCE POLICY NUMBER										
PROGRESSIVE AMERICAN INSURANCE				866921175										
NAME OF VEHICLE OWNER (CHECK IF BUSINESS) <input type="checkbox"/>				CURRENT ADDRESS				CITY	STATE	ZIP CODE				
VIRGILIO				HERNANDEZ AYALA				548 NE 5TH WAY		FLORIDA CITY	FL	33034		
TRAILER 1: LICENSE #	STATE	REG. EXPIRES	PERM. REG.	VIN	YEAR	MAKE	LENGTH	AXLES						
TRAILER 2: LICENSE #	STATE	REG. EXPIRES	PERM. REG.	VIN	YEAR	MAKE	LENGTH	AXLES						
DIRECTION	ON STREET, ROAD, HIGHWAY						AT EST. SPEED	POSTED SPEED	TOTAL LANES					
NORTH	SW 172 AVE						20	30	4					
CMV CONFIGURATION			CARGO BODY TYPE											
COMM GVWR/GCWR			TRAILER TYPE (TRAILER ONE)			TRAILER TYPE (TRAILER TWO)								
NOT APPLICABLE														
HAZ. MAT. RELEASE	HAZ. MAT. PLA	NUMBER	CLASS											
MOTOR CARRIER NAME			US DOT NUMBER											
MOTOR CARRIER ADDRESS				CITY	STATE	ZIP CODE	PHONE NUMBER							
COMM/NON-COMM	VEHICLE BODY TYPE	VEHICLE DEFECTS (1)	VEHICLE DEFECTS (2)	EMERGENCY VEHICLE USE	UNIT #	SPECIAL FUNCTION OF MV								
	PASSENGER CAR	NONE				NO SPECIAL FUNCTION								
VEHICLE MANEUVER ACTION	TRAFFICWAY	ROADWAY GRADE	ROADWAY ALIGNMENT	MOST HARMFUL DETAIL										
STRAIGHT AHEAD	4 - TWO-WAY, DIVIDED, POSITIVE MEDIAN BARRIER	LEVEL	S - STRAIGHT	MOTOR VEHICLE IN TRANSPORT										
TRAFFIC CONTROL FOR THIS VEHICLE	FIRST SEQUENCE OF EVENTS	SECOND SEQUENCE OF EVENTS	THIRD SEQUENCE OF EVENTS	FOURTH SEQUENCE OF EVENTS										
NO CONTROLS	MOTOR VEHICLE IN TRANSPORT													
NON VEHICLE PROPERTY DAMAGE														
VEH #	PER #	PROPERTY DAMAGE - OTHER THAN VEHICLE	EST. AMOUNT	OWNER'S NAME (CHECK IF BUSINESS) <input checked="" type="checkbox"/>										
1		FENCE	3000	KEYS POINTE										
ADDRESS			CITY	STATE	ZIP CODE	DOT PROPERTY								
380 NE 5TH PL			FLORIDA CITY	FL	33034	No								
DRIVER														
PERSON #	VEHICLE #	NAME	DOB	SEX	PHONE NUMBER	RE-EXAM NO								
1	1	TANIA	04/07/1992	F	(786) 765-9629									
ADDRESS			CITY	STATE	ZIP CODE									
548 NE 5TH WAY			FLORIDA CITY	FL	33034									
DRIVER LICENSE NUMBER	STATE	EXPIRES	DL TYPE	REQ. END. NO REQUIRED ENDORSEMENTS	INJURY SEVERITY	EJECTION NOT EJECTED								
M237851598000	FL	04/07/2029	5 - CLASS E/OPERATO		NONE									
RESTRAINT SYSTEMS SHOULD AND LAP BELT USED	AIR BAG DEPLOYED	HELMET USE	EYE PROTECTION	SEAT	ROW	OTHER								
	DEPLOYED - FRONT			LEFT	FRONT									
DRIVERS ACTION AT TIME OF CRASH (FIRST)			DRIVERS ACTION AT TIME OF CRASH (SECOND)			DRIVER DISTRACTED BY			DRIVER VISION OBSTRUCTION					
OTHER CONTRIBUTING ACTION						NOT DISTRACTED			VISION NOT OBSCURED					
DRIVERS ACTIONS AT TIME OF CRASH (THIRD)			DRIVER ACTIONS AT TIME OF CRASH (FOURTH)			DRIVERS CONDITION AT TIME OF CRASH								
						APPARENTLY NORMAL								
SUSPECTED ALCOHOL USE	ALCOHOL TESTED	ALCOHOL TEST TYPE	ALCOHOL TEST RESULT	BAC	SUSPECTED DRUG USE	DRUG TESTED	DRUG TEST TYPE	DRUG TEST RESULT						
NO					NO									
POSITIVE DRUG TEST RESULTS			TRANSPORT TO MEDICAL FACILITY BY	EMS AGENCY NAME OR ID	EMS RUN NUMBER	MEDICAL FACILITY TRANSPORTED TO								
			NOT TRANSPORTED											

AREA OF INITIAL IMPACT



MOST DAMAGED AREA



UNOFFICIAL

ESTIMATE

**MIAMI LANDSCAPING EVERY DAY
LLC**
1833 SE 8th Ter
Homestead, FL 33034-5680

miamilandscapingeveryday@gmail.co
m
+1 (786) 647-0830
miamilandscaping.com



Bill to
Coral Key CDD

Ship to
Coral Key CDD

Shipping info
Ship date: 04/26/2026

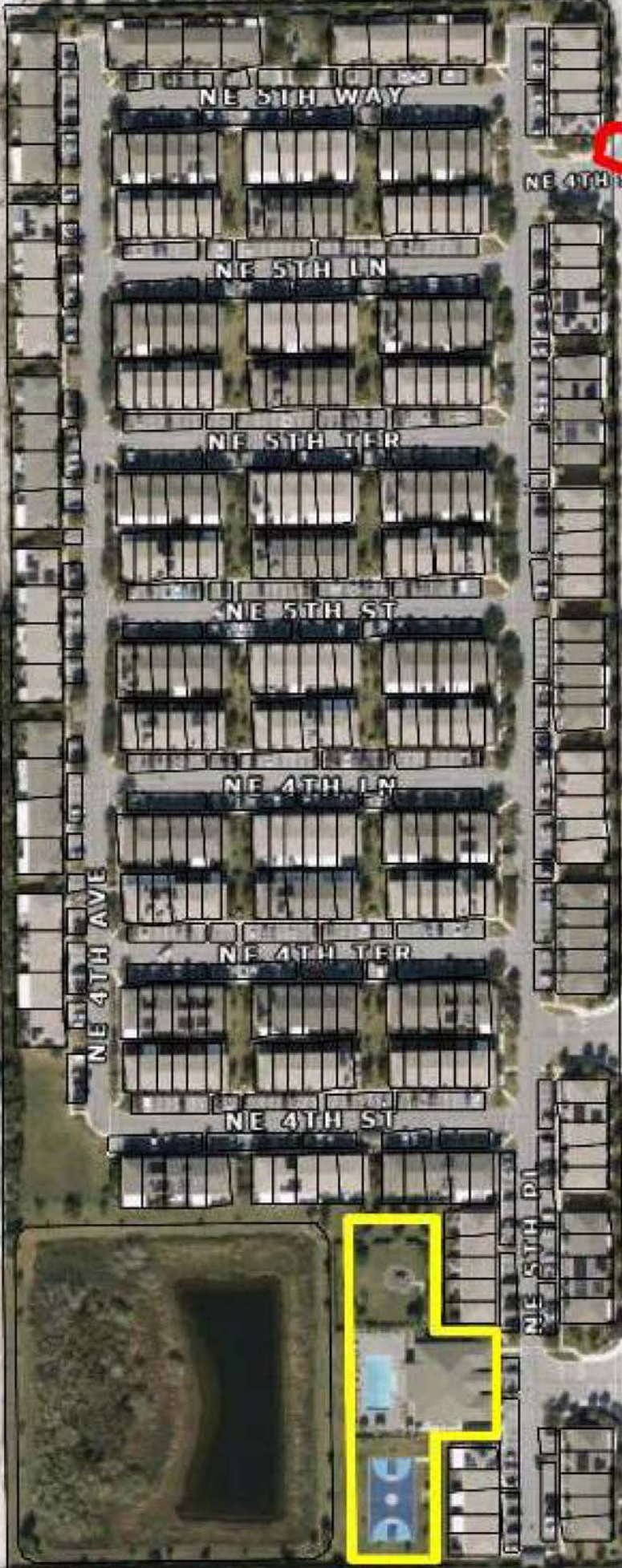
Estimate details
Estimate no.: 1018
Estimate date: 04/26/2026
Expiration date: 04/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	"repair of the irrigation system at the north entrance where the incident occurred."	1	\$450.00	\$450.00
				Total	\$450.00
			Expiry date	04/30/2026	

Accepted date 04/26/2026

Accepted by

ARTHUR VINNING DAVIS PKWY



NE 5TH WAY

NE 4TH ST

NE 5TH LN

NE 5TH TER

NE 5TH ST

NE 4TH LN

NE 4TH AVE

NE 4TH TER

NE 4TH ST

NE 5TH DR

SW 172ND AVE - MCMINN RD

W 172ND AVE

NE 5TH WAY

NE 5TH TER

NE 6TH CT

NE 5TH ST

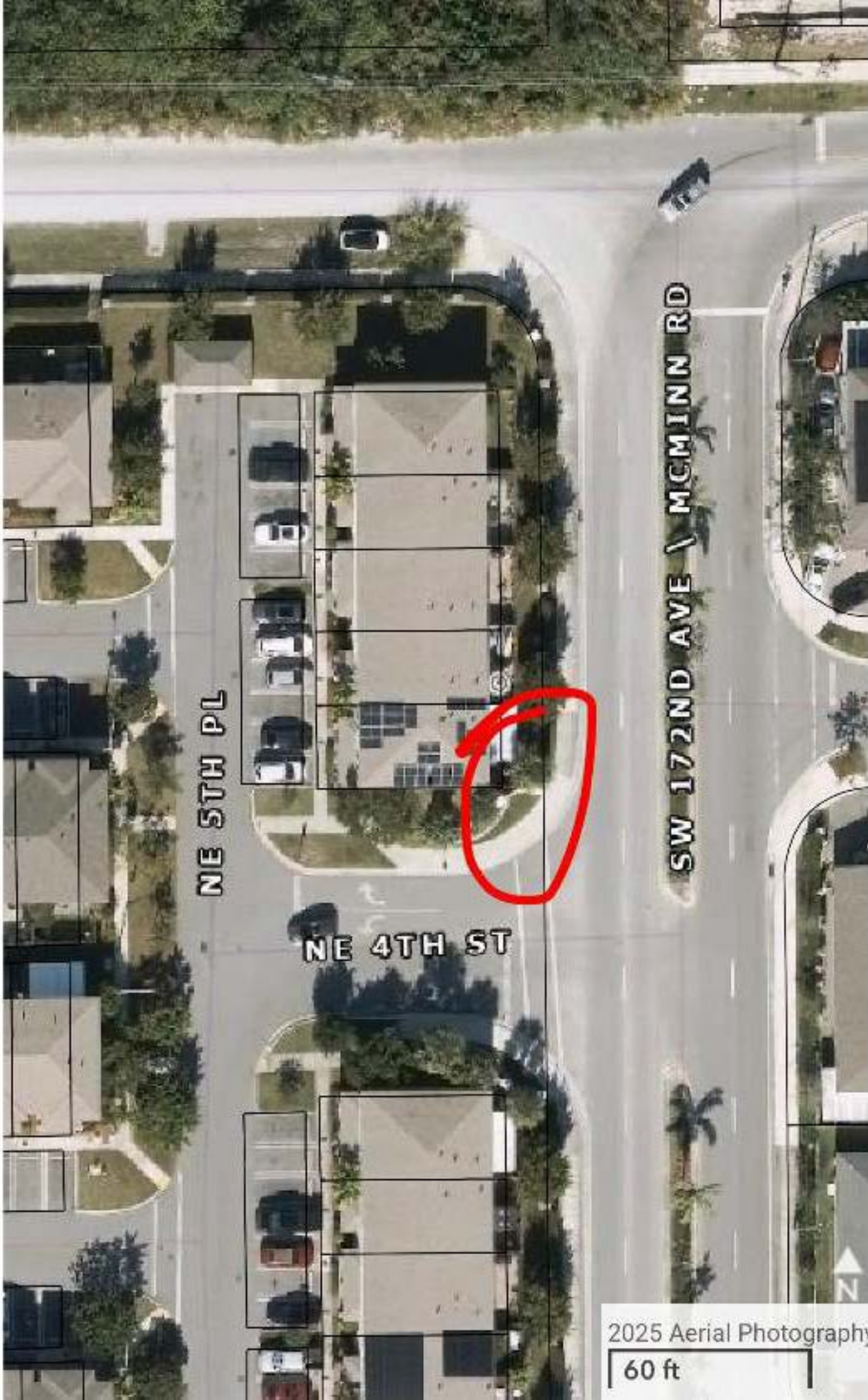
NE 4TH TER

NE 4TH ST

SW 340

2025 Aerial Photography

300 ft



NE 5TH PL

NE 4TH ST

SW 172ND AVE | MCMINN RD

2025 Aerial Photography

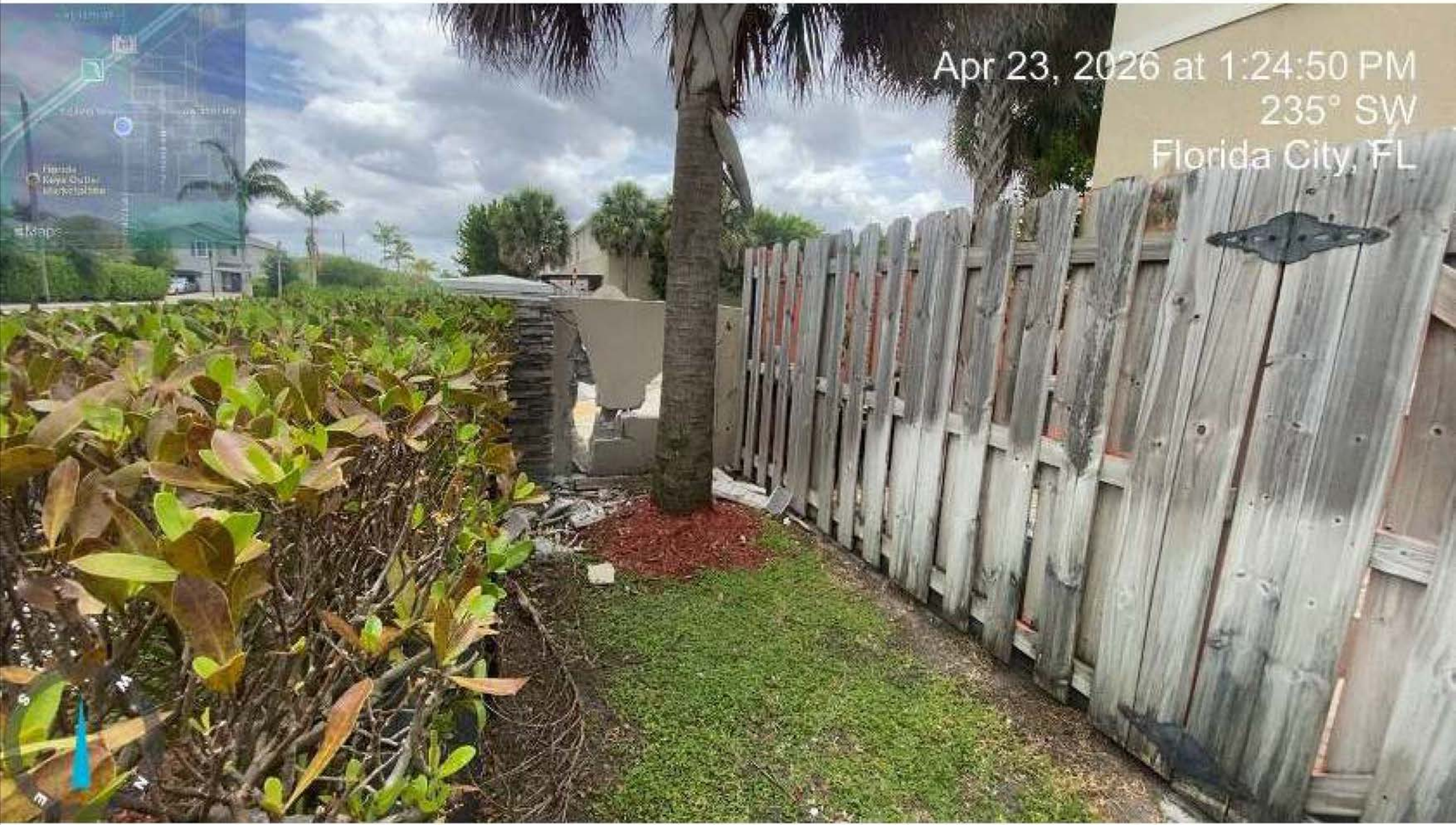
60 ft



Apr 23, 2026 at 1:23:13 PM
202° S
Florida City, FL



Apr 23, 2026 at 1:24:50 PM
235° SW
Florida City, FL



Apr 23, 2026 at 1:23:54 PM
20° N
Florida City, FL





Apr 23, 2026 at 1:24:26 PM
17° N
Florida City, FL





Apr 23, 2026 at 1:24:21 PM
13° N
Florida City, FL



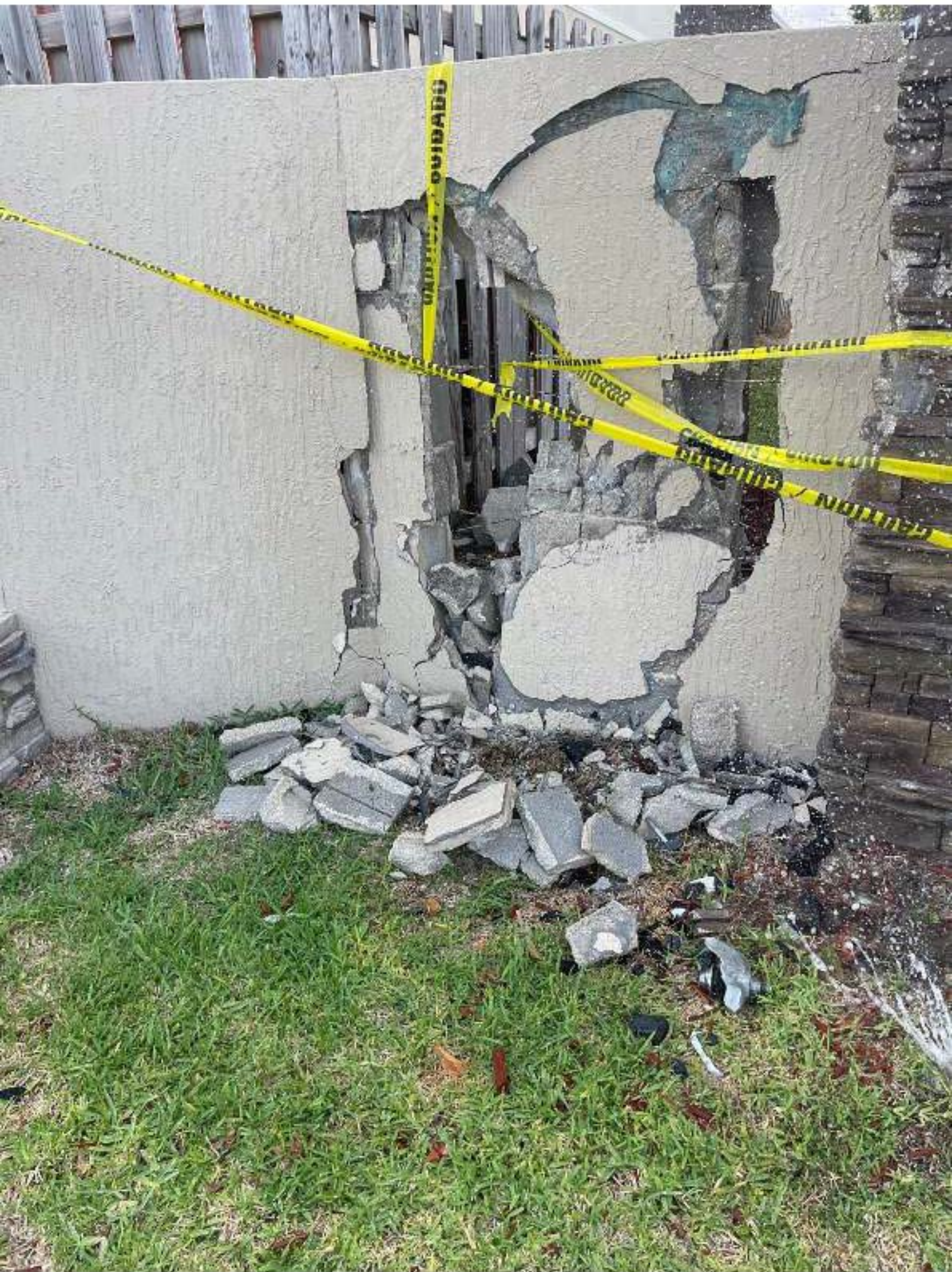


Apr 23, 2026 at 1:24:26 PM
17° N
Florida City, FL



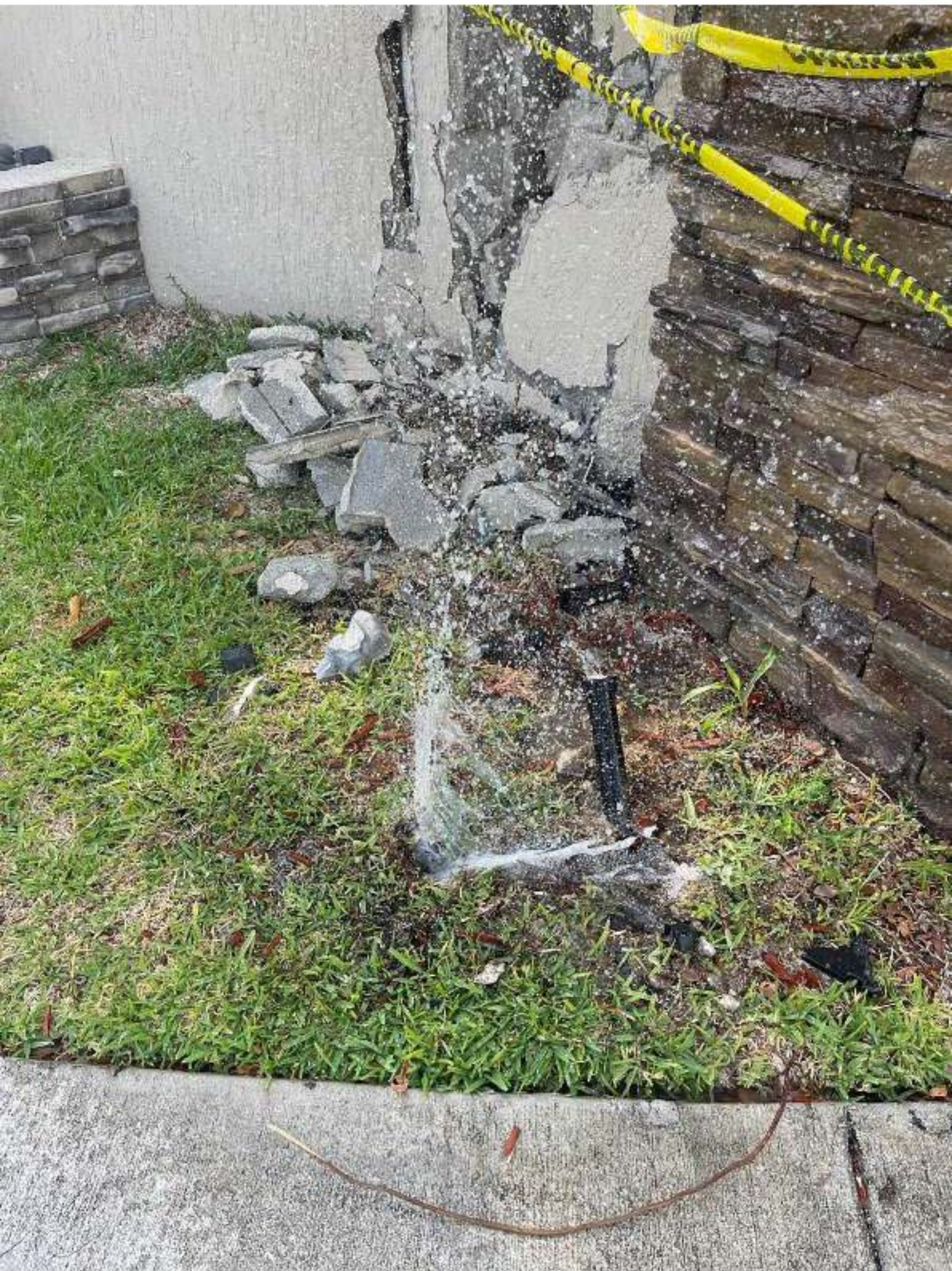
Apr 23, 2026 at 1:24:21 PM
13° N
Florida City, FL











BOARD OF SUPERVISORS MEETING DATES
CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

The Board of Supervisors of the Coral Keys Homes Community Development District will hold their regular meetings for the [Fiscal Year 2027 at 7:00 p.m. at the Club Keys Pointe Clubhouse, 350 NE 5th Place, Florida City, Florida](#) on the third Tuesday of each month as follows

[November 17, 2026](#)
January 29, 2027
March 16, 2027
May 18, 2027
July 20, 2027
September 21, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.coralkeyshomescdd.com/>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Ben Quesada
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization Board of Supervisors

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
299515	2025	Shem Almeida	• Coral Keys Homes Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
292605	2025	Noemi Garcia	• Coral Keys Homes Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
299514	2025	Danilo Pereira	• Coral Keys Homes Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
309382	2025	Manuel Robles	• Coral Keys Homes Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

1-4 of 4
Rows per page: 25 ^

<< < 1 > >>

[Back](#)

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Coral Keys Homes Community Development District, as described in the attached MAP, has 389 voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Coral Keys Homes
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
03/01/26 - 04/30/26

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
03/01/26 - 03/31/26	1207-1220	\$20,741.04
04/01/26 - 04/30/26	1221-1238	\$31,538.26
TOTAL		\$ 52,279.30

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00021	1/30/26	071824-2	202511	330-57200-43100			WATER SVC 11/06-12/03 CITY OF FLORIDA CITY	*	66.73	66.73	001207
3/06/26	00053	2/26/26	48	202602	330-57200-46000			MAINT TO 4 AC SPLIT UNITS DUNY AIR CONDITIONING	*	220.00	220.00	001208
3/06/26	00001	3/01/26	267	202603	310-51300-34000			MAR 26 - MGMT FEES	*	4,606.00		
		3/01/26	267	202603	310-51300-35100			MAR 26 - COMPUTER TIME	*	100.00		
		3/01/26	267	202603	310-51300-31300			MAR 26 - DISSEMINATION	*	125.00		
		3/01/26	267	202603	310-51300-35101			MAR 26 - WEBSITE ADMIN	*	100.00		
		3/01/26	267	202603	310-51300-51000			MAR 26 - OFFICE SUPPLIES	*	.15		
		3/01/26	267	202603	310-51300-42000			MAR 26 - POSTAGE	*	22.50		
		3/01/26	267	202603	310-51300-42500			MAR 26 - COPIES	*	4.50		
								GOVERNMENTAL MANAGEMENT SERVICES -			4,958.15	001209
3/06/26	00049	3/03/26	1063	202603	320-53800-46200			LANDSC MAINT 3/3&3/17 MIAMI LANDSCAPING EVERYDAY LLC	*	2,500.00	2,500.00	001210
3/06/26	00033	3/03/26	30000	202603	330-57200-49000			RMV SHEET ROCK/INST THERM ORTIZ CONSTRUCTION SERVICES	*	1,400.00	1,400.00	001211
3/06/26	00022	3/03/26	17809	202603	330-57200-34000			MAR 26 - PROP MNGR FEE	*	2,500.00		
		3/03/26	17809	202603	330-57200-34010			MAR 26 - MNTHLY MAINT FEE	*	1,560.00		
								PROPERTY KEEPERS MANAGEMENT, LLC			4,060.00	001212
3/06/26	00031	3/01/26	PSI24141	202603	320-53800-46300			MAR 26 - LAKE MAINT SOLITUDE LAKE MANAGEMENT	*	250.00	250.00	001213
3/06/26	00036	2/26/26	71149	202602	330-57200-46800			FEB 26 - ROUT PREV MAINT THE FITNESS SOLUTION, INC.	*	220.00	220.00	001214

CKEY --CORAL KEYS-- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00047	2/01/26	62079	202603	330	57200	34501		VIRTUAL GUARD, INC.	*	850.00	850.00	001215
3/06/26	00046	3/02/26	26-002	202602	330	57200	34500		1ST CHOICE SECURITY LLC	*	3,344.00	3,344.00	001216
3/18/26	00008	3/03/26	9021	202602	310	51300	31100		ALVAREZ ENGINEERS, INC.	*	401.25	401.25	001217
3/18/26	00040	3/01/26	84956006	202603	330	57200	41500		COMCAST	*	560.91	560.91	001218
3/18/26	00050	3/12/26	6793-1	202603	330	57200	49000		DML SECURITY SERVICES	*	285.00	285.00	001219
3/18/26	00033	11/29/25	30001	202511	330	57200	46000		ORTIZ CONSTRUCTION SERVICES	*	1,625.00	1,625.00	001220
4/09/26	00021	2/27/26	071824-2	202512	330	57200	43100		CITY OF FLORIDA CITY	*	80.23	80.23	001221
4/09/26	00050	4/07/26	6911-1	202604	330	57200	49000		DML SECURITY SERVICES	*	285.00	285.00	001222
4/09/26	00053	3/30/26	73	202603	330	57200	46000		DUNY AIR CONDITIONING	*	220.00	220.00	001223
4/09/26	00019	3/15/26	0222205	202603	330	57200	46100		FLORIDA'S BRIGHT & BLUE POOLS	*	446.25	446.25	001224
4/09/26	00024	3/11/26	FEB 26	202602	320	53800	43000			*	176.91		
		3/11/26	FEB 26	202602	320	53800	43300			*	1,667.16		

CKEY --CORAL KEYS-- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/11/26		FEB 26		202602 330-57200-43000		*	934.84		
		FEB 26		- ELECTRIC					
4/08/26		APR 26		202603 320-53800-43000		*	173.89		
		MAR 26		- ELECTRIC					
4/08/26		APR 26		202603 320-53800-43300		*	1,667.16		
		MAR 26		- ELECTRIC					
4/08/26		APR 26		202603 330-57200-43000		*	1,027.72		
		MAR 26		- ELECTRIC					
								FPL	
								5,647.68	001225
4/09/26	00001	4/01/26	268	202604 310-51300-34000		*	4,606.00		
		APR 26		- MGMT FEES					
4/01/26		268		202604 310-51300-35100		*	100.00		
		APR 26		- COMPUTER TIME					
4/01/26		268		202604 310-51300-31300		*	125.00		
		APR 26		- DISSEMINATION					
4/01/26		268		202604 310-51300-35101		*	100.00		
		APR 26		- WEBSITE ADMIN					
4/01/26		268		202604 310-51300-42000		*	11.10		
		APR 26		- POSTAGE					
4/01/26		268		202604 310-51300-42500		*	.15		
		APR 26		- COPIES					
								GOVERNMENTAL MANAGEMENT SERVICES -	
								4,942.25	001226
4/09/26	00025	3/31/26	92475340	202603 330-57200-51000		*	341.67		
				STEEL POLISH/STRG CADDY					
4/01/26		92475649		202604 330-57200-51000		*	176.34		
				WIPES/TOILET BRUSH/DUSTER					
								HD SUPPLY FACILITIES	
								518.01	001227
4/09/26	00049	4/01/26	1067	202604 320-53800-46200		*	2,500.00		
				LANDSC MAINT 4/1&4/14					
								MIAMI LANDSCAPING EVERYDAY LLC	
								2,500.00	001228
4/09/26	00033	3/30/26	30016	202603 330-57200-46000		*	975.00		
				INST HVY DTY SHELF					
								ORTIZ CONSTRUCTION SERVICES	
								975.00	001229
4/09/26	00022	4/06/26	17968	202604 330-57200-34000		*	2,500.00		
		APR 26		- PROP MNGR FEE					
4/06/26		17968		202604 330-57200-34010		*	1,745.00		
		APR 26		- MNTHLY MAINT FEE					
								PROPERTY KEEPERS MANAGEMENT, LLC	
								4,245.00	001230
4/09/26	00031	4/01/26	PSI25273	202604 320-53800-46300		*	250.00		
				APR 26 - LAKE MAINT					
								SOLITUDE LAKE MANAGEMENT	
								250.00	001231

CKEY --CORAL KEYS-- ACOOPER

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/09/26	00047	3/01/26 62449	202604 330-57200-34501	VIRTUAL GUARD, INC.	*	850.00	850.00 001232
4/09/26	00046	4/07/26 26-003 MAR 26 - SECURITY	202603 330-57200-34500	1ST CHOICE SECURITY LLC	*	3,652.00	3,652.00 001233
4/23/26	00003	2/28/26 197621 FEB 26 - ATTORNEY FEES	202602 310-51300-31500	BILLING COCHRAN, P.A.	*	865.00	2,302.50 001234
		3/31/26 198133 MAR 26 - ATTORNEY FEES	202603 310-51300-31500		*	1,437.50	
4/23/26	00040	4/01/26 84956006 TV/INTERNET 4/3-05/2/26	202604 330-57200-41500	COMCAST	*	560.83	560.83 001235
4/23/26	00017	4/23/26 04232026 TRANSFER OF TAX RECEIPTS	202604 300-20700-10100	CORAL KEYS HOMES CDD	*	3,072.26	3,072.26 001236
4/23/26	00054	3/12/26 619673 MAR 26 - PEST CONTROL	202603 330-57200-46000	DAVE'S PEST CONTROL	*	85.00	170.00 001237
		4/07/26 628167 APR 26 - PEST CONTROL	202604 330-57200-46000		*	85.00	
4/23/26	00033	4/16/26 30028 RP EXIT DOOR CLBH/PLYGRND	202604 330-57200-46000	ORTIZ CONSTRUCTION SERVICES	*	375.00	375.00 001238
TOTAL FOR BANK A						52,279.30	
TOTAL FOR REGISTER						52,279.30	

CKEY --CORAL KEYS-- ACOOPER

Coral Keys Homes
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Coral Keys Homes
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,086	\$ -	\$ -	\$ 1,086
<u>Investments:</u>				
State Board of Administration	729,982	-	-	729,982
<u>Series 2019</u>				
Reserve	-	159,200	-	159,200
Revenue	-	385,665	-	385,665
Acq & Construction	-	-	10,641	10,641
Deposits	2,418	-	-	2,418
Total Assets	\$ 733,486	\$ 544,865	\$ 10,641	\$ 1,288,992
Liabilities:				
Accounts Payable	\$ 7,380	\$ -	\$ -	\$ 7,380
Total Liabilities	\$ 7,380	\$ -	\$ -	\$ 7,380
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,418	\$ -	\$ -	\$ 2,418
Restricted for:				
Debt Service - Series	-	544,865	-	544,865
Capital Project - Series	-	-	10,641	10,641
Unassigned	723,688	-	-	723,688
Total Fund Balances	\$ 726,106	\$ 544,865	\$ 10,641	\$ 1,281,612
Total Liabilities & Fund Balance	\$ 733,486	\$ 544,865	\$ 10,641	\$ 1,288,992

Coral Keys Homes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 337,535	\$ 337,535	\$ 331,199	\$ (6,336)
Clubhouse Room Rentals	-	-	1,475	1,475
Fob Replacement	-	-	350	350
Interest Income	20,000	11,667	15,461	3,794
Miscellaneous Revenue	-	-	1,626	1,626
Total Revenues	\$ 357,535	\$ 349,202	\$ 350,111	\$ 909
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 3,500	\$ 1,000	\$ 2,500
PR-FICA	459	268	77	191
Engineering	6,000	3,500	401	3,099
Attorney Fees	15,000	8,750	5,638	3,113
Annual Audit	5,500	3,900	3,900	-
Arbitrage Rebate	550	321	-	321
Assessment Roll	2,000	2,000	2,000	-
Dissemination Agent	1,500	875	875	-
Trustee Fees	4,100	4,041	4,041	-
Management Fees	55,272	32,242	32,242	-
Computer Time	1,200	700	700	-
Website Maintenance	1,200	700	700	-
Telephone	50	29	-	-
Postage & Delivery	750	438	102	335
Printing & Binding	500	292	5	287
Insurance General Liability	8,489	8,084	8,084	-
Legal Advertising	3,000	1,750	-	1,750
Other Current Charges	1,400	817	535	282
Office Supplies	150	88	0	87
Dues, Licenses & Subscriptions	175	175	175	-
Operating Reserves	35,000	20,417	-	20,417
Total General & Administrative	\$ 148,295	\$ 92,884	\$ 60,474	\$ 32,381
Field Maintenance				
Electric	\$ 3,000	\$ 1,750	\$ 1,022	\$ 728
Street Lighting	20,000	11,667	9,916	1,751
General Repairs	6,000	3,500	2,175	1,325
Landscape Maintenance	32,000	18,667	17,500	1,167
Plant Replacement	5,000	2,917	10,120	(7,203)
Janitorial & Porter	4,000	2,333	-	2,333
Lake Maintenance	7,200	4,200	1,750	2,450
Drainage Maintenance	10,000	5,833	-	5,833
Lake Debris Removal	1,800	1,050	-	1,050
Entrance Monuments and Wall	12,000	7,000	-	7,000
Sidewalk Maintenance	5,000	2,917	-	2,917
Mail Kiosk	3,600	2,100	-	2,100
Subtotal Field Maintenance	\$ 109,600	\$ 63,933	\$ 42,483	\$ 21,451

Coral Keys Homes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Clubhouse Operating and Maintenance</i>				
Management - Clubhouse	\$ 42,188	\$ 24,610	\$ 17,500	\$ 7,110
Management - Clubhouse Attendance	20,280	11,830	11,762	68
Employee Medical Insurance	1,500	875	-	875
Security	50,000	29,167	25,190	3,977
Video Surveillance/Monitoring	11,600	6,767	5,950	817
Electricity	15,600	9,100	6,004	3,096
Water	7,500	4,375	896	3,479
Janitorial & Porter	12,000	7,000	-	7,000
Property Insurance	17,000	15,656	15,656	-
Repairs and Maintenance	15,000	8,750	10,886	(2,136)
Pool Maintenance	14,400	8,400	3,060	5,340
Pool - Repairs	4,000	2,333	4,314	(1,981)
Basket Ball Court	4,800	2,800	-	2,800
Landscape Improvement	3,500	2,042	-	2,042
Gym Equipment Maintenance	4,000	2,333	2,095	238
Internet/Cable Services	6,000	3,500	3,686	(186)
Toddler Parks	4,000	2,333	-	2,333
Picnic Area and Gazebos	4,800	2,800	-	2,800
Contingencies	9,911	5,781	6,891	(1,109)
Operating Supplies	4,000	2,333	1,672	661
Subtotal Operating & Maintenance	\$ 252,079	\$ 152,785	\$ 115,563	\$ 37,222
Total Expenditures	\$ 509,974	\$ 309,603	\$ 218,520	\$ 91,054
Excess (Deficiency) of Revenues over Expenditures	\$ (152,439)	\$ 39,599	\$ 131,591	\$ 91,963
Net Change in Fund Balance	\$ (152,439)	\$ 39,599	\$ 131,591	\$ 91,963
Fund Balance - Beginning	\$ 152,439		\$ 594,515	
Fund Balance - Ending	\$ -		\$ 726,106	

Coral Keys Homes
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 318,477	\$ 318,477	\$ 312,446	\$ (6,031)
Interest Income	10,000	5,833	7,739	1,906
Total Revenues	\$ 328,477	\$ 324,310	\$ 320,185	\$ (4,125)
Expenditures:				
Interest Expense - 11/01	\$ 97,234	\$ 97,234	\$ 97,234	\$ -
Principal Expense - 05/01	125,000	-	-	-
Interest Expense - 05/01	97,234	-	-	-
Total Expenditures	\$ 319,469	\$ 97,234	\$ 97,234	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,008	\$ 227,076	\$ 222,950	\$ (4,125)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,008	\$ 227,076	\$ 222,950	\$ (4,125)
Fund Balance - Beginning	\$ 161,275		\$ 321,914	
Fund Balance - Ending	\$ 170,283		\$ 544,865	

Coral Keys Homes
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 205	\$ 205
Total Revenues	\$ -	\$ -	\$ 205	\$ 205
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 205	\$ 205
Net Change in Fund Balance	\$ -	\$ -	\$ 205	\$ 205
Fund Balance - Beginning	\$ -		\$ 10,437	
Fund Balance - Ending	\$ -		\$ 10,641	

Coral Keys Homes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 2,091	\$ 308,415	\$ 1,373	\$ 16,008	\$ 1,078	\$ 2,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,199
Clubhouse Room Rentals	-	-	-	-	-	1,475	-	-	-	-	-	-	1,475
Fob Replacement	-	-	-	-	-	210	140	-	-	-	-	-	350
Interest Income	2,032	1,811	2,093	2,525	2,254	2,432	2,314	-	-	-	-	-	15,461
Miscellaneous Revenue	-	-	-	-	-	1,000	626	-	-	-	-	-	1,626
Total Income	\$ 2,032	\$ 3,902	\$ 310,508	\$ 3,897	\$ 18,262	\$ 6,195	\$ 5,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,111

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
PR-FICA	-	46	-	-	-	31	-	-	-	-	-	-	77
Engineering	-	-	-	-	401	-	-	-	-	-	-	-	401
Attorney Fees	480	1,598	473	785	865	1,438	-	-	-	-	-	-	5,638
Annual Audit	-	-	-	-	3,900	-	-	-	-	-	-	-	3,900
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Dissemination Agent	125	125	125	125	125	125	125	-	-	-	-	-	875
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	4,606	4,606	4,606	4,606	4,606	4,606	4,606	-	-	-	-	-	32,242
Computer Time	100	100	100	100	100	100	100	-	-	-	-	-	700
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	13	16	13	18	23	11	-	-	-	-	-	102
Printing & Binding	-	-	-	-	-	5	0	-	-	-	-	-	5
Insurance General Liability	8,084	-	-	-	-	-	-	-	-	-	-	-	8,084
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	86	92	77	-	62	78	141	-	-	-	-	-	535
Office Supplies	-	-	-	-	-	0	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Operating Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 19,807	\$ 7,279	\$ 5,496	\$ 5,729	\$ 10,177	\$ 6,904	\$ 5,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,474

Field Maintenance

Electric	\$ 152	\$ 151	\$ 186	\$ 181	\$ 177	\$ 174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,022
Street Lighting	1,624	1,624	1,667	1,667	1,667	1,667	-	-	-	-	-	-	9,916
General Repairs	-	-	1,200	975	-	-	-	-	-	-	-	-	2,175
Landscape Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	-	-	17,500
Plant Replacement	4,555	950	3,115	-	-	-	1,500	-	-	-	-	-	10,120
Janitorial & Porter	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	250	250	250	250	250	250	250	-	-	-	-	-	1,750
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Entrance Monuments and Wall	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Mail Kiosk	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 9,081	\$ 5,475	\$ 8,919	\$ 5,573	\$ 4,594	\$ 4,591	\$ 4,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,483

Coral Keys Homes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Clubhouse Operating & Maintenance</i>													
Management - Clubhouse	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	17,500
Management - Clubhouse Attendance	1,744	1,804	1,498	1,732	1,679	1,560	1,745	-	-	-	-	-	11,762
Employee Medical Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	3,608	3,740	3,608	3,718	3,344	3,652	3,520	-	-	-	-	-	25,190
Video Surveillance/Monitoring	850	850	850	850	850	850	850	-	-	-	-	-	5,950
Electricity	1,162	1,136	861	883	935	1,028	-	-	-	-	-	-	6,004
Water	67	140	153	469	67	-	-	-	-	-	-	-	896
Janitorial & Porter	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	15,656	-	-	-	-	-	-	-	-	-	-	-	15,656
Repairs and Maintenance	385	7,272	529	655	305	1,280	460	-	-	-	-	-	10,886
Pool Maintenance	425	425	425	446	446	446	446	-	-	-	-	-	3,060
Pool -Repairs	-	1,250	336	-	1,500	306	922	-	-	-	-	-	4,314
Basket Ball Court	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-
Gym Equipment Maintenance	820	150	195	175	220	315	220	-	-	-	-	-	2,095
Internet/Cable Services	486	486	513	518	561	561	561	-	-	-	-	-	3,686
Toddler Parks	-	-	-	-	-	-	-	-	-	-	-	-	-
Picnic Area and Gazebos	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	2,175	1,396	-	1,350	-	1,685	285	-	-	-	-	-	6,891
Operating Supplies	206	456	477	15	-	342	176	-	-	-	-	-	1,672
Subtotal Operating & Maintenance	\$ 30,082	\$ 21,606	\$ 11,945	\$ 13,312	\$ 12,407	\$ 14,525	\$ 11,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,563
Total Expenditures	\$ 28,888	\$ 12,754	\$ 14,414	\$ 11,301	\$ 14,771	\$ 11,495	\$ 9,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,520
Excess (Deficiency) of Revenues over Expenditures	\$ (26,856)	\$ (8,852)	\$ 296,094	\$ (7,404)	\$ 3,491	\$ (5,300)	\$ (4,018)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,591
Net Change in Fund Balance	\$ (26,856)	\$ (8,852)	\$ 296,094	\$ (7,404)	\$ 3,491	\$ (5,300)	\$ (4,018)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,591

Coral Keys Homes
Community Development District
Long Term Debt Report Series 2020

<i>Special Assessment Bonds, Series 2020</i>		
Original Bond Issue - 08/26/2020		\$5,570,000
Term 1:	\$565,000	
Interest Rate:	2.75%	
Maturity Date:	May 1, 2025	
Term 2:	\$655,000	
Interest Rate:	3.13%	
Maturity Date:	May 1, 2030	
Term 3:	\$1,740,000	
Interest Rate:	4.00%	
Maturity Date:	May 1, 2040	
Term 4:	\$2,610,000	
Interest Rate:	4.00%	
Maturity Date:	May 1, 2050	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$159,200.00	
Reserve Fund Balance	\$159,200.00	
Original Bond Amount:		\$5,570,000
Less: Principal Payment - 5/01/21		(\$105,000)
Less: Principal Payment - 5/01/22		(\$110,000)
Less: Principal Payment - 5/01/23		(\$115,000)
Less: Principal Payment - 5/01/24		(\$115,000)
Less: Principal Payment - 5/01/25		(\$120,000)
Current Bonds Outstanding		\$5,005,000.00

Coral Keys Homes
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 355,300.00 \$ 335,238.47 \$ 690,538.47
 Net Assessments \$ 337,535.00 \$ 318,476.55 \$ 649,106.16

ON ROLL ASSESSMENTS

allocation in % 51.45% 48.55% 100.00%

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2020		
						O&M Portion	Debt Service	Total
11/17/25	\$ 2,137.89	\$ 85.51	\$ 20.52	\$ -	\$ 2,031.86	\$ 1,045.44	\$ 986.42	\$ 2,031.86
11/28/21	2,137.89	85.52	20.53	-	2,031.84	1,045.43	986.41	2,031.84
12/05/21	628,539.66	25,142.21	6,033.97	-	597,363.48	307,359.04	290,004.44	597,363.48
12/19/21	2,137.89	64.14	20.74	-	2,053.01	1,056.33	996.68	2,053.01
01/08/22	2,137.89	64.14	20.74	-	2,053.01	1,056.33	996.68	2,053.01
01/23/22	-	-	-	614.58	614.58	316.22	298.36	614.58
02/08/22	32,068.35	641.40	314.27	-	31,112.68	16,008.28	15,104.40	31,112.68
03/11/26	2,137.89	21.38	21.16	-	2,095.35	1,078.11	1,017.24	2,095.35
04/14/22	4,275.78	-	42.76	-	4,233.02	2,178.00	2,055.02	4,233.02
04/21/22	-	-	-	56.17	56.17	56.17	-	56.17
\$ 675,573.24						\$ 331,199.35	\$ 312,445.65	\$ 643,645.00

97.83%	Percent Collected
\$ 14,965.23	Balance Remaining to Collect