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

September 15, 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
September 15, 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) – Resolution **– Page 5**

3. Approval of Minutes of the May 19, 2026 Meeting **– Page 7**

4. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 14**

5. Discussion of:
   A. Lightning Safety for Districts **– Page 19**

   B. Dog Park Playbook **– Page 21**

6. Staff Reports
   A. Attorney – Memorandum – 2026 Legislative Update **– Page 23**

   B. Engineer – District Engineer's Report for Fiscal Year 2026 – 2027 **– Page 29**

   C. Clubhouse/ Field – Discussion of Miami Landscaping Every Day LLC Tree Replacement Proposal

   D. Manager
      1) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards **– Page 35**

      2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 40**

7. Financial Reports
   A. Acceptance of Check Register **– Page 45**

   B. Acceptance of Unaudited Financials **– Page 55**

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___________________

RESOLUTION 202___

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Coral Keys Homes Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

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

Section 1. The following persons are elected to the Coral Keys Homes Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	____________	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF ______________, 2026.

CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT

____
Print name:_________________________
Chairman / Vice Chairman

____
Print name:_________________________
Secretary / Assistant Secretary

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, May 19, 2026, at 7:00 p.m. at 350 NE 5th Place, Florida City, FL 33034

Present and constituting a quorum were:

Noemi Garcia	Chairman
Danilo Pereira	Vice Chairman
Shem Almeida	Assistant Secretary
Manuel Robles	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Gabriella Fernandez	District Counsel
Alex Zavala	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 March 17, 2026 Meeting

Mr. Quesada presented the minutes from the March 17, 2026 meeting and asked for any comments or corrections. Upon hearing none, he asked for a motion to approve the minutes.

> On MOTION by Mr. Robles seconded by Mr. Almeida with all in favor, the Minutes of the March 17, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Quesada presented item No. 4, the public hearing to adopt the fiscal year 2027 budget which was included in the agenda on page 20 and asked for a motion to open the public hearing.

> On MOTION by Mr. Pereira seconded by Mr. Robles with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Quesada stated there was no one physically present in the audience or on the phone for any public comment or discussion. He then indicate he would close the public and discussion portion of the public hearing. Mr. Quesada moved to item C, consideration of resolution #2026-03, gave a brief summary and indicated this was the same budget that was proposed at a prior meeting and there were no increases to the assessments, therefore, it was exactly the same as the previous year. He then moved to resolution #2026-03, the annual appropriation resolution and asked for any questions or comments. Upon hearing none, he asked for a motion to adopt the resolution.

> On MOTION by Ms. Garcia seconded by Mr. Almeida with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessment

Mr. Quesada presented resolution #2026-04 levy of the Non-Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any questions or comments and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Robles seconded by Mr. Pereira with all in favor, Resolution #2026-04 Levy of Non-Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada then asked for a motion to close the public hearing.

On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS — Ratification of First Amendment to Pest Control Services Agreement with Dave's Pest Control, LLC

Mr. Quesada presented the ratification of First Amendment to Pest Control Services Agreement with Dave's Pest Control, LLC and gave a brief explanation indicating inbetween meetings Alex Zavala was informed that the current vendor for the District had recently changed their company name. Mr. Quesada then stated this amendment was prepared by District Counsel and reflects that specific change. He then asked for any questions or comments and upon hearing none, asked for a motion to ratify.

On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, ratifying the First Amendment to Pest Control Services Agreement with Dave's Pest Control, LLC was approved.

SIXTH ORDER OF BUSINESS — Staff Reports

A. Attorney

Ms. Fernandez reminded the Board their Form 1s were due by July 1, 2026 and should have received an email from the Commission on Ethics with the portal link to access the form. She also stated they would need to check the box at the bottom verifying they had completed their 4 hours of ethics training for 2025.

B. Engineer

Mr. Quesada stated there was nothing to present from the engineer.

C. Clubhouse/Field

1) Discussion of Miami Landscaping Every Day LLC Tree Replacement Proposal

Mr. Quesada moved to the clubhouse field report and asked Alex to present the tree replacement proposal.

Mr. Zavala gave a brief update relating to the tree replacement proposal provided by Miami Landscaping Every Day and also some other pending items he had that were outstanding.

(At this point a discussion was held among the Board members, Mr. Quesada and Mr. Zavala relating to the tree replacement proposal)(The Board agreed to table the item to and wait for the correct tree count on the revised proposal)

2) Consideration of Ortiz Construction Services Proposal for Wall Repair

Mr. Zavala also gave a brief update relating to the wall repair proposal provided by Ortiz Construction Services which was included in the agenda on page 36 and then stated the District would be reimbursed by the driver's insurance company.

Mr. Quesada also made a few additional comments relating to this item indicating the District would pay the vendor but, would be reimbursed the full amount from the driver's insurance company.

(At this point a discussion was held among the Board members and Mr. Quesada and relating to irrigation repairs)

Mr. Quesada stated the irrigation areas were previously discussed and identified and the money was in the budget line item so they could the repairs not to exceed $2,800 for irrigation repairs. He then asked for a motion not to exceed $2,800 to move forward with District-wide irrigation repairs.

> On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, authorizing a not to exceed amount of $2,800 for District-wide comprehensive irrigation repairs was approved.

Mr. Zavala also requested the Board consider payment to Property Keepers for the clubhouse custodian, Olga, for 20 hours of time off to cover her position from during June 8 to June 12, 2026 in the amount of $300 and gave a brief explanation for his request.

(At this point a discussion was held among the Board members, Mr. Quesada and Mr. Zavala relating to his request)

> On MOTION by Mr. Pereira seconded by Ms. Garcia with all in favor, authorizing payment to Property Keepers for the clubhouse custodian, Olga, for time off from June 8-12 in the amount of $300 was approved.

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

D. CDD Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada presented the proposed fiscal year 2027 meeting schedule which was included in the agenda on page 104 and gave a brief summary of the meeting dates. He then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

> On MOTION by Mr. Almeida seconded by Ms. Garcia with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form a Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Quesada then presented the Form 1 financial disclosure due by July 1, 2026 and stated if their finances have not changed and everything was identical there was a box to check on the form that would automatically populate the same information from the previous year. He also reminded the Board to complete their 4 hours of ethics training by December 31, 2026.

4) Number of Registered Voters in the District - 389

Mr. Quesada then announced the number of registered voters in the District received from Alina Garcia Supervisor of Elections of Miami-Dade County as 389.

SEVENTH 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. Pereira seconded by Mr. Robles with all in favor, the Check Register and the Unaudited Financials were approved.

EIGHTH 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.

NINTH ORDER OF BUSINESS Adjournment

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

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

________________________________ ________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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July 30, 2026

Board of Supervisors
Coral Keys Homes Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Coral Keys Homes Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Coral Keys Homes Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $4,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Coral Keys Homes Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Coral Keys Homes Community Development District.

By: ____

Title: _______________________________________

Date: _______________________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

When Thunder Roars: Lightning Safety for Districts

For Florida's Community Development Districts, providing beautiful, high-quality amenities is a core part of building a thriving community. As the safety and risk landscape evolves, so must our approach to managing these spaces. This is especially true in a state that leads the nation in lightning strikes. A modern, proactive lightning safety plan is a fundamental component of a District's commitment to resident well-being.

The Evolving Nature of Risk

In the past, a thunderstorm was often viewed as an "open and obvious" danger or an "act of god", with personal common sense being the primary line of defense. While individual awareness remains important, the landscape has evolved for a couple of reasons, putting lightning in the foreseeable hazard category.

- **Science and Understanding:** We now know the danger of lightning is more complex than it appears. A "bolt from the blue" can strike more than 10 miles from a storm cloud, under a deceptively clear sky, long before rain begins or thunder is loud. The full hazard is often invisible.
- **Technology and Foreseeability:** The widespread availability of Doppler radar, real-time lightning maps, smartphone apps, and affordable detection technology has made storms highly predictable. An amenity operator now has the ability to possess a far greater awareness of the specific, approaching risk than a resident focused on their tennis match or watching their children at the pool.

Because our tools and understanding have evolved, so have safety standards, resident expectations, and a district's perceived duty of care. A modern District must also evolve its approach to meet this new reality, ensuring its safety protocols are as advanced as the amenities it provides. While a district is not necessarily required to provide constant, strict surveillance of every person, it is obliged to furnish an adequate degree of general supervision and warning.

A Practical Framework for Safety

A consistent, district-wide safety framework provides clarity and confidence for both residents and staff. It ensures everyone understands the plan when a storm approaches.

The Action Plan: When to Suspend and Resume Activities

The most effective safety plans are the simplest to understand. The national standard, promoted by the [National Weather Service]() and other safety organizations, is not based on a set radius, but on a clear, unambiguous trigger.

- **The Trigger to Stop:** ***"When Thunder Roars, Go Indoors."*** This is the paramount rule. If you can hear thunder, you are within striking distance of lightning. At the first sound of thunder, all activities at **all** outdoor amenities—from pools and parks to pickleball and tennis courts—should be suspended immediately.
- **The Rule to Resume: The 30-Minute Clock.** To ensure the threat has truly passed, outdoor activities should only resume **30 minutes after the last clap of thunder** is heard.

Defining Responsibilities: A Tiered Approach to Supervision

Clear roles are crucial for a plan to work effectively. A District's responsibility is to provide a safe environment through general supervision, not necessarily constant surveillance of every individual. How this is achieved depends on the staffing at each amenity.

- **Actively Supervised Amenities (e.g., Pools with Lifeguards):** By employing certified lifeguards for a safety role, the District provides a higher level of direct supervision. The policy must empower and require this staff to act decisively to clear the pool and deck to ensure patron safety.
- **Passively Staffed Amenities (e.g., Monitors, Facilities Staff):** For facilities like a "swim-at-your-own-risk" pool with a monitor, the staff's role is to be a vital part of the safety communication system. Their responsibility is not to physically enforce the rules, but to clearly **inform** residents of the safety policy (e.g., "Per District safety policy, the facility is closed due to lightning in the area"). This provides a direct, personal warning without placing non-security staff in a confrontational role.
- **Completely Unstaffed Amenities (e.g., Parks, Courts, Some Pools):** For these areas, districts should work to meet their safety responsibility through permanent, passive tools like signage. It is not expected to patrol or physically vacate these amenities. The goal is to provide residents with the information they need to make safe decisions for themselves.

Building a Safety Plan

By embracing a modern safety framework, a District demonstrates its commitment to resident well-being, creating a community where safety protocols are clear, consistent, and effective.

- **A Written Policy:** This is the foundation for consistency. It ensures that all staff—from lifeguards to monitors—and residents are aware of the same set of rules, creating a predictable and safe environment.
- **Instructional Signage:** At all unsupervised and passively staffed amenities, clear signage is the most critical safety tool. Signs should be placed at each amenity entrance and state the safety rule directly. *Example: "Lightning Safety Policy: If you can hear thunder, all activity must stop. Seek an enclosed shelter immediately. Play may resume 30 minutes after the last sound of thunder. Your safety is your responsibility."*
- **Automated Alerting Systems:** As a modern best practice, lightning detection systems with audible sirens and visual strobes offer the highest level of protection. They provide an unmistakable, community-wide alert that removes ambiguity and helps ensure that everyone, at every amenity, receives the warning at the same time.
- **Leverage Additional Resources:** Guidance and best practices from sources like [The Florida Department of Health](), along with [Toolkits from the National Weather Service]() are invaluable when building a safety plan.

FLORIDA INSURANCE ALLIANCE

The Dog Park Playbook: Best Practices for Canine Communities

Dog parks are one of the fastest-growing amenities in many communities, fueled by the ever-growing number of dog owners. They're a great way to give our furry friends the exercise, socialization, and safe space they need. But with great dog parks come great responsibilities! We've seen an increase in incidents in recent years, from dog fights to escaped pups and even the occasional human tumble and wildlife encounter. So, let's talk about how to create a dog park that's both fun and safe.

Creating a Safe Haven for Pups and People

Rules and Signage

Every dog park needs clear rules. Think of them as the "paw-litical" system of your park. Rules should cover everything from park hours and leash requirements to waste disposal and supervision of children. Make sure these rules are posted clearly at the entrance and throughout the park. Rules signage should include the following:

- Use of the park is at your own risk OR
  - “Park users assume all risks related to park use”
  - “Owners are responsible and liable for the actions and behaviors of their dogs at all times”
  - “You are legally responsible for your dog’s behavior, and any injuries or damages he/she causes.”
- State the hours of park operation (Dawn to dusk recommended for areas without light source)
- Warn users and others that it is an off-leash park
- Recommend that children be supervised
- Puppies under four months old and aggressive dogs should not use the park
- No food or glass containers are allowed
- Owners must clean up after their dog and properly dispose of waste
- Remind dog owners of their responsibility to keep their animal under control at all times
- If a dog digs a hole, the owner is responsible for filling it prior to their departure
- Beware of Wildlife (especially important if the park is located near natural wildlife habitats)

Location, Location, Location

Choose a spot that's away from playgrounds, schools, and busy streets. You want a place where dogs can run free without causing a "ruff" time for others. The park should be at least 200 feet from businesses and residences and 100 feet from any bodies of water. Locate the off-leash area close to the parking lot to discourage owners/handlers from letting their dogs off the leash between the dog park and the parking lot. Americans with Disabilities Act (ADA) requirements should be taken into consideration.

Separate Play Areas

If you have the space, consider separate areas for small and large dogs. This prevents those awkward moments when a Chihuahua tries to play tag with a Great Dane. Large dogs may not mean to hurt the smaller dogs, but they can play too rough, or they may see the small dog as a prey animal and pick it up and shake it, which can be fatal.

Size Matters

A cramped dog park is like a crowded dance floor – it's just asking for trouble. Aim for at least a quarter to a half-acre of space, or even bigger if you can. Size is important because if dogs become too crowded, it is much easier for a "bully" or a pack of dogs to corner and harass another dog. Fights tend to break out more often under crowded conditions.

Gate Expectations

A double-gate entry system is like a dog park's version of a bouncer. It helps prevent escapes and gives owners a chance to leash and unleash their dogs safely. Make sure gates close properly with magnetic latches or similar mechanisms.

Maintaining a "Pawsome" Park: Upkeep and Inspections

Maintenance Must-Dos:

- **Waste Disposal:** Keep those poop bags stocked and empty those trash cans regularly. No one likes a stinky park!
- **Ground Control:** Fill in any holes dug by enthusiastic diggers to prevent twisted ankles and tumbles.
- **Fence Check:** Regularly inspect and repair fences to prevent any Houdini hounds from making a break for it.
- **Surface Revival:** Maintain the park's surface, whether it's turf, wood chips, or something else, to keep it clean and safe for paws and people.
- **Sign of the Times:** Keep those signs looking fresh and legible. Faded or damaged signs are like whispers in a dog park – no one can hear them!
- **Amenity Upkeep:** Don't forget about benches, water fountains, and other amenities. A little TLC goes a long way!
- **Inspection Time:** Regular inspections are like a health check-up for your park. Look for any hazards, like broken glass, poisonous plants, damaged equipment, or even unexpected items like antifreeze-laced cupcakes (yes, it's happened!) .
- **Record Keeping:** Keep track of your maintenance activities. This helps you stay on top of things and provides valuable documentation in case of any incidents.

Contact Us!

If you have any additional questions on dog parks, risk management, or if you would like to schedule an on-site risk assessment for your district, please contact us at riskservices@egisadvisors.com

MEMORANDUM

TO:	District Manager
FROM:	Billing Cochran, P.A. District Counsel
DATE:	June 11, 2026
RE:	2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 17, 2026

Mr. Ben Quesada, District Manager
Coral Keys Homes Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: Coral Keys Homes Community Development District
District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2020.

Via email only: BQuesada@gmssf.com

Dear Mr. Quesada,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Coral Keys Homes Community Development District (the "District") and U.S. National Bank Association as Trustee dated August 1, 2020, as it relates to the Special Assessment Bonds Series 2020. With this statement we are setting forth (i) our findings as to whether such portions of the 2020 Project owned by the District have been maintained in good repair, working order and condition, (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2020 Project during the ensuing Fiscal Year 2027 and an estimate of the amount of money necessary for such purpose, and (iii) to review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

(i) As of the date of this statement and based on review of District documents and periodic visits and inspections of the public infrastructure currently owned by the District, we find that such public infrastructure, consisting of the stormwater drainage system, wet and dry retention areas, open common spaces, interior roads, entrance monument, clubhouse, and clubhouse amenities have been completed and are in good working order and condition.

    Exhibits 1 and 2 attached to this statement depict the boundary of the District and the land and property owned by the District as follows: 1) Tract A, Stormwater management wet retention area; 2) Portion of Tract B, Clubhouse and amenities; 3) Portion of Tract B, Dry stormwater management retention areas, storm sewers, common open spaces, interior roads (not including the private parking spaces), and entrance monuments.

(ii) We find that for Fiscal Year 2027, the amounts for field and amenities expenditures are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to https://www.coralkeyshomescdd.com/audit-budgets for the FY 2026-2027 Adopted Budget).

    a. Roadways: We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2022	2052	2026	26	16,590	$10.00	$165,900	$315,259	0.25%	$11,751
PAVEMENT MARKINGS AND SIGNING									
2022	2032	2026	6	16,590	$2.50	$41,475	$48,098	0.25%	$7,966

b. Stormwater Management System: We recommend that the District consider creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 34 drainage structures and 1,150 Linear Feet of pipes in the District. It is also estimated that 1-2 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 3 for a suggested phasing map.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y1)	Structures Cleaning	EA	17	230.00	3,910
	Baffle Detachment	EA	17	50.00	850
	Baffle Replacement	EA	4	600.00	2,400
	Pipe Cleaning and CCTV	LF	555	6.75	3,746
	Cost				**10,906**
(Y2)	Structures Cleaning	EA	4	236.00	944
	Baffle Detachment	EA	4	51.00	204
	Baffle Replacement	EA	1	615.00	615
	Pipe Cleaning and CCTV	LF	149	6.92	1,031
	Cost				**2,794**
(Y3)	Structures Cleaning	EA	4	242.00	968
	Baffle Detachment	EA	4	53.00	212
	Baffle Replacement	EA	1	630.00	630
	Pipe Cleaning and CCTV	LF	149	7.09	1,056
	Cost				**2,866**
(Y4)	Structures Cleaning	EA	4	248.00	992

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
	Baffle Detachment	EA	4	54.00	216
	Baffle Replacement	EA	1	646.00	646
	Pipe Cleaning and CCTV	LF	149	7.27	1,083
	Cost				**2,937**
(Y5)	Structures Cleaning	EA	5	254.00	1,270
	Baffle Detachment	EA	4	55.00	220
	Baffle Replacement	EA	1	662.00	662
	Pipe Cleaning and CCTV	LF	148	7.45	1,103
	Cost				**3,255**
Total	Total Structures Cleaning	EA	34		
	Total Baffle Detachment	EA	33		
	Total Baffle Replacement	EA	8		
	Total Pipe Cleaning and CCTV	LF	1,150		
	Total Cost				**22,758.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

(iii) The District carries general liability, property, hired non-owned auto, employment practices liability, and deadly weapon protection insurance under Agreement No. 100125153 with Florida Insurance Alliance and has budgeted sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

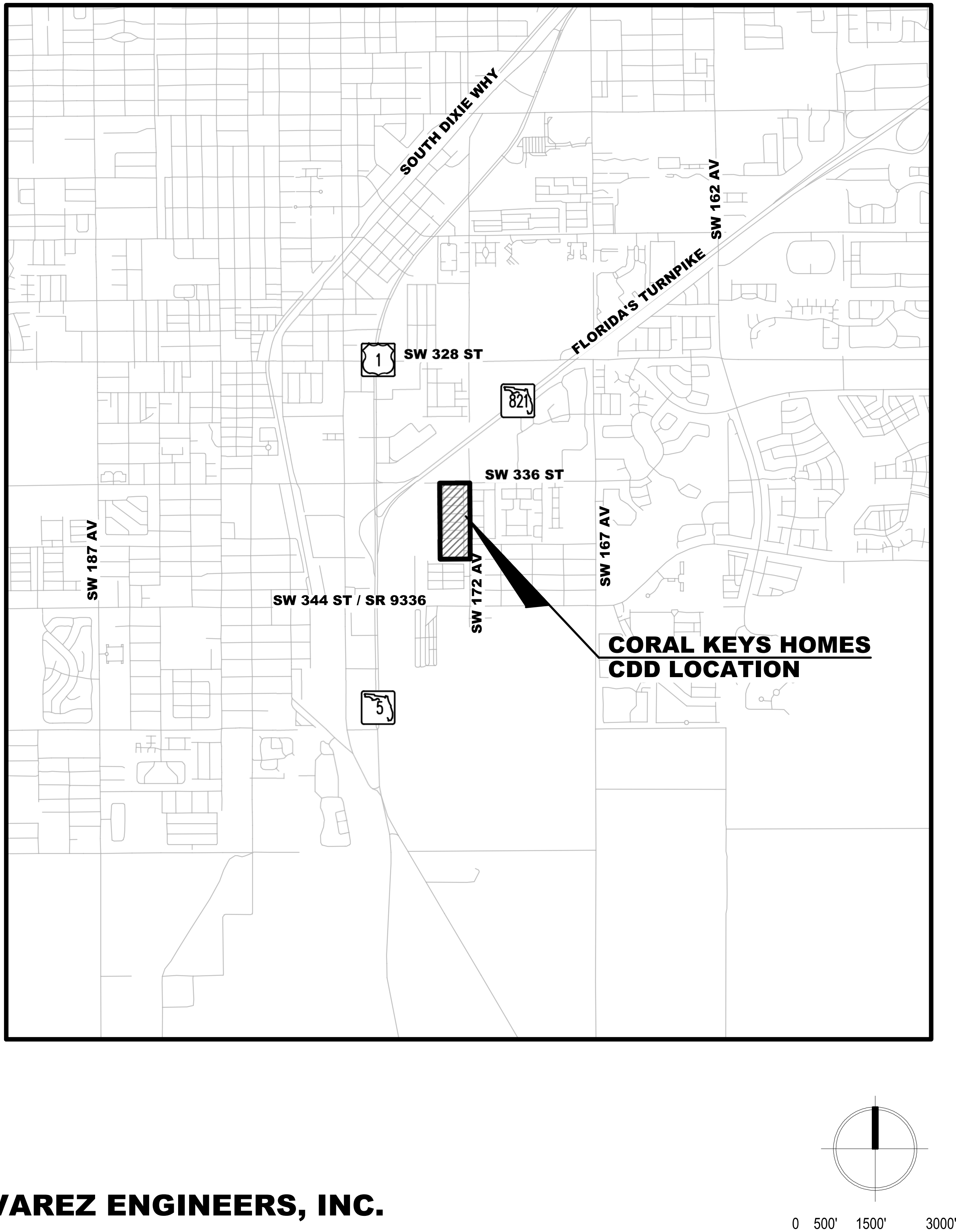
JUAN RAFAEL ALVAREZ
LICENSE
No 38522
★ ★ ★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Juan R. Alvarez, PE
District Engineer
Date: June 17, 2026

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

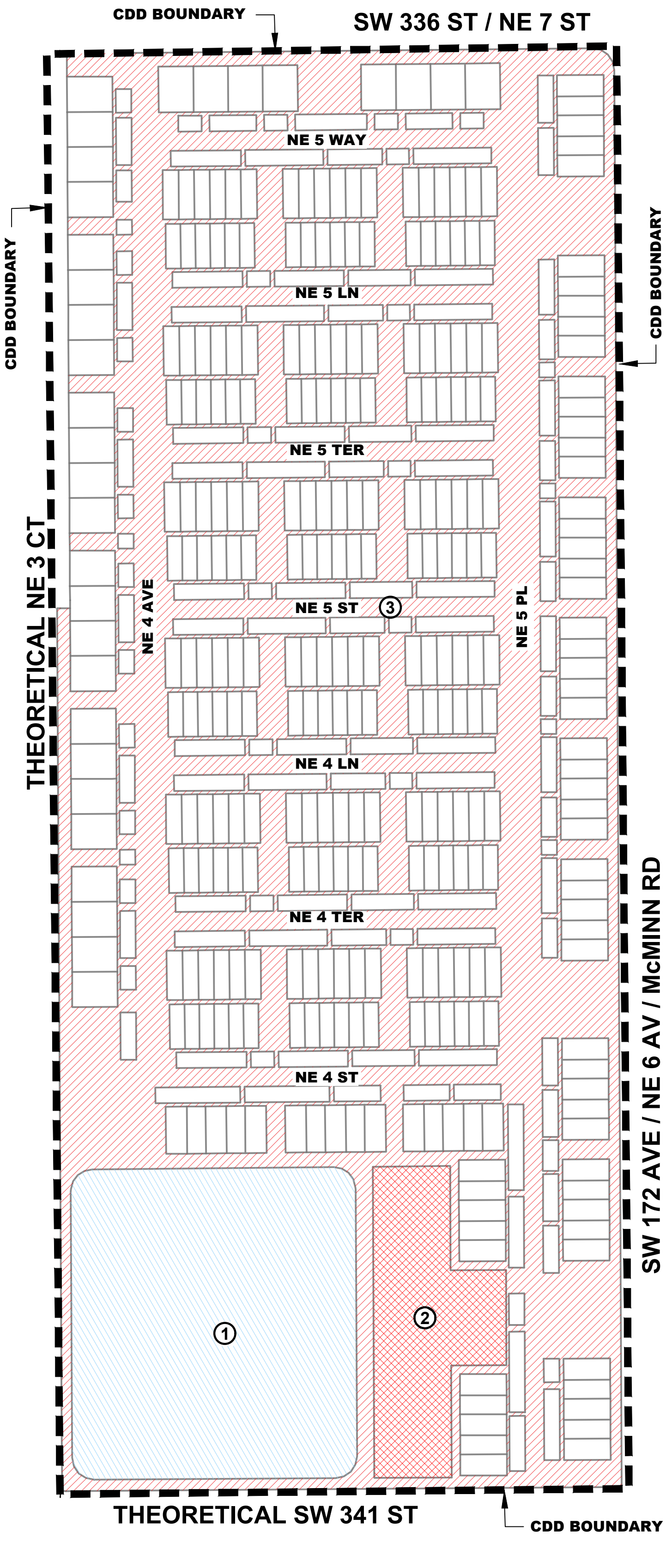


ALVAREZ ENGINEERS, INC.

CORAL KEYS HOMES CDD

LOCATION MAP

EXHIBIT 1



CDD OWNERSHIP

1 TRACT "A" (PB 174, PG 15)
FOLIO: 16-7919-030-3240
(SWD ORB 32075, PG 4297)
CATEGORY: STORM WATER MANAGEMENT

2 PORTION OF TRACT "B" (PB 174, PG 15)
FOLIO: 16-7919-030-3250
(SWD ORB 32649, PG 4839)
CATEGORY: COMMON AREA

3 TRACT "B" (PB 174, PG 15)
FOLIO: 16-7919-030-3255
(QCD 32088 PG 2467)
CATEGORY: INGRESS-EGRESS

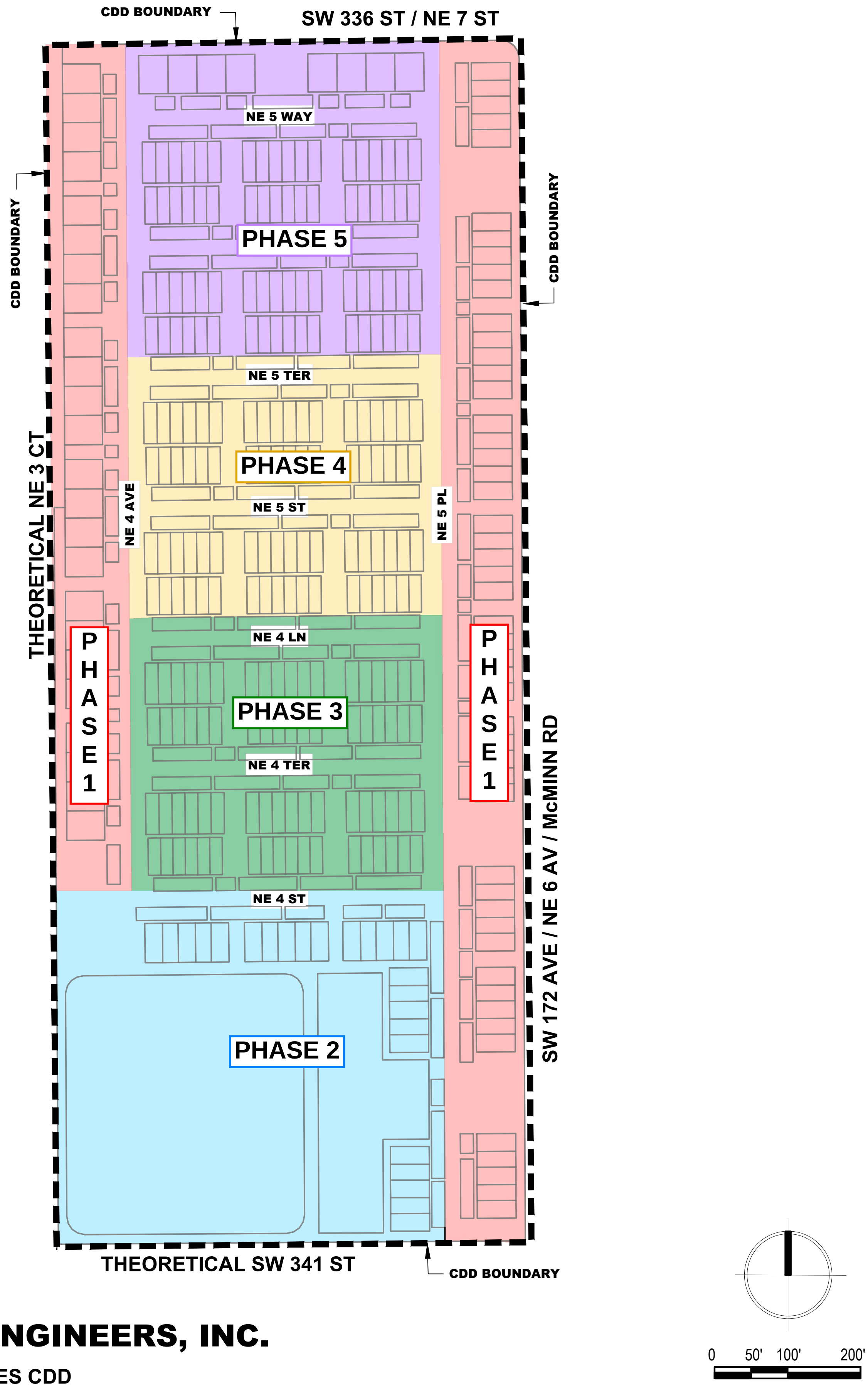
LEGEND:
QCD: QUIT CLAIM DEED
PG: PAGE
PB: PLAT BOOK
ORB: OFFICIAL RECORD BOOK
ESMT: EASEMENT

0 50' 100' 200'

ALVAREZ ENGINEERS, INC.

CORAL KEYS HOMES CDD
LAND OWNERSHIP

EXHIBIT 2



ALVAREZ ENGINEERS, INC.

CORAL KEYS HOMES CDD
DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 3

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Coral Keys Homes Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ✓ No ☐

Meetings - Fiscal Year 2026

- November 18, 2025 -Held
- January 20, 2026 - Cancelled
- March 17, 2026 - Held
- May 19, 2026 - Held
- July 21, 2026 - Cancelled
- September 15, 2026 - Held

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ✓ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ✓ No ☐

Note: Landscaping and Club Reports were provided on each meeting agenda.

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ✓ No ☐

Note: District Engineer's Report was completed and included in the September 15th Coral Keys Homes Meeting agenda.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ✓ No ☐

Note: The FY 2027 Budget was adopted on May 19, 2026.

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ✓ No ☐

Note: The FY 2025 Audit Report was accepted on March17, 2026, and posted on the District's website.

Chair/Vice Chair: ______________________________ Date: _______________
Print Name: ___________________________________
Coral Keys Homes Community Development District

District Manager: ______________________________ Date: _______________
Print Name: ___________________________________
Coral Keys Homes Community Development District

Memorandum

To: Board of Supervisors

From: District Management

Date: September 8, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

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- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

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Annual Reporting Form

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Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

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Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: ____________________________ Date: ______________
Print Name: _________________________________
Coral Keys Homes Community Development District

District Manager: ____________________________ Date: ______________
Print Name: _________________________________
Coral Keys Homes Community Development District

Coral Keys Homes

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

05/01/26 - 08/31/26

Date	Check #'s	Amount
05/01/26 - 05/31/26	1239-1255	$26,968.95
06/01/26 - 06/30/26	1256-1268	$30,294.17
07/01/26 - 07/31/26	1269-1294	$36,095.47
08/01/26 - 08/31/26	1295-1307	$25,334.08
	TOTAL	**$ 118,692.67**

*** CHECK DATES 05/01/2026 - 08/31/2026 *** 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 #
5/07/26	00021	3/31/26	071824-2	202601	330-57200-43100	WATER SVC 1/07-2/04	*	469.35		
		4/30/26	071824-2	202602	330-57200-43100	WATER SVC 2/04-3/03	*	66.73		
						CITY OF FLORIDA CITY			536.08	001239
5/07/26	00019	3/18/26	0222255	202603	330-57200-46110	XF SR PUMP STRAINER BSKT	*	305.92		
		4/06/26	0222296	202604	330-57200-46110	PH STENNER FEEDER	*	922.48		
		5/15/26	0222379	202605	330-57200-46100	MAY 26 - POOL SERVICE	*	446.25		
						FLORIDA'S BRIGHT & BLUE POOLS			1,674.65	001240
5/07/26	00001	5/01/26	269	202605	310-51300-34000	MAY 26 - MGMT FEES	*	4,606.00		
		5/01/26	269	202605	310-51300-35100	MAY 26 - COMPUTER TIME	*	100.00		
		5/01/26	269	202605	310-51300-31300	MAY 26 - DISSEMINATION	*	125.00		
		5/01/26	269	202605	310-51300-35101	MAY 26 - WEBSITE ADMIN	*	100.00		
		5/01/26	269	202605	310-51300-42000	MAY 26 - POSTAGE	*	8.88		
						GOVERNMENTAL MANAGEMENT SERVICES -			4,939.88	001241
5/07/26	00013	4/29/26	04292026	202604	310-51300-49000	# OF REGIESTERED VOTERS	*	60.00		
						MIAMI DADE COUNTY-ELECTIONS			60.00	001242
5/07/26	00049	4/27/26	1070	202604	320-53800-46201	MULCH PURCHASE	*	1,500.00		
		5/06/26	1071	202605	320-53800-46200	LANDSC MAINT 5/5&5/19	*	2,500.00		
						MIAMI LANDSCAPING EVERYDAY LLC			4,000.00	001243
5/07/26	00022	5/04/26	18124	202605	330-57200-34000	MAY 26 - PROP MNGR FEE	*	2,500.00		
		5/04/26	18124	202605	330-57200-34010	MAY 26 - MNTHLY MAINT FEE	*	1,744.00		
						PROPERTY KEEPERS MANAGEMENT, LLC			4,244.00	001244
5/07/26	00031	5/01/26	PSI26089	202605	320-53800-46300	MAY 26 - LAKE MAINT	*	250.00		
						SOLITUDE LAKE MANAGEMENT			250.00	001245

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/26	00036	3/19/26	71360	202603	330-57200-46800		*	175.00		
			MAR 26 - ROUT PREV MAINT							
		3/19/26	71361	202603	330-57200-46800		*	140.25		
			PARTS-TRICEP ROPE							
		4/22/26	71815	202604	330-57200-46800		*	220.00		
			APR 26 - ROUT PREV MAINT							
		5/04/26	71985	202605	330-57200-46800		*	175.00		
			MAY 26 - ROUT PREV MAINT							
						THE FITNESS SOLUTION, INC.			710.25	001246
5/07/26	00047	4/01/26	62767	202605	330-57200-34501		*	850.00		
			MAY 26 - RMT VID MON SVC							
						VIRTUAL GUARD, INC.			850.00	001247
5/07/26	00046	5/01/26	26-004	202604	330-57200-34500		*	3,520.00		
			APR 26 - SECURITY							
						1ST CHOICE SECURITY LLC			3,520.00	001248
5/19/26	00003	4/30/26	198577	202604	310-51300-31500		*	382.50		
			APR 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			382.50	001249
5/19/26	00040	5/01/26	84956006	202605	330-57200-41500		*	558.91		
			TV/INTERNET 5/3-06/2/26							
						COMCAST			558.91	001250
5/19/26	00053	4/27/26	118	202604	330-57200-46000		*	220.00		
			MAINT TO 4 AC SPLIT UNITS							
						DUNY AIR CONDITIONING			220.00	001251
5/19/26	00006	5/05/26	9-284-23	202604	310-51300-42000		*	50.49		
			DELIVERIES THRU 4/24/26							
						FEDEX			50.49	001252
5/19/26	00024	5/11/26	APR 26	202604	320-53800-43000		*	175.04		
			APR 26 - ELECTRIC							
		5/11/26	APR 26	202604	320-53800-43300		*	1,667.16		
			APR 26 - ELECTRIC							
		5/11/26	APR 26	202604	330-57200-43000		*	1,129.99		
			APR 26 - ELECTRIC							
						FPL			2,972.19	001253
5/19/26	00020	5/19/26	13-BID-8	202605	330-57200-49000		*	500.00		
			13-60-2168425							
						FLORIDA DEPARTMENT OF HEALTH MIAMI			500.00	001254

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/19/26	00049	5/09/26	1073	202605 320-53800-46201		*	1,500.00		
			ADDT'L MULCH APPLICATION						
					MIAMI LANDSCAPING EVERYDAY LLC			1,500.00	001255
6/12/26	00003	5/31/26	199034	202605 310-51300-31500		*	1,687.50		
			MAY 26 - ATTORNEY FEES						
					BILLING COCHRAN, P.A.			1,687.50	001256
6/12/26	00040	6/01/26	84956006	202606 330-57200-41500		*	610.83		
			TV/INTERNET 6/3-07/2/26						
					COMCAST			610.83	001257
6/12/26	00019	6/15/26	0222465	202606 330-57200-46100		*	446.25		
			JUN 26 - POOL SERVICE						
					FLORIDA'S BRIGHT & BLUE POOLS			446.25	001258
6/12/26	00024	6/09/26	MAY 26	202605 320-53800-43000		*	165.02		
			MAY 26 - ELECTRIC						
		6/09/26	MAY 26	202605 320-53800-43300		*	1,667.16		
			MAY 26 - ELECTRIC						
		6/09/26	MAY 26	202605 330-57200-43000		*	1,222.61		
			MAY 26 - ELECTRIC						
					FPL			3,054.79	001259
6/12/26	00001	6/01/26	270	202606 310-51300-34000		*	4,606.00		
			JUN 26 - MGMT FEES						
		6/01/26	270	202606 310-51300-35100		*	100.00		
			JUN 26 - COMPUTER TIME						
		6/01/26	270	202606 310-51300-31300		*	125.00		
			JUN 26 - DISSEMINATION						
		6/01/26	270	202606 310-51300-35101		*	100.00		
			JUN 26 - WEBSITE ADMIN						
		6/01/26	270	202606 310-51300-42000		*	14.80		
			JUN 26 - POSTAGE						
		6/01/26	270	202606 310-51300-42500		*	.30		
			JUN 26 - COPIES						
					GOVERNMENTAL MANAGEMENT SERVICES -			4,946.10	001260
6/12/26	00025	5/22/26	92494998	202605 330-57200-51000		*	69.39		
			MS CLEANER CLOROXPRO						
		5/26/26	92495468	202605 330-57200-51000		*	136.76		
			URINAL MAT/TOILET CLEANER						
					HD SUPPLY FACILITIES			206.15	001261
6/12/26	00048	5/31/26	IN147962	202605 310-51300-48000		*	735.17		
			LEGAL AD 5/1						

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/31/26	IN147963	202605	310-51300-48000		*	259.38		
			GE PROCEDURES 2026							
						MCCLATCHY COMPANY LLC			994.55	001262
6/12/26	00049	6/02/26	1076	202606	320-53800-46200		*	2,500.00		
			LANDSC MAINT 6/2&6/16							
		6/03/26	1078	202606	320-53800-46000		*	450.00		
			IRRIGATION REPAIR							
						MIAMI LANDSCAPING EVERYDAY LLC			2,950.00	001263
6/12/26	00033	5/25/26	30048	202605	320-53800-46000		*	3,750.00		
			REP PERIMETER ENT WALL							
		5/26/26	30052	202605	330-57200-46000		*	75.00		
			RP EXIT DOOR TO PLGRND							
		5/26/26	30052	202605	330-57200-46110		*	475.00		
			INSP POOL MOTOR ELEC							
		5/26/26	30053	202605	330-57200-46110		*	1,350.00		
			POOL PUMP MOTOR							
		5/26/26	30053	202605	330-57200-46000		*	900.00		
			RPLC CONCRETE SLABS CLBHS							
						ORTIZ CONSTRUCTION SERVICES			6,550.00	001264
6/12/26	00022	6/01/26	18266	202606	330-57200-34000		*	2,500.00		
			JUN 26 - PROP MNGR FEE							
		6/01/26	18266	202606	330-57200-34010		*	1,640.00		
			JUN 26 - MNTHLY MAINT FEE							
						PROPERTY KEEPERS MANAGEMENT, LLC			4,140.00	001265
6/12/26	00031	6/01/26	PSI26965	202606	320-53800-46300		*	250.00		
			JUN 26 - LAKE MAINT							
						SOLITUDE LAKE MANAGEMENT			250.00	001266
6/12/26	00047	5/01/26	63117	202606	330-57200-34501		*	850.00		
			JUN 26 - RMT VID MON SVC							
						VIRTUAL GUARD, INC.			850.00	001267
6/12/26	00046	6/03/26	26-005	202605	330-57200-34500		*	3,608.00		
			MAY 26 - SECURITY							
						1ST CHOICE SECURITY LLC			3,608.00	001268
7/01/26	00008	6/03/26	9231	202605	310-51300-31100		*	210.00		
			ENGINEERING SVC THRU 5/30							
						ALVAREZ ENGINEERS, INC.			210.00	001269
7/01/26	00021	5/30/26	071824-2	202603	330-57200-43100		*	73.05		
			WATER SVC 3/03-3/31							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/25/26	071824-2	202604	330-57200-43100		*	199.01		
			WATER SVC 4/01-4/30							
						CITY OF FLORIDA CITY			272.06	001270
7/01/26	00054	5/05/26	639405	202605	330-57200-46000		*	85.00		
			MAY 26 - PEST CONTROL							
		6/02/26	649286	202606	330-57200-46000		*	85.00		
			JUN 26 - PEST CONTROL							
						DAVE'S PEST CONTROL			170.00	001271
7/01/26	00019	1/28/26	0221713	202601	330-57200-46110		*	2,500.00		
			POOL ACID WASH							
		7/15/26	0222539	202607	330-57200-46100		*	446.25		
			JUL 26 - POOL SERVICE							
						FLORIDA'S BRIGHT & BLUE POOLS			2,946.25	001272
7/01/26	00056	6/30/26	402	202606	330-57200-49000		*	350.00		
			IGUANA REMOVAL							
						Q'S ANIMAL REMOVAL			350.00	001273
7/01/26	00055	6/16/26	06162026	202606	330-57200-46500		*	400.00		
			CLUBHOUSE CLEAN 6/8-6/12							
						MILENA SIERRA			400.00	001274
7/01/26	00036	6/16/26	72804	202606	330-57200-46800		*	220.00		
			JUN 26 - ROUT PREV MAINT							
						THE FITNESS SOLUTION, INC.			220.00	001275
7/01/26	00047	6/01/26	63430	202607	330-57200-34501		*	850.00		
			JUL 26 - RMT VID MON SVC							
						VIRTUAL GUARD, INC.			850.00	001276
7/14/26	00003	6/30/26	199582	202606	310-51300-31500		*	350.00		
			JUN 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			350.00	001277
7/14/26	00040	7/01/26	84956006	202607	330-57200-41500		*	610.98		
			TV/INTERNET 7/3-08/2/26							
						COMCAST			610.98	001278
7/14/26	00017	7/14/26	07142026	202607	300-20700-10100		*	7,408.37		
			TRANSFER OF TAX RECEIPTS							
						CORAL KEYS HOMES CDD			7,408.37	001279
7/14/26	00054	7/07/26	661573	202607	330-57200-46000		*	85.00		
			JUL 26 - PEST CONTROL							
						DAVE'S PEST CONTROL			85.00	001280

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00053	5/29/26	176	202605 330-57200-46000		*	220.00		
			MAY 26 - AIR COND. MAINT						
		6/30/26	177	202606 330-57200-46000		*	220.00		
			JUN 26 - AIR COND. MAINT						
					DUNY AIR CONDITIONING			440.00	001281
7/14/26	00019	7/06/26	0222552	202606 330-57200-46110		*	1,505.40		
			FILTER CARTRIDGE REPLCMNT						
					FLORIDA'S BRIGHT & BLUE POOLS			1,505.40	001282
7/14/26	00024	7/02/26	JUN 26	202606 320-53800-43000		*	173.27		
			JUN 26 - ELECTRIC						
		7/02/26	JUN 26	202606 320-53800-43300		*	1,667.16		
			JUN 26 - ELECTRIC						
		7/02/26	JUN 26	202606 330-57200-43000		*	1,324.04		
			JUN 26 - ELECTRIC						
					FPL			3,164.47	001283
7/14/26	00001	7/01/26	271	202607 310-51300-34000		*	4,606.00		
			JUL 26 - MGMT FEES						
		7/01/26	271	202607 310-51300-35100		*	100.00		
			JUL 26 - COMPUTER TIME						
		7/01/26	271	202607 310-51300-31300		*	125.00		
			JUL 26 - DISSEMINATION						
		7/01/26	271	202607 310-51300-35101		*	100.00		
			JUL 26 - WEBSITE ADMIN						
		7/01/26	271	202607 310-51300-42000		*	11.10		
			JUL 26 - POSTAGE						
					GOVERNMENTAL MANAGEMENT SERVICES -			4,942.10	001284
7/14/26	00025	7/08/26	92512334	202607 330-57200-51000		*	30.98		
			LATEX GLOVES						
					HD SUPPLY FACILITIES			30.98	001285
7/14/26	00049	7/07/26	1081	202607 320-53800-46200		*	2,500.00		
			LANDSC MAINT 7/7&7/21						
					MIAMI LANDSCAPING EVERYDAY LLC			2,500.00	001286
7/14/26	00022	7/02/26	18426	202607 330-57200-34000		*	2,500.00		
			JUL 26 - PROP MNGR FEE						
		7/02/26	18426	202607 330-57200-34010		*	1,756.00		
			JUL 26 - MNTHLY MAINT FEE						
					PROPERTY KEEPERS MANAGEMENT, LLC			4,256.00	001287
7/14/26	00031	7/01/26	PSI27873	202607 320-53800-46300		*	250.00		
			JUL 26 - LAKE MAINT						
					SOLITUDE LAKE MANAGEMENT			250.00	001288

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00046	7/02/26	26-006	202606	330-57200-34500	JUN 26 - SECURITY	*	3,520.00		
						1ST CHOICE SECURITY LLC			3,520.00	001289
7/27/26	00021	7/16/26	071824-2	202605	330-57200-43100	WATER SVC 4/30-6/01	*	232.09		
						CITY OF FLORIDA CITY			232.09	001290
7/27/26	00025	7/14/26	92514561	202607	330-57200-51000	CLOROX PRO/MOP HEAD	*	188.24		
		7/16/26	92515936	202607	330-57200-51000	DISNFCTNG WIPES	*	25.99		
		7/22/26	92518149	202607	330-57200-51000	LINERS	*	86.27		
		7/23/26	92518663	202607	330-57200-51000	WIPES/SPOT RMVR/SPRAYER	*	319.47		
						HD SUPPLY FACILITIES			619.97	001291
7/27/26	00041	7/23/26	IV012446	202607	330-57200-49000	ANNUAL INSPECTION	*	436.80		
		7/23/26	IV012446	202607	330-57200-49000	CREDIT-UNAPPLIED 879-1047	*	200.00-		
						PYE BARKER FIRE & SAFETY			236.80	001292
7/27/26	00056	7/16/26	407	202607	330-57200-49000	IGUANA REMOVAL	*	350.00		
						Q'S ANIMAL REMOVAL			350.00	001293
7/27/26	00036	7/20/26	73190	202607	330-57200-46800	JUL 26 - ROUT PREV MAINT	*	175.00		
						THE FITNESS SOLUTION, INC.			175.00	001294
8/13/26	00008	7/28/26	9320	202607	310-51300-31100	2026 YRLY ENGINEERS RPT	*	2,800.00		
						ALVAREZ ENGINEERS, INC.			2,800.00	001295
8/13/26	00040	8/01/26	84956006	202608	330-57200-41500	TV/INTERNET 8/3-09/2/26	*	610.48		
						COMCAST			610.48	001296
8/13/26	00019	8/15/26	0222617	202608	330-57200-46100	AUG 26 - POOL SERVICE	*	446.25		
						FLORIDA'S BRIGHT & BLUE POOLS			446.25	001297
8/13/26	00024	8/04/26	JUL 26	202607	320-53800-43000	JUL 26 - ELECTRIC	*	484.14		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/04/26	JUL 26	202607 320-53800-43300		*	1,667.16		
				JUL 26 - ELECTRIC					
		8/04/26	JUL 26	202607 330-57200-43000		*	1,452.62		
				JUL 26 - ELECTRIC					
					FPL			3,603.92	001298
8/13/26	00001	8/01/26	272	202608 310-51300-34000		*	4,606.00		
				AUG 26 - MGMT FEES					
		8/01/26	272	202608 310-51300-35100		*	100.00		
				AUG 26 - COMPUTER TIME					
		8/01/26	272	202608 310-51300-31300		*	125.00		
				AUG 26 - DISSEMINATION					
		8/01/26	272	202608 310-51300-35101		*	100.00		
				AUG 26 - WEBSITE ADMIN					
		8/01/26	272	202608 310-51300-42000		*	14.50		
				AUG 26 - POSTAGE					
					GOVERNMENTAL MANAGEMENT SERVICES -			4,945.50	001299
8/13/26	00049	8/04/26	1085	202608 320-53800-46200		*	2,500.00		
				LANDSC MAINT 8/4&8/18					
					MIAMI LANDSCAPING EVERYDAY LLC			2,500.00	001300
8/13/26	00022	8/03/26	18575	202608 330-57200-34000		*	2,500.00		
				AUG 26 - PROP MNGR FEE					
		8/03/26	18575	202608 330-57200-34010		*	1,803.00		
				AUG 26 - MNTHLY MAINT FEE					
					PROPERTY KEEPERS MANAGEMENT, LLC			4,303.00	001301
8/13/26	00031	8/01/26	PSI28734	202608 320-53800-46300		*	250.00		
				AUG 26 - LAKE MAINT					
					SOLITUDE LAKE MANAGEMENT			250.00	001302
8/13/26	00047	7/01/26	63794	202608 330-57200-34501		*	850.00		
				AUG 26 - RMT VID MON SVC					
					VIRTUAL GUARD, INC.			850.00	001303
8/13/26	00046	8/04/26	26-007	202607 330-57200-34500		*	3,608.00		
				JUL 26 - SECURITY					
					1ST CHOICE SECURITY LLC			3,608.00	001304
8/18/26	00003	7/31/26	199890	202607 310-51300-31500		*	350.00		
				JUL 26 - ATTORNEY FEES					
					BILLING COCHRAN, P.A.			350.00	001305
8/18/26	00021	8/10/26	071824-2	202606 330-57200-43100		*	584.73		
				WATER SVC 6/01-7/02					
					CITY OF FLORIDA CITY			584.73	001306

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00025	8/11/26	18061282	202608	330-57200-51000		*	427.22		
			REMAINING BALANCE							
		8/17/26	92528988	202608	330-57200-51000		*	54.98		
			POOL LEAF SKIMMER							
						HD SUPPLY FACILITIES			482.20	001307

TOTAL FOR BANK A 118,692.67

TOTAL FOR REGISTER 118,692.67

Coral Keys Homes
Community Development District

Unaudited Financial Reporting
August 31, 2026

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Coral Keys Homes

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Funds*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 5,465	$ -	$ -	$ 5,465
Accounts Receivable	310	-	-	310
Due from General Fund	-	-	-	-
Investments:				
State Board of Administration	634,698	-	-	634,698
Series 2019				
Reserve	-	159,200	-	159,200
Revenue	-	174,772	-	174,772
Sinking	-	-	-	-
Prepayment	-	10,752	-	10,752
Acq & Construction	-	-	-	-
		-		
Deposits	2,418	-	-	2,418
Total Assets	**$ 642,891**	**$ 344,724**	**$ -**	**$ 987,615**
Liabilities:				
Accounts Payable	$ 8,463	$ -	$ -	$ 8,463
Total Liabilites	**$ 8,463**	**$ -**	**$ -**	**$ 8,463**
Fund Balance:				
Nonspendable:				
Deposits	$ 2,418	$ -	$ -	$ 2,418
Restricted for:				
Debt Service - Series	-	344,724	-	344,724
Capital Project - Series			-	-
Unassigned	632,010	-	-	632,010
Total Fund Balances	**$ 634,428**	**$ 344,724**	**$ -**	**$ 979,152**
Total Liabilities & Fund Balance	$ 642,891	$ 344,724	$ -	$ 987,615

Coral Keys Homes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 337,535	$ 337,535	$ 339,051	$ 1,516
Clubhouse Room Rentals	-	-	1,845	1,845
Fob Replacement	-	-	595	595
Interest Income	20,000	18,333	24,176	5,843
Miscellaneous Revenue	-	-	5,826	5,826
Total Revenues	**$ 357,535**	**$ 355,868**	**$ 371,493**	**$ 15,625**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 5,500	$ 1,600	$ 3,900
PR-FICA	459	421	122	298
Engineering	6,000	5,500	3,411	2,089
Attorney Fees	15,000	13,750	8,408	5,343
Annual Audit	5,500	3,900	3,900	-
Arbitrage Rebate	550	-	-	-
Assessment Roll	2,000	2,000	2,000	-
Dissemination Agent	1,500	1,375	1,375	-
Trustee Fees	4,100	4,041	4,041	-
Management Fees	55,272	50,666	50,666	-
Computer Time	1,200	1,100	1,100	-
Website Maintenance	1,200	1,100	1,100	-
Telephone	50	46	-	
Postage & Delivery	750	688	202	485
Printing & Binding	500	458	5	453
Insurance General Liability	8,489	8,084	8,084	-
Legal Advertising	3,000	2,750	995	1,755
Other Current Charges	1,400	1,283	892	392
Office Supplies	150	138	0	137
Dues, Licenses & Subscriptions	175	175	175	-
Operating Reserves	35,000	32,083	-	32,083
Total General & Administrative	**$ 148,295**	**$ 135,057**	**$ 88,075**	**$ 46,936**
Field Maintenance				
Electric	$ 3,000	$ 2,750	$ 1,709	$ 1,041
Street Lighting	20,000	18,333	16,585	1,749
General Repairs	6,000	6,000	6,500	(500)
Landscape Maintenance	32,000	29,333	27,500	1,833
Plant Replacement	5,000	5,000	11,620	(6,620)
Janitorial & Porter	4,000	3,667	-	3,667
Lake Maintenance	7,200	6,600	2,750	3,850
Drainage Maintenance	10,000	9,167	-	9,167
Lake Debris Removal	1,800	1,650	-	1,650
Entrance Monuments and Wall	12,000	11,000	-	11,000
Sidewalk Maintenance	5,000	4,583	-	4,583
Mail Kiosk	3,600	3,300	-	3,300
Subtotal Field Maintenance	**$ 109,600**	**$ 101,383**	**$ 66,664**	**$ 34,720**

Coral Keys Homes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Clubhouse Operating and Maintenance				
Management - Clubhouse	$ 42,188	$ 38,672	$ 27,500	$ 11,172
Management - Clubhouse Attendance	20,280	18,590	18,705	(115)
Employee Medical Insurance	1,500	1,375	-	1,375
Security	50,000	45,833	39,754	6,079
Video Surveillance/Monitoring	11,600	10,633	9,350	1,283
Electricity	15,600	14,300	11,134	3,166
Water	7,500	6,875	1,985	4,890
Janitorial & Porter	12,000	11,000	400	10,600
Property Insurance	17,000	15,656	15,656	-
Repairs and Maintenance	15,000	13,750	13,301	449
Pool Maintenance	14,400	13,200	4,845	8,355
Pool -Repairs	4,000	4,000	13,910	(9,910)
Basket Ball Court	4,800	4,400	-	4,400
Landscape Improvement	3,500	3,208	-	3,208
Gym Equipment Maintenance	4,000	3,667	2,885	782
Internet/Cable Services	6,000	6,000	6,077	(77)
Toddler Parks	4,000	3,667	-	3,667
Picnic Area and Gazebos	4,800	4,400	-	4,400
Contingencies	9,911	9,085	8,328	757
Operating Supplies	4,000	3,667	3,012	655
Subtotal Operating & Maintenance	**$ 252,079**	**$ 231,978**	**$ 176,841**	**$ 55,137**
Total Expenditures	**$ 509,974**	**$ 468,419**	**$ 331,580**	**$ 136,793**
Excess (Deficiency) of Revenues over Expenditures	$ (152,439)	$ (112,551)	$ 39,913	$ 152,418
Net Change in Fund Balance	**$ (152,439)**	**$ (112,551)**	**$ 39,913**	**$ 152,418**
Fund Balance - Beginning	$ 152,439		$ 594,515	
Fund Balance - Ending	$ -		$ 634,428	

Coral Keys Homes

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 318,477	$ 318,477	$ 319,854	$ 1,377
Interest Income	10,000	10,000	11,695	1,695
Total Revenues	**$ 328,477**	**$ 328,477**	**$ 331,549**	**$ 3,073**
Expenditures:				
Interest Expense - 11/01	$ 97,234	$ 97,234	$ 97,234	$ -
Principal Expense - 05/01	125,000	125,000	125,000	-
Interest Expense - 05/01	97,234	97,234	97,234	-
Total Expenditures	**$ 319,469**	**$ 319,469**	**$ 319,469**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 9,008	$ 9,008	$ 12,080	$ 3,073
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 10,729	$ 10,729
Total Other Financing Sources/(Uses)	$ -	$ -	$ 10,729	$ 10,729
Net Change in Fund Balance	**$ 9,008**	**$ 9,008**	**$ 22,810**	**$ 13,802**
Fund Balance - Beginning	$ 161,275		$ 321,914	
Fund Balance - Ending	$ 170,283		$ 344,724	

Coral Keys Homes

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 293	$ 293
Total Revenues	**$ -**	**$ -**	**$ 293**	**$ 293**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 293**	**$ 293**
Other Financing Sources/(Uses)				
Transfer In/(Out)	-	-	(10,729)	(10,729)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (10,729)**	**$ (10,729)**
Net Change in Fund Balance	**$ -**	**$ -**	**$ (10,437)**	**$ (10,437)**
Fund Balance - Beginning	$ -		$ 10,437	
Fund Balance - Ending	$ -		$ -	

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	$ -	$ 7,852	$ -	$ -	$ -	$ 339,051
Clubhouse Room Rentals	-	-	-	-	-	1,475	-	370	-	-	-	-	1,845
Fob Replacement	-	-	-	-	-	210	140	245	-	-	-	-	595
Interest Income	2,032	1,811	2,093	2,525	2,254	2,432	2,314	2,299	2,154	2,163	2,099	-	24,176
Miscellaneous Revenue	-	-	-	-	-	1,000	626	4,200	-	-	-	-	5,826
Total Income	**$ 2,032**	**$ 3,902**	**$ 310,508**	**$ 3,897**	**$ 18,262**	**$ 6,195**	**$ 5,315**	**$ 7,114**	**$ 10,006**	**$ 2,163**	**$ 2,099**	**$ -**	**$ 371,493**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ -	$ -	$ 400	$ -	$ 600	$ -	$ -	$ -	$ -	$ 1,600
PR-FICA	-	46	-	-	-	31	-	46	-	-	-	-	122
Engineering	-	-	-	-	401	-	-	-	210	2,800	-	-	3,411
Attorney Fees	480	1,598	473	785	865	1,438	383	1,688	350	350	-	-	8,408
Annual Audit	-	-	-	-	3,900	-	-	-	-	-	-	-	3,900
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Dissemination Agent	125	125	125	125	125	125	125	125	125	125	125	-	1,375
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	4,606	4,606	4,606	4,606	4,606	4,606	4,606	4,606	4,606	4,606	4,606	-	50,666
Computer Time	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	13	16	13	18	23	11	59	15	11	15	-	202
Printing & Binding	-	-	-	-	-	5	0	-	-	0	-	-	5
Insurance General Liability	8,084	-	-	-	-	-	-	-	-	-	-	-	8,084
Legal Advertising	-	-	-	-	-	-	-	995	-	-	-	-	995
Other Current Charges	86	92	77	-	62	78	141	82	122	74	79	-	892
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**	**$ 5,465**	**$ 8,400**	**$ 5,628**	**$ 8,167**	**$ 5,024**	**$ -**	**$ 88,075**
Field Maintenance													
Electric	$ 152	$ 151	$ 186	$ 181	$ 177	$ 174	$ 175	$ 165	$ 173	$ 174	$ -	$ -	$ 1,709
Street Lighting	1,624	1,624	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-	-	16,585
General Repairs	-	-	1,200	975	-	-	-	3,750	450	125	-	-	6,500
Landscape Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	27,500
Plant Replacement	4,555	950	3,115	-	-	-	1,500	1,500	-	-	-	-	11,620
Janitorial & Porter	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	250	250	250	250	250	250	250	250	250	250	250	-	2,750
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**	**$ 6,092**	**$ 9,832**	**$ 5,040**	**$ 4,716**	**$ 2,750**	**$ -**	**$ 66,664**

Coral Keys Homes

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Operating & Maintenance													
Management - Clubhouse	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ -	27,500
Management - Clubhouse Attendance	1,744	1,804	1,498	1,732	1,679	1,560	1,745	1,744	1,640	1,756	1,803	-	18,705
Employee Medical Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	3,608	3,740	3,608	3,718	3,344	3,652	3,520	3,608	3,520	3,608	3,828	-	39,754
Video Surveillance/Monitoring	850	850	850	850	850	850	850	850	850	850	850	-	9,350
Electricity	1,162	1,136	861	883	935	1,028	1,130	1,223	1,324	1,453	-	-	11,134
Water	67	140	153	469	67	73	199	232	585	-	-	-	1,985
Janitorial & Porter	-	-	-	-	-	-	-	-	400	-	-	-	400
Property Insurance	15,656	-	-	-	-	-	-	-	-	-	-	-	15,656
Repairs and Maintenance	385	7,272	529	655	305	1,280	680	1,280	305	85	525	-	13,301
Pool Maintenance	425	425	425	446	446	446	446	446	446	446	446	-	4,845
Pool -Repairs	-	1,250	336	2,500	1,500	306	922	1,825	1,505	2,220	1,545	-	13,910
Basket Ball Court	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-
Gym Equipment Maintenance	820	150	195	175	220	315	220	175	220	175	220	-	2,885
Internet/Cable Services	486	486	513	518	561	561	561	559	611	611	610	-	6,077
Toddler Parks	-	-	-	-	-	-	-	-	-	-	-	-	-
Picnic Area and Gazebos	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	2,175	1,396	-	1,350	-	1,685	285	500	350	587	-	-	8,328
Operating Supplies	206	456	477	15	-	342	176	206	-	651	482	-	3,012
Subtotal Operating & Maintenance	**$ 30,082**	**$ 21,606**	**$ 11,945**	**$ 15,812**	**$ 12,407**	**$ 14,598**	**$ 13,235**	**$ 15,148**	**$ 14,256**	**$ 14,942**	**$ 12,810**	**$ -**	**$ 176,841**
Total Expenditures	**$ 28,888**	**$ 12,754**	**$ 14,414**	**$ 11,301**	**$ 14,771**	**$ 11,495**	**$ 11,558**	**$ 18,232**	**$ 10,668**	**$ 12,883**	**$ 7,774**	**$ -**	**$ 331,580**
Excess (Deficiency) of Revenues over Exper	$ (26,856)	$ (8,852)	$ 296,094	$ (7,404)	$ 3,491	$ (5,300)	$ (6,243)	$ (11,119)	$ (662)	$ (10,719)	$ (5,675)	$ -	$ 39,913
Net Change in Fund Balance	**$ (26,856)**	**$ (8,852)**	**$ 296,094**	**$ (7,404)**	**$ 3,491**	**$ (5,300)**	**$ (6,243)**	**$ (11,119)**	**$ (662)**	**$ (10,719)**	**$ (5,675)**	**$ -**	**$ 39,913**

Coral Keys Homes

Community Development District

Long Term Debt Report Series 2020

Special Assessment Bonds, Series 2020		
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)
Less: Principal Payment - 5/01/26		($125,000)
Current Bonds Outstanding		**$4,880,000.00**

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*	*O&M Portion*	*2020 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
04/14/26	4,275.78	-	42.76	-	4,233.02	2,178.00	2,055.02	4,233.02
04/21/26	-	-	-	56.17	56.17	56.17	-	56.17
06/25/22	14,965.23	(448.98)	154.14	-	15,260.07	7,851.70	7,408.37	15,260.07
	$ 690,538.47	**$ 25,655.32**	**$ 6,648.83**	**$ 670.75**	**$ 658,905.07**	**$ 339,051.05**	**$ 319,854.02**	**$ 658,905.07**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**