



**SILVER PALMS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 16, 2017  
6:00 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.silverpalmscdd.org](http://www.silverpalmscdd.org)  
786.347.2711 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SILVER PALMS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Meeting Room at Mercedes Benz of Cutler Bay  
10701 SW 211<sup>th</sup> Street  
Cutler Bay, Florida 33189  
**Regular Board Meeting**  
**October 16, 2017**  
**6:00 p.m.**

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions to Agenda
- E.** Comments from the Public for Items Not on the Agenda
- F.** Approval of Minutes
  - 1. May 22, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G.** Old Business
- H.** New Business
  - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 6
  - 2. Discussion Regarding Hurricane Irma Debris/Tree Removal
  - 3. Accept and Receive 2017 Annual Engineers’ Report.....Page 11
- I.** Administrative Matters
  - 1. Annual Audit – Consider and Approve 2-Year Renewal Option – Grau & Associates.....Page 16
  - 2. Financial Update.....Page 17
- J.** Board Members/Staff: Additional Comments/Requests
- K.** Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT - AND FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

09/28/2017

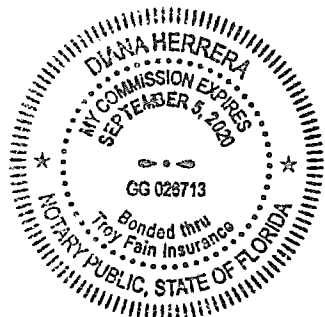
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
28 day of SEPTEMBER, A.D. 2017

*Diana Herrera*

(SEAL)

MARIA MESA personally known to me



**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AND FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Silver Palms Community Development District will hold Regular Meetings for the Fiscal Year 2017/2018 at 8:00 p.m. in a Meeting Room at Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189, on the following dates:

- October 16, 2017
- January 15, 2018
- March 19, 2018
- May 21, 2018
- June 18, 2018
- August 20, 2018

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to the time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to attend any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT

www.silverpalmsodd.org  
8/28

17-43/0000261939M

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 22, 2017**

**A. CALL TO ORDER**

The May 22, 2017, Regular Board Meeting of the Silver Palms Community Development District was called to order at 6:03 p.m. in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211<sup>th</sup> Street, Cutler Bay, Florida 33189.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairperson Lisa Riley, Vice Chairman Miguel Zaiter and Supervisors Bryan Riley (via conference call) and Ashley Riley.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Sue Delegal of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mrs. Perez noted there was a correction to the agenda presented in the meeting book and referred to Item G-3. She indicated that the item should read Final Budget.

There were no further additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. March 20, 2017, Regular Board Meeting**

Mrs. Perez presented the March 20, 2017, Regular Board Meeting minutes and asked if there were any corrections or additions.

There being none, a <b>MOTION</b> was made by Supervisor Ashley Riley, seconded by Vice Chairman Miguel Zaiter and unanimously passed to approve the minutes of the March 20, 2017, Regular Board Meeting, as presented.
--

At approximately 6:05 p.m., Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing on the fiscal year 2017/2018 final budget and assessments.

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 22, 2017**

**G. PUBLIC HEARING  
1. Proof of Publication**

Proof of publication was presented that Notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 1, 2017, and May 8, 2017, as legally required.

**2. Receive Public Comment on the Fiscal Year 2017/2018 Final Budget**

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2017/2018 final budget and non-ad valorem special assessments. There being no comments on the fiscal year 2017/2018 budget and assessments, Mrs. Perez closed the public comment portion of the Public Hearing.

At approximately 6:08 p.m., with there being no further final budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

**3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget**

Mrs. Perez presented Resolution No. 2017-03, entitled:

**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE SILVER PALMS COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018  
BUDGET.**

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2017/2018 final budget and the non-ad valorem special assessment tax roll.

A <b>MOTION</b> was made by Supervisor Ashley Riley, seconded by Vice Chairman Miguel Zaiter and unanimously passed to adopt Resolution No. 2017-03, approving the Fiscal Year 2017/2018 Final Budget, as presented
---

**H. OLD BUSINESS**

There were no Old Business items to come before the Board.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule**

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 22, 2017**

Mrs. Perez presented Resolution No. 2017-04, entitled:

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location in the meeting room on the second floor of Mercedes Benz of Cutler Bay located at 10701 SW 211<sup>th</sup> Street, Cutler Bay, Florida 33189, with the start time of 6:00 p.m. on the following dates:

**October 16, 2017  
January 15, 2018  
March 19, 2018  
May 21, 2018  
June 18, 2018  
August 20, 2018**

A **MOTION** was made by Vice Chairman Miguel Zaiter, seconded by Supervisor Ashley Riley and unanimously passed to adopt Resolution No. 2017-04, approving the Regular Meeting Schedule for Fiscal Year 2017-2018 and will hold meetings in the second floor meeting room of Mercedes Benz of Cutler Bay located at 10701 SW 211<sup>th</sup> Street, Cutler Bay, Florida 33189, with a start time of 6:00 p.m., and further authorizes the advertisement of same, as required by law.

**J. ADMINISTRATIVE MATTERS**  
**1. Financial Update**

Mrs. Perez presented the financial statement through April 2017, and the Assessment Collections, which were provided in the meeting books. Available funds as of April 30, 2017, were \$131,312.37.

**K. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS**

There were no additional comments or requests.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Chairperson Lisa Riley to adjourn the meeting at 6:14 p.m. There were no objections.

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 22, 2017**

**ATTESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairperson/Vice-Chair**

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Silver Palms Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of October, 2017.

**ATTEST:**

**SILVER PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Silver Palms  
Community Development District

**Amended Final Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**

# CONTENTS

- I      **AMENDED FINAL OPERATING FUND BUDGET**
- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
<b>REVENUES</b>			
Administrative Assessments	59,784	59,878	59,878
Maintenance Assessments	40,526	40,526	40,526
Debt Assessments	122,447	122,447	122,447
Interest Income	120	240	233
<b>TOTAL REVENUES</b>	<b>\$ 222,877</b>	<b>\$ 223,091</b>	<b>\$ 223,084</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	2,400	2,400
Payroll Taxes (Employer)	480	184	184
Management	17,412	17,412	17,412
Secretarial	2,700	2,700	2,700
Legal	8,000	7,000	5,823
Assessment Roll	3,500	3,500	3,500
Audit Fees	3,700	3,700	3,700
Insurance	6,000	5,778	5,778
Legal Advertisements	650	650	275
Miscellaneous	1,250	750	332
Postage	350	125	113
Office Supplies	550	300	273
Dues & Subscriptions	175	175	175
Trustee Fee	3,800	3,708	3,708
Continuing Disclosure Fee	250	250	250
Website Management	1,500	1,500	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 56,317</b>	<b>\$ 50,132</b>	<b>\$ 48,123</b>
<b>MAINTENANCE EXPENDITURES</b>			
Lawn Maintenance/Landscaping	16,700	14,500	12,425
Aquatic Maintenance	2,000	2,000	2,000
Maintenance/District Improvements	4,150	2,000	0
Engineering/Inspections	1,700	1,500	0
Contingency/Reserve	13,545	5,000	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 38,095</b>	<b>\$ 25,000</b>	<b>\$ 14,425</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 94,412</b>	<b>\$ 75,132</b>	<b>\$ 62,548</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 128,465</b>	<b>\$ 147,959</b>	<b>\$ 160,536</b>
Bond Payments	(115,100)	(116,675)	(116,675)
<b>BALANCE</b>	<b>\$ 13,365</b>	<b>\$ 31,284</b>	<b>\$ 43,861</b>
County Appraiser & Tax Collector Fee	(4,455)	(2,154)	(2,145)
Discounts For Early Payments	(8,910)	(8,354)	(8,354)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 20,776</b>	<b>\$ 33,362</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 20,776</b>	<b>\$ 33,362</b>

FUND BALANCE AS OF 9/30/16	\$72,677
FY 2016/2017 ACTIVITY	\$20,776
FUND BALANCE AS OF 9/30/17	\$93,453

**AMENDED FINAL BUDGET**  
**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17</b>	<b>AMENDED FINAL BUDGET 10/1/16 - 9/30/17</b>	<b>YEAR TO DATE ACTUAL 10/1/16 - 9/29/17</b>
<b>REVENUES</b>			
Interest Income	50	175	171
NAV Tax Collection	115,100	116,675	116,675
<b>Total Revenues</b>	<b>\$ 115,150</b>	<b>\$ 116,850</b>	<b>\$ 116,846</b>
<b>EXPENDITURES</b>			
Principal Payments	65,000	65,000	65,000
Interest Payments	48,019	49,075	49,075
Additional Principal Payments	2,131	0	0
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,775</b>	<b>\$ 2,771</b>

FUND BALANCE AS OF 9/30/16	\$95,535
FY 2016/2017 ACTIVITY	\$2,775
6FUND BALANCE AS OF 9/30/17	\$98,310

Notes

Reserve Fund Balance = \$57,690\*. Revenue Fund Balance = \$40,620\*.  
Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$23,481.  
\* Approximate Amounts

**Series 2014 Bond Refunding Information**

Original Par Amount =	\$1,660,000	Annual Principal Payments Due:
Interest Rate =	3.25% - 8.25%	May 1st
Issue Date =	April 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st

Par Amount As Of 9/30/17 = \$1,445,000

September 30, 2017

Ms. Gloria Perez  
District Manager  
Silver Palms Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2017 Silver Palms CDD Report**

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is located in Section 16 and 17, Township 56 South, Range 40 East. It is bounded by Florida Turnpike on the east, Hardin Hammocks States on the north, SW 109 Avenue on the west and SW 232 Street on the South. The development is located within the Postal Zip Code 33146. See Exhibit 1 for a graphical representation.

**1. Infrastructure Ownership**

*a. Roads*

- i. All the avenues, court, places, streets and terraces with the District were dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plat: "Silver Palms Lake" recorded on April 16, 2004 in Miami-Dade Plat Book No. 161, Page 71.

*b. Stormwater Management System*

- i. The road drainage system was dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.
- ii. The lake tract and other common areas (Tract "A, B, C, D and E") were deeded to the District for ownership and maintenance via Special Warranty Deed dated December 17, 2003 recorded in Miami-Dade O.R. 24901 Pages 4407 through 4409. (Folio Numbers 30-6018-026-2020 and -2030). The Developer granted a perpetual non-exclusive easement to Miami-Dade

County in February 13, 2004 recorded in Miami-Dade O.R. 24584 Pages 3515 through 3520.

- c. Water Distribution and Sanitary Sewer System
  - i. The water distribution and sanitary sewer systems were conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade Water and Sewer Department (WASD) Agreement No. 18153.
  - ii. The Developer granted WASD Sanitary Lift Station Tract “F” by the recording of the plat mentioned above.
- d. Landscaping Improvements
  - i. The District requested permission to Miami-Dade County, via Covenant for Maintenance of Landscaping within Right of Way (the “Covenant”), to install median landscaping improvements as follows:
    - 1. SW 107 Avenue, between SW 228 Terrace and SW 232 Street
    - 2. SW 231 Terrace, between SW 109 Avenue and SW 107 PlaceThe Covenant was recorded in Miami-Dade O.R. 26464 Pages 1825 through 1827 dated on June 16, 2008.

## 2. State, Working Order and Condition of the Infrastructure

- a. Roads
  - i. The roads within the District are in good working order and condition.

Any roadway issues may be reported online to the Miami-Dade County Department of Public Works and Waste Management at the following link:

<http://www.miamidade.gov/publicworks/report-problems.asp>

- b. Stormwater Management System
  - i. The drainage system is in good working order.
  - ii. The lake tract and other common area tracts owned by the District are well maintained and in good working order and condition.

Road drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by the following link:

<http://www.miamidade.gov/publicworks/flooding-complaints.asp>

- c. Water Distribution and Sanitary Sewer System
  - i. The water distribution and sanitary sewer system were conveyed in good working order and condition to Miami-Dade County.

Issues with the water or sewer systems may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

### 3. Estimated Maintenance Costs for District Owned Infrastructure

#### a. General

i. The CDD final 2017-2018 Fiscal Year budget has the following amounts for maintenance expenditures:

1. Lawn Maintenance/Landscaping:	\$16,700
2. Aquatic Maintenance:	\$ 2,000
3. Maintenance/District Improvements:	\$ 4,150
4. Engineering/Inspections:	\$ 1,700
5. Contingency/Reserve:	<u>\$12,779</u>
6. Total:	\$37,329

Alvarez Engineers finds the District's final maintenance budget for Fiscal Year 2017/2018 adequate and sufficient.

For more detailed information on the 2018 Fiscal Year Budget please visit the District's website at the following link:

<http://silverpalmscdd.org/>

#### b. Roads

i. No maintenance costs are estimated for all roads since they are owned and maintained by Miami-Dade County.

ii. Landscaping budget has been included for the medians as indicated above.

#### c. Stormwater Management System

i. No maintenance costs are estimated for the road drainage system since it is owned and maintained by Miami-Dade County.

ii. The District has budgeted for lawn and aquatic maintenance as indicated above.

#### d. Water Distribution and Sanitary Sewer System

i. No maintenance costs are estimated since the water distribution and sanitary sewer distribution system are owned and maintained by Miami-Dade County.

### 4. Insurance

Alvarez Engineers has reviewed the District's general liability, employment practices liability and public officials liability coverage insurance policy provided by Florida Insurance Alliance

under Agreement No. 100116061 for the period between October 1, 2016 and October 1, 2017. The District has budgeted sufficient funds to cover the \$5,778 insurance premium.

**5. Description of Public Facilities the District is Building, Improving or Expanding**

During the Fiscal Year 2017, the District completed the following actions:

- Repaired guardrail.
- Tree trimming as preparation for hurricane season.

The District is currently considering the following improvements:

- The District is currently asking Miami-Dade County to place speed humps on SW 107 Avenue from SW 232 Street to SW 228 Terrace.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

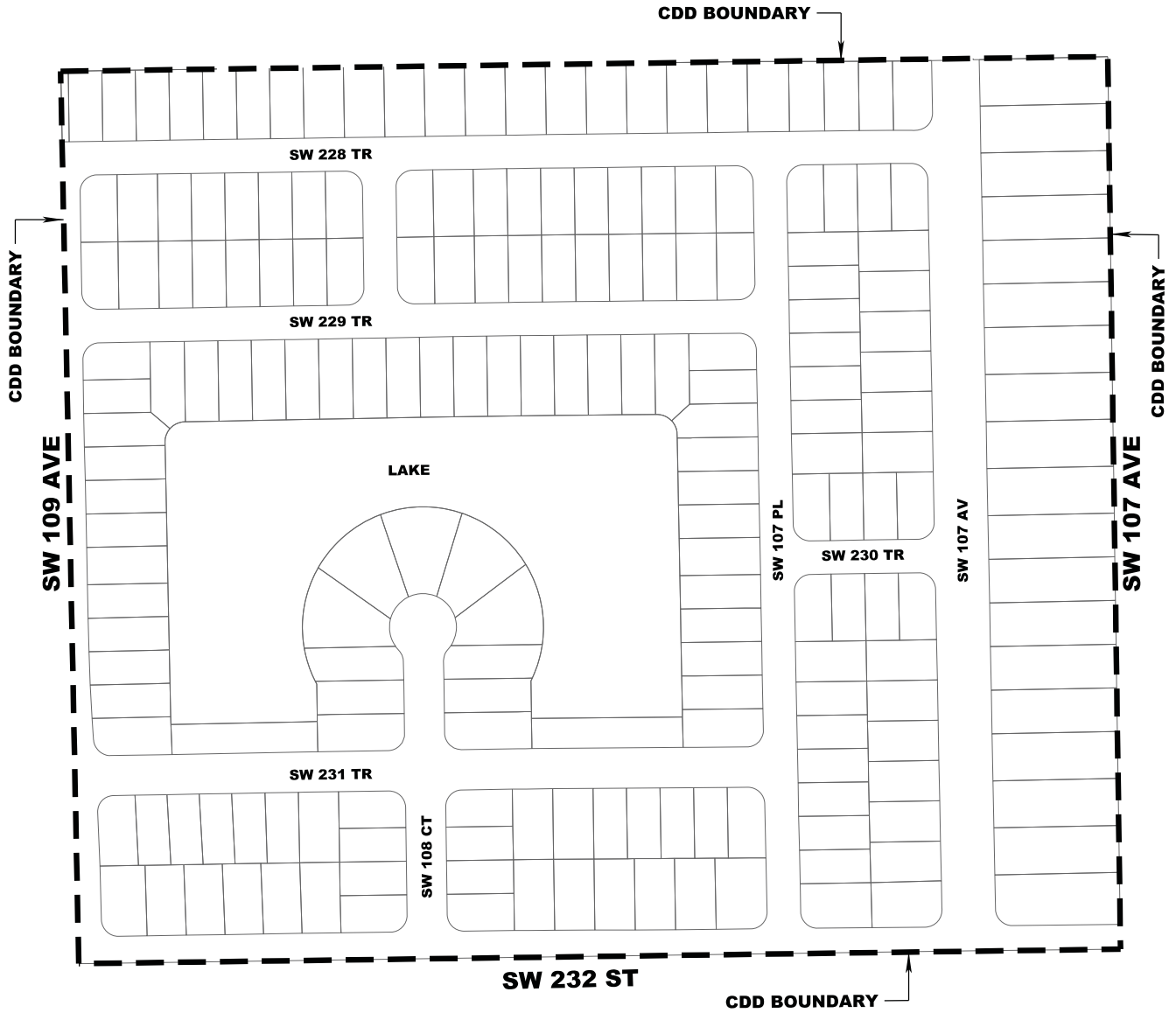
If you have any questions please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com)

Sincerely,  
**Alvarez Engineers, Inc.**

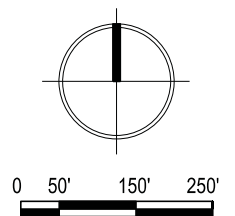
**Juan R Alvarez** Digitally signed by Juan R Alvarez  
Date: 2017.09.30 21:14:04 -04'00'

Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: September 30, 2017





**ALVAREZ ENGINEERS, INC.**  
**SILVER PALMS C.D.D.**  
**DISTRICT BOUNDARY**



October 16, 2017

RE: Silver Palms Community Development District Auditor Renewal

At the September 15, 2014 Silver Palms Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2014, 9-30-2015 and 9-30-2016 year end audits of the District with an option to perform the 9-30-2017 audit.

The fees for the 9-30-2014 audit were \$3,500. The fees for the 9-30-2015 audit were \$3,600. And the fees for the 9-30-2016 audit were \$3,700. The proposed fee for the 9-30-2017 audit is \$3,800, which is the budgeted amount for audit fees for Fiscal Year 2017/2018.

Grau & Associates has been the district auditor for the past three years. Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2017 audit for Grau & Associates.

Special District Services, Inc.

Silver Palms  
Community Development District

**Financial Report For  
September 2017**

**Silver Palms Community Development District**  
**Budget vs. Actual**  
**October 2016 through September 2017**

	<u>Oct '16 - Sep 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessments	59,878.23	59,784.00	94.23	100.16%
363.101 · Maintenance Assessments	40,526.01	40,526.00	0.01	100.0%
363.810 · Debt Assessment	122,447.07	122,447.00	0.07	100.0%
363.820 · Debt Assessment-Paid To Trustee	-116,675.00	-115,100.00	-1,575.00	101.37%
363.830 · County Tax Collector Fee	-2,144.71	-4,455.00	2,310.29	48.14%
363.831 · Discounts for Early Payments	-8,353.96	-8,910.00	556.04	93.76%
369.401 · Interest Income	233.22	120.00	113.22	194.35%
<b>Total Income</b>	<u>95,910.86</u>	<u>94,412.00</u>	<u>1,498.86</u>	<u>101.59%</u>
<b>Expense</b>				
511.122 · Payroll Tax Expense	183.60	480.00	-296.40	38.25%
511.131 · Supervisors Fees	2,400.00	6,000.00	-3,600.00	40.0%
511.306 · Lawn Maint/Landscaping	12,425.00	16,700.00	-4,275.00	74.4%
511.307 · Aquatic Maintenance	1,999.92	2,000.00	-0.08	100.0%
511.308 · Maint/District Improvements	0.00	4,150.00	-4,150.00	0.0%
511.309 · Contingency/Reserve	0.00	13,545.00	-13,545.00	0.0%
511.310 · Engineering	0.00	1,700.00	-1,700.00	0.0%
511.311 · Management Fees	17,412.00	17,412.00	0.00	100.0%
511.312 · Secretarial Fees	2,700.00	2,700.00	0.00	100.0%
511.315 · Legal Fees	5,822.85	8,000.00	-2,177.15	72.79%
511.318 · Assessment/Tax Roll	3,500.00	3,500.00	0.00	100.0%
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.450 · Insurance	5,778.00	6,000.00	-222.00	96.3%
511.480 · Legal Advertisements	275.38	650.00	-374.62	42.37%
511.512 · Miscellaneous	332.22	1,250.00	-917.78	26.58%
511.513 · Postage and Delivery	113.47	350.00	-236.53	32.42%
511.514 · Office Supplies	273.05	550.00	-276.95	49.65%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,708.75	3,800.00	-91.25	97.6%
511.734 · Continuing Disclosure Fee	250.00	250.00	0.00	100.0%
511.750 · Website Management	1,500.00	1,500.00	0.00	100.0%
<b>Total Expense</b>	<u>62,549.24</u>	<u>94,412.00</u>	<u>-31,862.76</u>	<u>66.25%</u>
<b>Net Income</b>	<u><u>33,361.62</u></u>	<u><u>0.00</u></u>	<u><u>33,361.62</u></u>	<u><u>100.0%</u></u>

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
SEPTEMBER 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Sep-17	Year To Date Actual 10/1/16 - 9/30/17
<b>REVENUES</b>			
Administrative Assessments	59,784	0	59,878
Maintenance Assessments	40,526	0	40,526
Debt Assessments	122,447	0	122,447
Interest Income	120	0	233
<b>Total Revenues</b>	<b>\$ 222,877</b>	<b>\$ -</b>	<b>\$ 223,085</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Lawn Maintenance/Landscaping	16,700	1,060	12,425
Aquatic Maintenance	2,000	167	2,000
Maintenance/District Improvements	4,150	0	0
Engineering/Inspections	1,700	0	0
Contingency/Reserve	13,545	0	0
<b>Total Maintenance Expenditures</b>	<b>\$ 38,095</b>	<b>\$ 1,227</b>	<b>\$ 14,425</b>
<b>Administrative Expenditures</b>			
Supervisor Fees	6,000	0	2,400
Payroll Taxes - Employer	480	0	184
Management	17,412	1,451	17,412
Secretarial	2,700	225	2,700
Legal	8,000	0	5,823
Assessment Roll	3,500	3,500	3,500
Audit Fees	3,700	0	3,700
Insurance	6,000	0	5,778
Legal Advertisements	650	0	275
Miscellaneous	1,250	20	332
Postage	350	13	113
Office Supplies	550	5	273
Dues & Subscriptions	175	0	175
Trustee Fee	3,800	0	3,708
Continuing Disclosure Fee	250	250	250
Website Management	1,500	125	1,500
<b>Total Administrative Expenditures</b>	<b>\$ 56,317</b>	<b>\$ 5,589</b>	<b>\$ 48,124</b>
<b>Total Expenditures</b>	<b>\$ 94,412</b>	<b>\$ 6,816</b>	<b>\$ 62,548</b>
<b>Revenues Less Expenditures</b>	<b>\$ 128,465</b>	<b>\$ (6,816)</b>	<b>\$ 160,536</b>
Bond Payments	(115,100)	0	(116,675)
<b>Balance</b>	<b>\$ 13,365</b>	<b>\$ (6,816)</b>	<b>\$ 43,861</b>
County Appraiser & Tax Collector Fee	(4,455)	0	(2,145)
Discounts For Early Payments	(8,910)	0	(8,354)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (6,816)</b>	<b>\$ 33,362</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (6,816)</b>	<b>\$ 33,362</b>

<b>Bank Balance As Of 8/31/17</b>	<b>\$ 116,761.62</b>
<b>Funds Received: 9/1/17 - 9/30/17</b>	<b>\$ -</b>
<b>Disbursements: 9/1/17 - 9/30/17</b>	<b>\$ 3,503.82</b>
<b>Bank Balance As Of 9/30/17</b>	<b>\$ 113,257.80</b>
<b>Accounts Payable As Of 9/30/17</b>	<b>\$ 7,218.57</b>
<b>Accounts Receivable As Of 9/30/17</b>	<b>\$ -</b>
<b>Available Funds As Of 9/30/17</b>	<b>\$ 106,039.23</b>

**SILVER PALMS CDD  
TAX COLLECTIONS  
2016-2017**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$222,757.00	\$59,784.00	\$40,526.00	\$122,447.00	\$59,784.00	\$40,526.00	\$122,447.00	
									\$209,392.00	\$56,197.00	\$38,095.00	\$115,100.00	\$56,197.00	\$38,095.00	\$115,100.00	115,100.00
1	33Q	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 2,228.76		\$ (21.12)	\$ (117.02)	\$ 2,090.62	\$ 598.21	\$ 405.40	\$ 1,225.15	\$ 561.12	\$ 380.30	\$ 1,149.20	\$ 1,149.20
2	33	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 4,433.00		\$ (42.55)	\$ (177.32)	\$ 4,213.13	\$ 1,189.76	\$ 806.48	\$ 2,436.76	\$ 1,130.65	\$ 766.50	\$ 2,315.98	\$ 2,315.98
3	63	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 43,221.75		\$ (414.93)	\$ (1,728.87)	\$ 41,077.95	\$ 11,600.16	\$ 7,863.18	\$ 23,758.41	\$ 11,024.85	\$ 7,473.15	\$ 22,579.95	\$ 22,579.95
4	338	Miami-Dade Tax Collector	12/12/16	NAV Taxes	\$ 136,314.75		\$ (1,308.62)	\$ (5,452.59)	\$ 129,553.54	\$ 36,585.12	\$ 24,799.26	\$ 74,930.37	\$ 34,770.49	\$ 23,569.25	\$ 71,213.80	\$ 71,213.80
5	353	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 11,082.50		\$ (106.62)	\$ (421.14)	\$ 10,554.74	\$ 2,974.40	\$ 2,016.20	\$ 6,091.90	\$ 2,832.74	\$ 1,920.20	\$ 5,801.80	\$ 5,801.80
6	232	Miami-Dade Tax Collector	12/28/16	NAV Taxes	\$ 2,216.50		\$ (21.39)	\$ (77.58)	\$ 2,117.53	\$ 594.88	\$ 403.24	\$ 1,218.38	\$ 568.33	\$ 385.25	\$ 1,163.95	\$ 1,163.95
7	539Q	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 826.28		\$ (8.01)	\$ (24.78)	\$ 793.49	\$ 221.78	\$ 150.30	\$ 454.20	\$ 212.99	\$ 144.35	\$ 436.15	\$ 436.15
8	539	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 5,541.25		\$ (53.75)	\$ (166.25)	\$ 5,321.25	\$ 1,487.20	\$ 1,008.10	\$ 3,045.95	\$ 1,428.15	\$ 968.10	\$ 2,925.00	\$ 2,925.00
9	133	Miami-Dade Tax Collector	01/27/17	Interest		\$ 16.29			\$ 16.29	\$ 16.29			\$ 16.29			\$ -
10	236	Miami-Dade Tax Collector	02/07/17	NAV Taxes	\$ 6,649.50		\$ (64.83)	\$ (166.25)	\$ 6,418.42	\$ 1,784.64	\$ 1,209.72	\$ 3,655.14	\$ 1,722.62	\$ 1,167.70	\$ 3,528.10	\$ 3,528.10
11	123	Miami-Dade Tax Collector	03/08/17	NAV Taxes	\$ 2,216.50		\$ (21.95)	\$ (22.16)	\$ 2,172.39	\$ 594.88	\$ 403.24	\$ 1,218.38	\$ 583.04	\$ 395.20	\$ 1,194.15	\$ 1,194.15
12	427	Miami-Dade Tax Collector	04/11/17	NAV Taxes	\$ 4,427.68		\$ (44.28)		\$ 4,383.40	\$ 1,188.38	\$ 805.40	\$ 2,433.90	\$ 1,176.50	\$ 797.35	\$ 2,409.55	\$ 2,409.55
13	22	Miami-Dade Tax Collector	04/26/17	Interest		\$ 3.09			\$ 3.09	\$ 3.09			\$ 3.09			\$ -
14	406	Miami-Dade Tax Collector	05/10/17	NAV Taxes/Interest	\$ 2,216.50	\$ 33.25	\$ (22.49)		\$ 2,227.26	\$ 628.13	\$ 403.24	\$ 1,218.38	\$ 621.86	\$ 399.20	\$ 1,206.20	\$ 1,206.20
15	446	Miami-Dade Tax Collector	06/09/17	NAV Taxes/Interest	\$ 1,383.28	\$ 33.25	\$ (14.17)		\$ 1,402.36	\$ 404.13	\$ 252.25	\$ 760.15	\$ 401.44	\$ 249.75	\$ 751.17	\$ 751.17
16	509	Miami-Dade Tax Collector	07/19/17	Interest		\$ 7.18			\$ 7.18	\$ 7.18			\$ 7.18			\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
					\$ 222,758.25	\$ 93.06	\$ (2,144.71)	\$ (8,353.96)	\$ 212,352.64	\$ 59,878.23	\$ 40,526.01	\$ 122,447.07	\$ 57,061.34	\$ 38,616.30	\$ 116,675.00	\$ 116,675.00

Note: \$222,757, \$59,784, \$40,526 and \$122,447 are 2016/2017 Budgeted assessments before discounts and fees.  
\$209,392, \$56,197, \$38,095 and \$115,100 are 2016/2017 Budgeted assessments after discounts and fees.

\$ 222,758.25	
\$ 93.06	\$ 212,352.64
\$ (59,878.23)	\$ (57,061.34)
\$ (40,526.01)	\$ (38,616.30)
\$ (122,447.07)	\$ (116,675.00)
\$ -	\$ -