

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

April 18, 2017

Coral Keys Homes

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

April 11, 2017

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Coral Keys Homes Community Development District** is scheduled for **April 18, 2017 at 10:30 a.m. at 15500 New Barn Road, Suite 104, Miami Lakes Florida 33014**. Following is the advance agenda:

1. Oath of Office for Newly Elected Supervisors elected at the Landowners Election held on November 15, 2016 – Seat #1, Seat #3 and Seat #4
2. Roll Call
3. Organizational Matters
 - A. Consideration of **Resolution #2017-02** Canvassing and Certifying the Results of the Landowners Election
 - B. Consideration of **Resolution #2017-03** Electing Officers
4. Approval of the Minutes of the October 18, 2016 Meeting
5. Consideration of **Resolution #2017-04** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing
6. Acceptance of Audit for Fiscal Year Ending September 30, 2016
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
8. Supervisors Requests and Audience Comments
9. Financial Reports
 - A. Approval of Check Run Summary
 - B. Approval of Combined Balance Sheet
10. Adjournment

After the newly elected Supervisors are given the oath of office and we have a quorum, the Board can then consider **Resolution #2017-02** Canvassing and Certifying the Results of the Landowners Election and **Resolution #2017-03** Electing Officers.

Enclosed for your review is a copy of the minutes from the October 18, 2016 meeting.

The fifth order of business is consideration of **Resolution #2017-04** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing. Copies of the resolution and proposed budget are enclosed for your review.

The sixth order of business is acceptance of the audit for fiscal year ending September 30, 2016; a copy of which is enclosed for your review.

The financials are enclosed also for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other support documentation will be provided under separate cover as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,


Luis Hernandez
Manager

CC: Dennis Lyles Juan Alvarez

RESOLUTION 2017-02

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS
OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing *three* Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held on *November 15, 2016*, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

<u>Alicio Pina</u>	<u>42</u> <u>Votes</u>
<u>Peter Pessoa</u>	<u>42</u> <u>Votes</u>
<u>Ruben Bertran</u>	<u>41</u> <u>Votes</u>

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Alicio Pina

four (4) year term

Peter Pessoa

four (4) year term

Ruben Bertran

two (2) year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED THIS, _____ DAY OF _____.

Chairman / Vice Chairman

Secretary / Assistant Secretary

RESOLUTION 2017-03

**A RESOLUTION ELECTING OFFICERS OF THE
CORAL KEYS HOMES COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Coral Keys Homes Community Development District at a regular business meeting following the landowners meeting held on November 15, 2016 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:**

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS _____ DAY OF _____.

Chairman / Vice Chairman

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 October 18, 2016 at 10:30 a.m. at 15500 New Barn Road, Suite 104, Miami Lakes, Florida.

Present and constituting a quorum were:

Alicio Pina	Chairman
Peter Pessoa	Vice Chairman
Reinaldo Villar	Assistant Secretary
Luis Villar	Assistant Secretary
Ruben Bertran	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Maritza Meitner-Rodriguez	Realtor
Rene Rodriguez	Realtor

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
September 20, 2016 Meeting**

Mr. Hernandez: Item #2 is Approval of the Minutes of the September 20, 2016 Meeting. It has been brought to my attention on page 2 that in the statement being made by Ms. Wald the word "scorned" should be *second*.

Ms. Wald: I haven't scorned anybody in a while, but it is still early.

Mr. Hernandez: That is the only change I have been notified about so unless anyone has any other changes, comments, corrections, additions or deletions, a motion to approve them would be in order.

On MOTION by Mr. Pina seconded by Mr. Bertran with all in favor the Minutes of the September 20, 2016 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2017-01 Authorizing District Counsel to File a Petition with Miami-Dade County to Contract the Boundaries of the District

Mr. Hernandez: Moving forward, the next item is consideration of Resolution #2017-01 Authorizing District Counsel to File a Petition with Miami-Dade County to Contract the Boundaries of the District. Ginger, would you please help us to understand the purpose of this resolution?

Ms. Wald: Yes. At the meeting last month the district had requested pursuant to the purchase agreement and sale as to some parcels within the district property to move forward with filing a petition to contract the boundaries of the district to remove those parcels. The first step as we discussed at the last meeting is that the board has to approve by resolution for District Counsel to move forward with that filing. This is the resolution that basically provides the authority for that to occur. Attached you will see under Exhibit A is the legal description that you previously provided me from the last meeting as to the property that is going to hopefully be removed from the district once approved by the county.

On MOTION by Mr. Reinaldo Villar seconded by Mr. Pina with all in favor Resolution #2017-01 Authorizing District Counsel to File a Petition with Miami-Dade County to Contract the Boundaries of the District was approved.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Carr, Riggs, & Ingram to perform the Audit for Fiscal Year Ending September 30, 2016

Mr. Hernandez: Moving forward, the next item we have is Consideration of Engagement Letter with Carr, Riggs & Ingram to perform the Audit for Fiscal Year Ending September 30, 2016. District staff has reviewed the agreement and the amount that is being presented is consistent with the amount that was approved not only by the board, but also by the Audit Selection Committee, and at the same time, the auditor has

fulfilled the new requirements as to the public records request. With all those indications, the recommendation from staff is for the board to approve the engagement letter and by doing so it will authorize the appropriate district officials to execute it.

On MOTION by Mr. Pina seconded by Mr. Reinaldo Villar with all in favor engagement letter with Carr, Riggs, & Ingram to perform the audit for fiscal year ending September 30, 2016 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

Mr. Hernandez: Nothing from the engineer aside from that it is my understanding that the potential buyer has contacted him and he has provided the information that the buyer was looking for.

C. Manager

There not being any report, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Pina: What is the timeframe after this resolution gets passed today?

Ms. Wald: We prepare the petition. Luis and I were just discussing the exhibits that I need to add to the petition so we can file it with the county and also with Florida City because we have to get the resolution from Florida City to get that done. So Luis and I were discussing that before the meeting, and Luis will be obtaining some of the documentation that we need to go ahead and attach to the petition.

Mr. Reinaldo Villar: Are we going to wait until they close to actually file it with the city and the county?

Ms. Wald: That is up to you. The reason why that is important as to the timing is because you will have an affidavit of the owner of the property or parcels that are being

removed. That is one of the exhibits. So if it is going to be after the closing, it is going to be the new buyer.

Mr. Pina: If we file it before with the city, are you going to file with the city and the county at the same time?

Ms. Wald: Correct.

Mr. Pina: Can we at any point withdraw the request if needed?

Ms. Wald: Before it is approved? Yes.

Mr. Pina: And the approval will take a few months?

Ms. Wald: Yes.

Mr. Pina: Okay. Then we can start the process understanding that if something were to happen with the new buyer and they wouldn't close, then we could just go back to how it was already.

Ms. Wald: If it is going to close and it closes before approval with the county, then we are going to have to go ahead and amend it and substitute because the new owner is going to have to provide the permission.

Mr. Pina: I think that should work. They are scheduled to close November 15th with an option to extend a month. We are going to make the assumption that any time you give the buyer the option to extend that they are going to take it. So we are assuming December 15th. So I think we are about two months away.

Ms. Wald: It will take a little while to compile all of the documents, put it together, have the execution, and move forward with getting the approval from the city. Probably by the time we get the approval from the city, you are already going to be closed or we are going to have to go ahead and do the amendment.

Mr. Pina: If we get the approval from the city, we would only need the amendment from the county at that point.

Ms. Wald: Then we would have to go ahead and substitute and amend the documentation with the county. It is easier with the county if you don't have to change anything because that is one less thing they have to review, but it does happen. It is a requirement under the statutes that the owner of the land has to consent to it. So they

have to agree. What we do is we prepare that affidavit for the property owner agreeing to the property to be contracted or removed from the boundaries of the district. So if there is a new owner, we have to get a new affidavit.

Mr. Reinaldo Villar: The piece that is being sold has people living in there.

Ms. Wald: How many different owners are we looking at?

Mr. Pina: I think six.

Ms. Wald: We are going to have to get those affidavits.

Mr. Pessoa: The new buyer will be controlling the association?

Ms. Wald: That doesn't affect the district. They are two totally different entities. I thought it was just one parcel owner. So if there are multiple unit or parcel owners of what is being removed from the district, we are going to have to get that, too. We have to do an Opinion of Title so we will have to get all of that, too.

Mr. Pina: Is there a percentage that after a certain amount of percentage is enough?

Ms. Wald: No.

Mr. Pina: You need 100%?

Ms. Wald: Yes.

Mr. Pina: What happens hypothetically if one of the property owners says they don't want to be removed?

Ms. Wald: Then they will stay in the CDD.

Mr. Hernandez: The property owner who has decided he doesn't want to be removed will have to be maintained within the CDD. That particular unit. Not the rest.

Mr. Pina: If we remove 200-something units and three of them say they don't want to be removed from the CDD they will stay as part of the CDD?

Mr. Hernandez: Correct and we will have to go ahead and make a sketch where they continue to be part of the CDD.

Mr. Reinaldo Villar: How does that process work? Do you reach out to them? Do you send a letter to them?

Ms. Wald: We are going to have to. See from the last meeting, I thought it was just one property owner and that it was going to be just the one property owner for the

affidavit. If there are multiple property owners then yes, we are going to have to reach out to them and explain everything. It is going to take longer than I thought. I will tell you that right now. Or, I would advise that someone who is already familiar with these individuals, maybe from a real estate perspective, would probably be the best person to reach out to them first.

Mr. Pina: Once you have those forms, if you send them over to me, then we will make sure that happens.

Mr. Bertran: Do the banks have to give consent, also?

Ms. Wald: If we have a mortgage company, the county does require that. It is going to have an Opinion of Title, too. They are going to have a consent form.

Mr. Reinaldo Villar: So this may actually delay the process?

Ms. Wald: Yes. It sounds like what we need first is getting that title search done and getting the Opinion of Title. So that is what I would actually recommend first based upon the information you just provided to us so we can have all of the proper information as to the property owners on what is being removed from the district or contemplated being removed from the district, and then move forward with the second part, which is filing the petition.

Mr. Bertran: Didn't they already do a title search?

Mr. Reinaldo Villar: Once you send us the forms for us to try to follow through with the buyer, is that type of communication that we can do amongst us? If you forward something? Ruben kind of has the lead with some of the people who live there, he has a relationship. If you forward it to me, can I forward it to him? Is that a violation or conflict with the Sunshine Laws?

Ms. Wald: No. That is fine. You are not doing that as a district supervisor. That is on the real estate end. We can go through it step-by-step, though.

Mr. Hernandez: Whenever you are not feeling comfortable, just shoot me an e-mail with what you believe needs to be done. I can help you with that. In order to cover you, whenever you are not sure or uncertain about something, send it to me and I can pass it along to whomever else needs to receive it.

Ms. Wald: The question I have then is from the legal description that you provided me from the last meeting that I actually attached to the resolution that you just approved, does that include the units that we are talking about that are not owned by the new buyer?

Mr. Bertran: Yes. Those units are not broken out of there. It includes all of it.

Ms. Wald: Okay. Just checking. How many units do you think we are talking about? Five or six?

Mr. Pina: I think we are down to five. The buyer who is buying the rest of the units already bought two of them.

Ms. Wald: All right. That is not too bad. We will work through it.

Mr. Reinaldo Villar: Let's say it takes 45 days to get through this whole process. You might just need to change the form only.

Ms. Wald: Based on what you are telling me and we are all estimating and guesstimating, this is going to be a little more legwork and with that, more likely than not, you are already going to have that closing, even with the extension. So more likely than not, the documents as to the affidavit are probably going to have the new buyer. From what you are telling me. I can have all of the forms put together in the meantime. The first step is that we are going to have to get that title search done and that takes a little bit of time.

Mr. Hernandez: Are there any other supervisors requests or comments at this time? Not hearing any, are there any audience comments? Not hearing any, I can move on to the next item.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Approval of Combined Balance Sheet

Mr. Hernandez: Next we have the Financial Reports under Section VII. Tab A is Approval of the Check Run Summary and tab B is Approval of the Combined Balance Sheet. Unless anyone has any questions or comments on either of those, a motion to approve them would be in order.

On MOTION by Mr. Reinaldo Villar seconded by Mr. Pina with all in favor the Check Run Summary, the Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: And if there is no other district business to discuss, a motion to adjourn would be in order.

On MOTION by Mr. Bertran seconded by Mr. Reinaldo Villar with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

***Proposed Budget
Fiscal Year 2018***

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

April 18, 2017



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

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Budget

Narrative

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Coral Keys Homes

Community Development District

General Fund

Description	FY2017 Adopted Budget	Actual Thru 2/28/2017	Projected Next 7 Months	Total Projected 9/30/2017	FY2018 Proposed Budget
Revenues					
Maintenance Assessments	\$50,800	\$50,742	\$58	\$50,800	\$50,800
Total Revenues	\$50,800	\$50,742	\$58	\$50,800	\$50,800
Expenditures					
<i>Administrative</i>					
Engineering Fees	\$1,200	\$2,352	\$1,000	\$3,352	\$1,647
Attorney	\$7,000	\$2,458	\$2,800	\$5,258	\$7,000
Annual Audit	\$3,500	\$1,500	\$2,000	\$3,500	\$3,500
Management Fees	\$24,000	\$10,000	\$14,000	\$24,000	\$24,000
Computer Time	\$500	\$208	\$291.69	\$500	\$500
Postage	\$100	\$6	\$40	\$46	\$100
Insurance	\$5,794	\$5,457	\$0	\$5,457	\$6,003
Printing & Binding	\$341	\$76	\$184	\$260	\$341
Legal Advertising	\$900	\$200	\$271	\$471	\$900
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
Contingencies	\$500	\$160	\$175	\$335	\$500
Operating Reserves	\$6,290	\$0	\$6,946	\$6,946	\$5,634
Website Compliance	\$500	\$208	\$292	\$500	\$500
Administrative Expenses	\$50,800	\$22,801	\$20,761	\$50,800	\$50,800
Assigned Fund Balance	\$0	\$27,941	(\$20,703)	(\$0)	(\$0)

	FY 2016	FY 2017	FY 2018
Net Assessment	\$41,998	\$50,800	\$50,800
Plus Collection Fees & Discounts (5%)	\$2,210	\$2,674	\$2,674
Gross Assessment	\$44,208	\$53,474	\$53,474
Gross Per Unit Assessment	\$72.00	\$87.09	\$87.09
Gross Per Acre Assessment	\$1,127.01	\$1,362.53	\$1,362.53

Coral Keys Homes
Community Development District
GENERAL FUND BUDGET

REVENUES:

Maintenance Assessments

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

EXPENDITURES:

Administrative:

Engineering Fees

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

Attorney

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

Annual Audit

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

Management Fees

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

Computer Time

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

Postage

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

Coral Keys Homes
Community Development District
GENERAL FUND BUDGET

Insurance

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

Printing & Binding

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

Legal Advertising

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

Dues, Licenses & Subscriptions

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

Contingencies

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

Operating Reserves

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

Website Compliance

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

RESOLUTION 2017-04

A RESOLUTION OF THE CORAL KEYS HOMES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2018; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes; and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2018 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2017

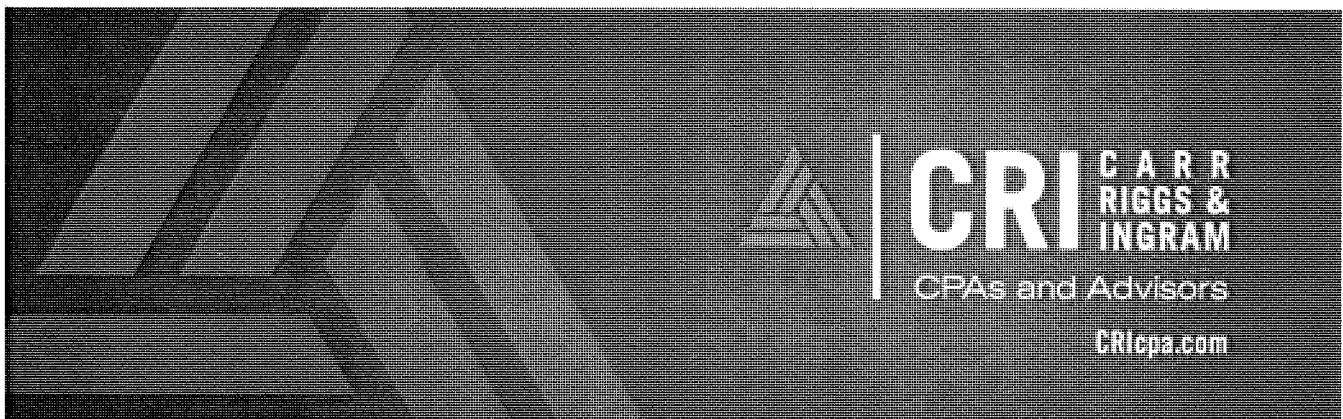
Chairman/Vice Chairman

Secretary/Assistant Secretary

**Coral Keys Homes
Community
Development District**

FINANCIAL STATEMENTS

September 30, 2016



Coral Keys Homes Community Development District
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September 30, 2016

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CRI CARR
RIGGS &
INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Coral Keys Homes Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2016, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 24, 2017, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 24, 2017



Management's Discussion and Analysis

Coral Keys Homes Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Coral Keys Homes Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2016. Please read it in conjunction with the District's financial statements, which begin on page 7.

FINANCIAL HIGHLIGHTS

- At September 30, 2016, the assets of the District exceed its liabilities by approximately \$8,000.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 7 – 8 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 9. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 5. The fund financial statements begin on page 9 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

Coral Keys Homes Community Development District Management's Discussion and Analysis

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2016	2015	Change
Assets			
Current and other assets	\$ 25,003	\$ 12,629	\$ 12,374
Total assets	\$ 25,003	\$ 12,629	\$ 12,374
Liabilities			
Current liabilities	\$ 16,957	\$ 16,017	\$ 940
Total liabilities	16,957	16,017	940
Net position			
Unrestricted	8,046	(3,388)	11,434
Total net position (deficit)	8,046	(3,388)	11,434
Total liabilities and net position	\$ 25,003	\$ 12,629	\$ 12,374

For more detailed information, see the accompanying Statement of Net Position.

During the fiscal year ended September 30, 2016, total assets and liabilities increased approximately \$12,000 and \$900, respectively. The increase in assets is due to an increase in cash resulting from the current year excess of revenues over expenses. The District has yet to commence infrastructure construction or other substantial operations.

**Coral Keys Homes Community Development District
Management's Discussion and Analysis**

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>Year ended September 30,</i>	2016	2015	Change
Revenues:			
Program revenues:			
Charges for services	\$ 52,911	\$ 41,903	\$ 11,008
Total revenues	52,911	41,903	11,008
Expenses:			
General government	41,477	40,031	1,446
Total expenses	41,477	40,031	1,446
Change in net assets	11,434	1,872	9,562
Net position (deficit), beginning	(3,388)	(5,260)	1,872
Net position (deficit), ending	\$ 8,046	\$ (3,388)	\$ 11,434

For more detailed information, see the accompanying Statement of Activities.

Revenues and expenses increased approximately \$11,000 and \$1,400, respectively, from the prior year. The increase in revenues is primarily due to an increase in assessment rates. The overall result was an \$11,434 increase in net position for fiscal year 2016.

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 9) reported a combined fund balance of approximately \$8,000, which is an increase from last year's balance that totaled approximately \$3,400 (deficit). The overall increase in fund balance for the year ended September 30, 2016 totaled \$11,434.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 16.

The District experienced favorable variances in revenues and expenses as compared to the budget in the amount of \$2,111 and \$9,323, respectively. The variance in expenditures occurred primarily due to anticipated budgeted operating reserves that were not incurred during the year.



Coral Keys Homes Community Development District Management's Discussion and Analysis

FUTURE FINANCIAL FACTORS

Coral Keys Homes Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2017 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Coral Keys Homes Community Development District's management company at 5385 N. Nob Hill Road, Sunrise, Florida 33351.



Basic Financial Statements

**Coral Keys Homes Community Development District
Statement of Net Position**

<i>September 30,</i>	2016	
	Governmental Activities	
Assets		
Cash and cash equivalents	\$	19,546
Prepaid expenses		5,457
Total assets		25,003
Liabilities		
Accounts payable		16,957
Total liabilities		16,957
Net position		
Unrestricted		8,046
Total net position	\$	8,046

The accompanying notes are an integral part of these financial statements.

**Coral Keys Homes Community Development District
Statement of Activities**

Year ended September 30,

2016

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Charges for Services</u>	<u>Governmental Activities</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
Primary government:					
Governmental activities:					
General government	\$ (41,477)	\$ 52,911		\$ 11,434	
Total governmental activities	\$ (41,477)	\$ 52,911		11,434	
					Net position (deficit) - beginning of year
					<u>(3,388)</u>
					Net position - end of year
					<u>\$ 8,046</u>

The accompanying notes are an integral part of these financial statements.

**Coral Keys Homes Community Development District
Balance Sheet – Governmental Funds**

<i>September 30,</i>	2016
	General Fund
Assets	
Cash and cash equivalents	\$ 19,546
Prepaid expenditures	5,457
Total assets	\$ 25,003
Liabilities and Fund Balances	
Liabilities	
Accounts payable	\$ 16,957
Total liabilities	16,957
Fund balances	
Nonspendable	5,457
Unassigned	2,589
Total fund balances	8,046
Total liabilities and fund balances	\$ 25,003

The accompanying notes are an integral part of these financial statements.

**Coral Keys Homes Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds**

<i>Year ended September 30,</i>	2016
	General Fund
Revenues	
Assessments	\$ 52,911
Total revenues	52,911
Expenditures	
Current:	
General government	41,477
Total expenditures	41,477
Net change in fund balances	11,434
Fund balances (deficit), beginning of year	(3,388)
Fund balances, end of year	\$ 8,046

The accompanying notes are an integral part of these financial statements.

Coral Keys Homes Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

The Coral Keys Homes Community Development District (the "District") was established on November 25, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Miami-Dade County Ordinance 05-203. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of certain infrastructure necessary for community development within the District. As of September 30, 2016, the District has not commenced significant operations.

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected by the owners of property within the District. At September 30, 2016, certain Board members are affiliated with the Developer, Florida City 70 Acres, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB) in statements No. 14 and No. 61. Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

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

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government.

**Coral Keys Homes Community Development District
Notes to Financial Statements**

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2016, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

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

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

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Coral Keys Homes Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

For the year ended September 30, 2016, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, the unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligations of the U.S. Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2016.

Coral Keys Homes Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2016.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

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

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**Coral Keys Homes Community Development District
Notes to Financial Statements**

NOTE 3: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

NOTE 4: MANAGEMENT COMPANY

The District has contracted with a management company, Governmental Management Services, to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 5: CONCENTRATION

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Florida City 70 Acres, LLC, the loss of which could have a material adverse effect on the District's operations.

During the year ended September 30, 2016, the District assessed the Developer \$52,249 through the local tax collector. The Developer accounted for substantially all of the District's total assessment revenues.



**Required Supplemental Information
(Other than MD&A)**

**Coral Keys Homes Community Development District
Budget to Actual Comparison Schedule – General Fund**

<i>Year ended September 30,</i>	2016		
	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Assessments	\$ 50,800	\$ 52,911	\$ 2,111
Total revenues	50,800	52,911	2,111
Expenditures			
General government	50,800	41,477	9,323
Total expenditures	50,800	41,477	9,323
Net change in fund balances	\$ -	\$ 11,434	\$ 11,434



CRI CARR
RIGGS &
INGRAM

CPAs and Advisors

Carr, Riggs & Ingram, LLC
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Coral Keys Homes Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 24, 2017.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 24, 2017



MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Coral Keys Homes Community Development District ("District") as of and for the fiscal year ended September 30, 2016, and have issued our report thereon dated February 24, 2017.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 24, 2017, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the proceeding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Annual Financial Report

Sections 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we determine whether the annual financial report for the District for the fiscal year ended September 30, 2016, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2016. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 24, 2017



CRI CARR
RIGGS &
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CPAs and Advisors

Carr, Riggs & Ingram, LLC
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

INDEPENDENT ACCOUNTANT'S REPORT

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

We have examined Coral Keys Homes Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2016. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2016.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 24, 2017

Coral Keys Homes
Community Development District
Summary of Check Register
10/11/2016 - 04/06/2017

Check Date	Check #'s	Total Amount
11/30/2016	261-265	\$5,933.04
12/21/2016	266-268	\$5,873.25
2/28/2017	269-271	\$6,719.47
Total		\$18,525.76

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/30/16	00016	10/28/16	16170410 201610 310-51300-48000	ALM MEDIA LLC	*	200.34	200.34	000261
NOTICE OF LO AND REG MTG								
11/30/16	00008	10/12/16	4056 201609 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	232.50	232.50	000262
SEPT 16 - ENGINEER SVCS								
11/30/16	00003	9/30/16	136775 201609 310-51300-31500	BILLING, COCHRAN, LYLES, MAURO &	*	1,057.50	1,057.50	000263
SEPT 16 - LEGAL SERVICES								
11/30/16	00005	10/03/16	39215 201610 310-51300-54000	DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000264
SPECIAL DISTRICT FEE FY17								
11/30/16	00001	10/03/16	134 201610 310-51300-34000		*	2,000.00		
OCT 16 - MGMT FEES								
		10/03/16	134 201610 310-51300-35100		*	41.67		
OCT 16 - COMPUTER TIME								
		10/03/16	134 201610 310-51300-35101		*	41.67		
OCT 16 - WEBSITE ADMIN								
		10/03/16	134 201610 310-51300-51000		*	15.00		
OCT 16 - OFFICE SUPPLIES								
		10/03/16	134 201610 310-51300-42000		*	1.40		
OCT 16 - POSTAGE								
		10/03/16	134 201610 310-51300-42500		*	19.20		
OCT 16 - COPIES								
		11/01/16	135 201611 310-51300-34000		*	2,000.00		
NOV 16 - MGMT FEES								
		11/01/16	135 201611 310-51300-35100		*	41.67		
NOV 16 - COMPUTER TIME								
		11/01/16	135 201611 310-51300-35101		*	41.67		
NOV 16 - WEBSITE ADMIN								
		11/01/16	135 201611 310-51300-51000		*	15.00		
NOV 16 - OFFICE SUPPLIES								
		11/01/16	135 201611 310-51300-42000		*	.47		
NOV 16 - POSTAGE								
		11/01/16	135 201611 310-51300-42500		*	49.95		
NOV 16 - COPIES								
							4,267.70	000265
GOVERNMENTAL MANAGEMENT SERVICES -								
12/21/16	00008	11/01/16	4065 201610 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	2,351.69	2,351.69	000266
OCT 2016 - ENGINEER SVCS								

CKEY --CORAL KEYS-- IARAUJO

*** CHECK DATES 10/11/2016 - 04/06/2017 ***

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 #
12/21/16	00003	10/31/16	137763	OCT 2016 - LEGAL SERVICES	201610	310-51300-31500			BILLING, COCHRAN, LYLES, MAURO &	*	1,407.60	1,407.60	000267
12/21/16	00001	12/01/16	136	DEC 16 - MGMT FEES	201612	310-51300-34000				*	2,000.00		
12/01/16		136		DEC 16 - COMPUTER TIME	201612	310-51300-35100				*	41.67		
12/01/16		136		DEC 16 - WEBSITE ADMIN	201612	310-51300-35101				*	41.67		
12/01/16		136		DEC 16 - POSTAGE	201612	310-51300-42000				*	1.15		
12/01/16		136		DEC 16 - COPIES	201612	310-51300-42500				*	7.20		
12/01/16		136		DEC 16 - TELEPHONE	201612	310-51300-41000				*	22.27		
									GOVERNMENTAL MANAGEMENT SERVICES -			2,113.96	000268
2/28/17	00003	11/30/16	138304	NOV 2016 - LEGAL SERVICES	201611	310-51300-31500				*	350.00		
		12/31/16	138783	DEC 2016 - LEGAL SERVICES	201612	310-51300-31500				*	350.00		
		1/31/17	139293	JAN 2017 - LEGAL SERVICES	201701	310-51300-31500				*	350.00		
									BILLING, COCHRAN, LYLES, MAURO &			1,050.00	000269
2/28/17	00015	1/27/17	16229210	FY 2016 AUDIT SERVICES	201701	310-51300-32200				*	1,500.00		
									CARR RIGGS & INGRAM			1,500.00	000270
2/28/17	00001	1/02/17	137	JAN 2017 - MGMT FEES	201701	310-51300-34000				*	2,000.00		
		1/02/17	137	JAN 2017 - COMPUTER TIME	201701	310-51300-35100				*	41.67		
		1/02/17	137	JAN 2017 - WEBSITE ADMIN	201701	310-51300-35101				*	41.67		
		1/02/17	137	JAN 2017 - POSTAGE	201701	310-51300-42000				*	2.79		
		2/01/17	138	FEB 2017 - MGMT SVCS	201702	310-51300-34000				*	2,000.00		
		2/01/17	138	FEB 2017 - COMPUTER TIME	201702	310-51300-35100				*	41.67		
		2/01/17	138	FEB 2017 - WEBSITE ADMIN	201702	310-51300-35101				*	41.67		
									GOVERNMENTAL MANAGEMENT SERVICES -			4,169.47	000271
TOTAL FOR BANK A											18,525.76		
CKEY --CORAL KEYS-- IARAUJO													

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 4/06/17

PAGE 3

*** CHECK DATES 10/11/2016 - 04/06/2017 ***

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	AMOUNTCHECK..... AMOUNT	#
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TOTAL FOR REGISTER 18,525.76

CKEY --CORAL KEYS-- IARAUJO

Coral Keys Homes
 Community Development District
 Tax Collections
 Fiscal Year Ending September 30, 2017

\$ 53,473.68 Gross

<i>Date Received</i>	<i>Collections Period</i>	<i>Gross Tax Received</i>	<i>Total Commissions</i>	<i>Discounts/ Penalties</i>	<i>Interest</i>	<i>Net Amount Received</i>
12/8/2016	11/21/15-11/30/15	\$ 53,386.60	\$ 533.87	\$ 2,113.86	\$ -	\$ 50,738.87
1/27/2017	10/01/16-12/31/16	\$ -	\$ -	\$ -	\$ 2.80	\$ 2.80
TOTALS		<u>\$ 53,386.60</u>	<u>\$ 533.87</u>	<u>\$ 2,113.86</u>	<u>\$ 2.80</u>	<u>\$ 50,741.67</u>

Percentage Collected

100%

**CORAL KEYS HOMES
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2017**

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH	\$51,654
TOTAL ASSETS	<u><u>\$51,654</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$15,667
FUND BALANCES:	
NONSPENDABLE	\$5,457
UNASSIGNED	\$30,530
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u><u>\$51,654</u></u>

Coral Keys Homes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended February 28, 2017

	Adopted Budget	Prorated Budget Thru 02/28/2017	Actual Thru 02/28/2017	Variance
REVENUES:				
Maintenance Assessments	\$50,800	\$50,800	\$50,742	(\$58)
TOTAL REVENUES	\$50,800	\$50,800	\$50,742	(\$58)
EXPENDITURES:				
ADMINISTRATIVE:				
Engineering Fees	\$1,200	\$500	\$2,352	(\$1,852)
Attorney Fees	\$7,000	\$2,917	\$2,458	\$459
Annual Audit	\$3,500	\$1,458	\$1,500	(\$42)
Management Fees	\$24,000	\$10,000	\$10,000	\$0
Computer Time	\$500	\$208	\$208	(\$0)
Website Compliance	\$500	\$208	\$208	(\$0)
Postage	\$100	\$42	\$6	\$36
Insurance	\$5,794	\$5,794	\$5,457	\$337
Printing & Binding	\$341	\$142	\$76	\$66
Legal Advertising	\$900	\$375	\$200	\$175
Contingencies	\$500	\$208	\$160	\$48
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
1st Qtr Operating	\$6,290	\$2,621	\$0	\$2,621
TOTAL ADMINISTRATIVE EXPENDITURES	\$50,800	\$24,649	\$22,801	\$1,848
EXCESS REVENUES/(EXPENDITURES)	\$0	\$27,941		
Fund Balance - Beginning	\$0	\$8,046		
Fund Balance - Ending	<u>\$0</u>	<u>\$35,987</u>		