

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Issuer's Annual Report

Palace At Coral Gables Community Development District Special Assessment Revenue

Bonds, Series 2011 (Bank Qualified), \$9,470,000 Dated: July 28, 2011

(i) The amount of Assessments levied:

\$0.00

(ii) The amount of Assessments collected:

N/A - Not on the Tax Roll

(iii) The amount of tax executions issued, if any:

0

(iv) All fund balances in all Funds and Accounts for the Bonds. The Issuer shall provide any Owners and the Disclosure Dissemination Agent with this information more frequently than annually within thirty (30) days of the written request of the Owners:

DSR \$633,312.50; Revenue \$280.08

(v) The total amount of Bonds Outstanding:

\$8,800,000

(vi) The amount of principal and interest due on the Bonds in each ensuing fiscal year:

Principal \$180,000
Interest \$455,700

Audited Financial Statements prepared in accordance with generally accepted accounting principles ("GAAP" will be included in the Annual Report. If Audited Financial Statements are not available by the Annual Filing Date then unaudited financial statements, prepared in accordance with GAAP, will be included in the Annual Report

Audited financial statements are not yet available.

The percentage of occupancy for each independent living units, the assisted living units and the retail space as of the immediately preceding June 30th and December 31st

Dec 31, 2016 units 94.2% occupied, retail, 100% occupied
June 30, 2016 units 81.6% occupied, retail 100% occupied

Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided

None