The Palace at Coral Gables Community Development District

Financial Statements

September 30, 2021

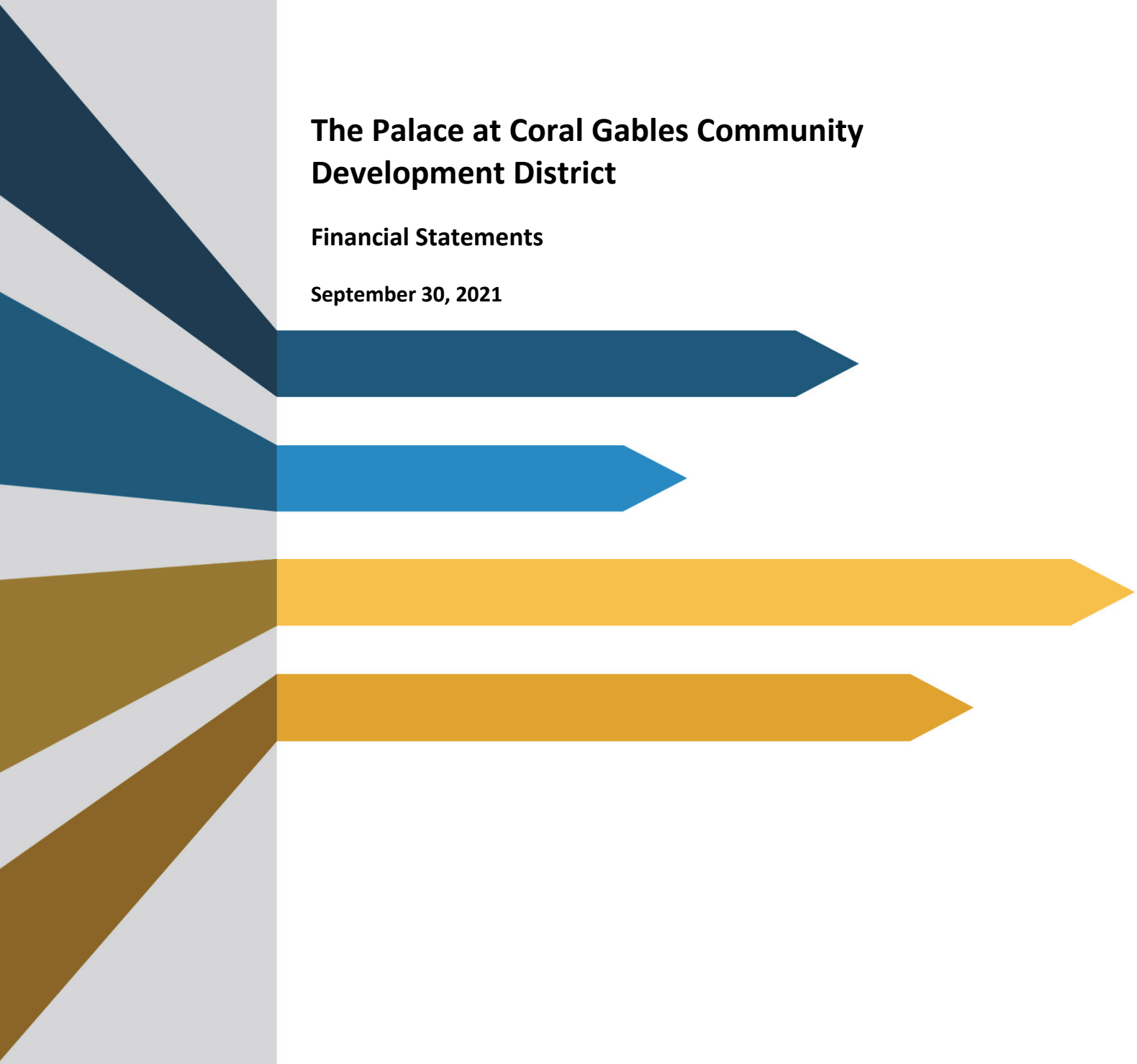


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CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
Certified Public Accountants
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
The Palace at Coral Gables 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 The Palace at Coral Gables Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2021, 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 auditors' 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, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, 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 June 23, 2022, 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
June 23, 2022

Management's Discussion and Analysis

Our discussion and analysis of The Palace at Coral Gables Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2021, the liabilities and deferred inflows of resources of the District exceed its assets by approximately $1.3 million (deficit).

- During the fiscal year ended September 30, 2021, the District paid principal and interest expenditures of $200,000 and approximately $430,000, respectively.

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 8 – 9 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 10. 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 Districts' 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 10 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.

- *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.

September 30,	**2021**	**2020**	**Change**
Assets			
Current and other assets	$ 728,994	$ 800,092	$ (71,098)
Capital assets, net	6,002,216	6,145,682	(143,466)
Total assets	$ 6,731,210	$ 6,945,774	$ (214,564)
Liabilities			
Current liabilities	$ 391,478	$ 384,626	$ 6,852
Other liabilities	7,650,341	7,861,115	(210,774)
Total liabilities	8,041,819	8,245,741	(203,922)
Deferred inflows of resources			
Deferred revenue	6,719	3,578	3,141
Net position			
Net investment in capital assets	(1,226,437)	(1,282,120)	55,683
Unrestricted	(90,891)	(21,425)	(69,466)
Total net position (deficit)	(1,317,328)	(1,303,545)	(13,783)
Total liabilities, deferred inflows of resources, and net position	$ 6,731,210	$ 6,945,774	$ (214,564)

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

During the fiscal year ended September 30, 2021, total assets and liabilities decreased by approximately $215,000 and $204,000, respectively. The decrease in assets is primarily a result of the current year deficit in the debt service fund as well as depreciation on capital assets. The decrease in liabilities is primarily due to the repayment of outstanding long-term bond principal.

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

For the year ended September 30,	**2021**	**2020**	**Change**
Revenue:			
Program revenue:			
Charges for services	$ 433,375	$ 234,676	$ 198,699
Grants and contributions	182,247	354,423	(172,176)
Total revenue	615,622	589,099	26,523
Expenses:			
General government	60,025	60,737	(712)
Unallocated depreciation	143,466	143,466	-
Interest	425,914	433,123	(7,209)
Total expenses	629,405	637,326	(7,921)
Change in net position	(13,783)	(48,227)	34,444
Net position (deficit), beginning of year	(1,303,545)	(1,255,318)	(48,227)
Net position (deficit), ending of year	$ (1,317,328)	$ (1,303,545)	$ (13,783)

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

Revenue increased over the prior year by approximately $27,000, while expenses decreased from the prior year by approximately $8,000. The increase in revenue was primarily due to the increase in shortfall coverage off-roll assessments received from the Developer. The decrease in expenses is mostly attributed to a decrease in interest expense. The overall result was a $13,783 decrease in net position for the fiscal year 2021.

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of $716,761, which is a decrease from last year's balance that totaled $790,977. Significant transactions are discussed below.

- The District paid principal and interest expenditures of $200,000 and approximately $430,000, respectively.

The overall decrease in fund balance for the year ended September 30, 2021 totaled approximately $74,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had approximately $6 million invested in capital assets (net of accumulated depreciation). This amount represents a decrease of approximately $143,000 from the fiscal year 2020 total.

A listing of capital assets by major category for the current and prior year follows:

September 30,	2021	2020	Change
Capital assets being depreciated	$ 7,173,302	$ 7,173,302	$ -
Accumulated depreciation	(1,171,086)	(1,027,620)	(143,466)
Net capital assets	$ 6,002,216	$ 6,145,682	$ (143,466)

More information about the District's capital assets is presented in Note 3 to the financial statements.

Debt

At September 30, 2021, the District had approximately $7.8 million of bonds outstanding. This amount represents a decrease of $200,000 from the fiscal year 2020 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

September 30,	2021	2020	Change
Series 2011	$ 7,845,000	$ 8,045,000	$ (200,000)
	$ 7,845,000	$ 8,045,000	$ (200,000)

More information about the District's long-term debt is presented in Note 4 to the financial statements.

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 23.

The District experienced an unfavorable variance in revenue and a favorable variance in expenditures as compared to the budget in the amount of approximately $11,000. The variance in expenditures and related variance in developer contributions occurred primarily due to anticipated legal and insurance expenditures which were not incurred during the year.

FUTURE FINANCIAL FACTORS

The Palace at Coral Gables 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. Developer contribution amounts for fiscal year 2022 will be calculated 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 Palace at Coral Gables Community Development District's management company at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817.

Basic Financial Statements

The Palace at Coral Gables Community Development District
Statement of Net Position

September 30,		**2021**
Assets		
Cash and cash equivalents	$	648,671
Account receivable		75,998
Interest receivable		3
Due from developer		4,322
Capital assets, net		6,002,216
Total assets		6,731,210
Liabilities		
Accounts payable		5,514
Accrued interest payable		175,964
Non-current liabilities:		
Due within one year		210,000
Due in more than one year		7,650,341
Total liabilities		8,041,819
Deferred inflows of resources		
Deferred revenue		6,719
Total deferred inflows of resources		6,719
Net position		
Net investment in capital assets		(1,226,437)
Unrestricted		(90,891)
Total net position (deficit)	$	(1,317,328)

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

The Palace at Coral Gables Community Development District
Statement of Activities

For the year ended September **2021**

Functions/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ (60,025)	$ 59,726	$ -	$ (299)
Unallocated depreciation	(143,466)	-	-	(143,466)
Interest	(425,914)	373,649	182,247	129,982
Total governmental activities	$ (629,405)	$ 433,375	$ 182,247	(13,783)
Change in net position				(13,783)
Net position (deficit) - beginning of year				(1,303,545)
Net position (deficit) - end of year				$ (1,317,328)

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

The Palace at Coral Gables Community Development District
Balance Sheet – Governmental Funds

September 30,	2021		
	General	**Debt Service**	**Total Governmental Funds**
Assets			
Cash and cash equivalents	$ 16,967	$ 631,704	$ 648,671
Accounts receivable	-	75,998	75,998
Other receivables	-	3	3
Due from developer	4,322	-	4,322
Total assets	$ 21,289	$ 707,705	$ 728,994
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities			
Accounts payable	$ 5,514	$ -	$ 5,514
Total liabilities	5,514	-	5,514
Deferred inflows of resources			
Deferred revenue	6,719	-	6,719
Total deferred inflows of resources	6,719	-	6,719
Fund balances			
Restricted for debt service	-	707,705	707,705
Unassigned	9,056	-	9,056
Total fund balances	9,056	707,705	716,761
Total liabilities, deferred inflows of resources and fund balances	$ 21,289	$ 707,705	$ 728,994

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

The Palace at Coral Gables Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

September 30,		**2021**
Total fund balances, governmental funds	$	716,761
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund financial statements.		6,002,216
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund financial statements.		(8,036,305)
Total net position (deficit) - governmental activities	$	(1,317,328)

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

The Palace at Coral Gables Community Development District
Statement of Revenue, Expenditures and Changes in Fund Balances – Governmental Funds

For the year ended September 30,	2021		
	General	Debt Service	Total Governmental Funds
Revenue			
Developer contributions	$ 59,726	$ 373,649	$ 433,375
Net parking revenue	-	182,212	182,212
Interest and other revenue	-	35	35
Total revenue	59,726	555,896	615,622
Expenditures			
Current:			
General government	60,025	-	60,025
Debt service:			
Principal	-	200,000	200,000
Interest	-	429,813	429,813
Total expenditures	60,025	629,813	689,838
Excess (deficit) of revenue over expenditures	(299)	(73,917)	(74,216)
Fund balances, beginning of year	9,355	781,622	790,977
Fund balances, end of year	$ 9,056	$ 707,705	$ 716,761

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

The Palace at Coral Gables Community Development District
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the year ended September 30,		**2021**
Net change in fund balances - governmental funds	$	(74,216)
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.		(143,466)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		200,000
Amortization of original issue premium is not recognized in the governmental fund statement but is reported as an expense in the Statement of Activities.		774
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.		3,125
Change in net position of governmental activities	$	(13,783)

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

NOTE 1: NATURE OF ORGANIZATION

The Palace at Coral Gables Community Development District (the "District") was created on July 30, 2010 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Miami-Dade County Ordinance #10-49. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. As of November 6, 2018, certain Supervisor seats qualified for general election by the registered voters who reside in the District. A majority of the supervisors are affiliated with The Palace Management Group, LLC, the Developer. The Board of Supervisors of the District exercise 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). 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.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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. 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, 2021, 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. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Developer contributions, net parking revenue 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.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

For the year ended September 30, 2021, 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, then 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 United States Treasury; the Local Government Surplus Funds Trust 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.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

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

Property, plant and equipment of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows: infrastructure - parking garage: 50 years.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and/or balance sheet – governmental funds will sometimes include 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, 2021.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In addition to liabilities, the statement of net position and/or balance sheet – governmental funds 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 has one item included in deferred revenue which qualify for reporting in this category. Deferred revenues represent contributions received from the developer relating to items considered expenditures of the next fiscal year.

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.

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.

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.

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.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

NOTE 3: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2021:

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
Governmental Activities:				
Capital assets being depreciated				
Infrastructure- parking garage	$ 7,173,302	$ -	$ -	$ 7,173,302
Total capital assets, being depreciated	7,173,302	-	-	7,173,302
Less accumulated depreciation				
Infrastructure- parking garage	1,027,620	143,466	-	1,171,086
Total accumulated depreciation	1,027,620	143,466	-	1,171,086
Total capital assets, being depreciated, net	6,145,682	(143,466)	-	6,002,216
Governmental activities capital assets, net	$ 6,145,682	$ (143,466)	$ -	$ 6,002,216

Depreciation expense of $143,466 at September 30, 2021 was unallocated on the Statement of Activities.

NOTE 4: BONDS PAYABLE

In July 2011, the District issued $9,470,000 of Special Assessment Revenue Bonds, Series 2011, with interest rates that range from 2.0% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2011 Bonds is due serially commencing on May 1, 2013 through May 1, 2042.

NOTE 4: BONDS PAYABLE (Continued)

Long-term liability activity for the year ended September 30, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable:					
Series 2011	$ 8,045,000	$ -	$ (200,000)	$ 7,845,000	$ 210,000
	$ 8,045,000	$ -	$ (200,000)	$ 7,845,000	$ 210,000

The balance of the long-term bonds at September 30, 2021 is summarized as follows:

September 30,	**2021**
Bond principal balance	$ 7,845,000
Add unamortized bond premium	15,341
	$ 7,860,341

At September 30, 2021, the scheduled debt service requirements on long-term debt were as follows:

For the year ending September 30,	**Principal**	**Interest**	**Total Debt Service**
2022	$ 210,000	$ 422,313	$ 632,313
2023	225,000	411,813	636,813
2024	235,000	400,563	635,563
2025	245,000	388,813	633,813
2026	260,000	376,563	636,563
2027 - 2031	1,510,000	1,674,313	3,184,313
2032 - 2036	1,960,000	1,240,656	3,200,656
2037 - 2041	2,590,000	625,219	3,215,219
2042	610,000	34,313	644,313
	$ 7,845,000	$ 5,574,566	$ 13,419,566

NOTE 4: BONDS PAYABLE (Continued)

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the bond indenture.

The Bond Indenture requires that the District maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The District was in compliance with the requirements at September 30, 2021.

NOTE 5: PUBLIC PARKING GARAGE REVENUE

The Developer leased certain property from the City of Coral Gables, Florida (“City”) for the development of a multi-level parking facility ("Parking Garage"). A portion of the construction of the Parking Garage was funded by the District. Pursuant to a sublease between the City, the Developer, and the District, 337 of the available 554 spaces in the Parking Garage comprise the public parking component. The District has leased these spaces from the Developer for 120 months, but the lease contains no obligation for the District to make any ongoing rent payments. The sublease term is consistent with the Master Lease term of 30 years.

In connection with the sublease, the District has entered into a separate agreement with the Developer to manage the public parking component of the Parking Garage. This agreement includes duties such as collection of parking revenues, maintenance of the parking areas, performance of accounting services, and employment of personnel for the operation of the public parking component. The Developer is required by the management agreement to pay the revenues generated by the public parking component to the District after deducting expenses including sales tax, credit card fees, a management fee and 60% of the shared operating expenses. During the year ended September 30, 2021, the Developer reported a total of $182,212 of net parking revenues to the District. A total of $75,998 is receivable at year-end as reflected on the accompanying Statement of Net Position and Balance Sheet – Governmental Funds.

NOTE 6: 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 7: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (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 8: CONCENTRATION

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, The Palace Management Group, LLC, the loss of which could have a material adverse effect on the District's operations.

The Developer has agreed to fund the general fund operations of the District. In connection with that agreement, Developer contribution revenue for the year ended September 30, 2021 totaled $59,726, of which $4,322 is recorded as due from developer on the accompanying Statement of Net Position and Balance Sheet - Governmental Funds.

In addition, the Developer has agreed to make available the moneys necessary for any and all operating expenses as well as any and all maintenance, repair, reconstruction and replacement of the District's improvements. During the year ended September 30, 2021, the District recognized a total of $373,649 in revenue relating to these deficit funding requests. In addition as discussed more fully in Note 5, the Developer remitted $182,212 of net parking revenues to the District during fiscal year 2021.

Required Supplemental Information
(Other Than MD&A)

The Palace at Coral Gables Community Development District
Budget to Actual Comparison Schedule – General Fund

For the year ended September 30,	2021		
	Original and Final Budget	**Actual Amounts**	**Variance with Final Budget**
Revenue			
Developer contributions	$ 71,350	$ 59,726	$ (11,624)
Total revenue	71,350	59,726	(11,624)
Expenditures			
General government	71,350	60,025	11,325
Total expenditures	71,350	60,025	11,325
Excess (deficit) of revenue over expenditures	$ -	$ (299)	$ 299

CRI CARR RIGGS & INGRAM
CPAs and Advisors

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

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

INDEPENDENT AUDITORS' 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
The Palace at Coral Gables 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 The Palace at Coral Gables Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 23, 2022.

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
June 23, 2022

CRI CARR RIGGS & INGRAM
CPAs and Advisors

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

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

MANAGEMENT LETTER

To the Board of Supervisors
The Palace at Coral Gables Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the financial statements of The Palace at Coral Gables Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 23, 2022.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' 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 Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 23, 2022, 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. Corrective actions have been taken to address findings and recommendations made in the preceding financial 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 and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to communicate whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify 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.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. 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.

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

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the The Palace at Coral Gables Community Development District reported:

a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.

b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.

c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $0.

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $0.

e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.

f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate 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 note 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
June 23, 2022

CRI CARR RIGGS & INGRAM
CPAs and Advisors

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

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

INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors
The Palace at Coral Gables Community Development District
Miami-Dade County, Florida

We have examined The Palace at Coral Gables Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. 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. Those standards require that we plan and performed the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

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
June 23, 2022