



**SILVER PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
AUGUST 21, 2023
6:00 P.M.**

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

www.silverpalmscdd.org

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AGENDA
SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
Regular Board Meeting & Public Hearing
August 21, 2023
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
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- G. Public Hearing
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Publication Date
2023-08-08

Subcategory
Miscellaneous Notices

NOTICE OF SILVER PALMS COMMUNITY
DEVELOPMENT DISTRICT PUBLIC
HEARING AND REGULAR BOARD MEETING

The Board of Supervisors of the Silver Palms Community Development District ("District") will hold a public hearing on August 21, 2023, at 6:00 p.m., or as soon thereafter as can be heard, in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2023/2024. A regular board meeting of the District will also be held at that time where the Board may consider any agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.silverpalmscdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT

www.silverpalmscdd.org

8/1-8 23-24/0000676053M

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 5, 2023**

A. CALL TO ORDER

The June 5, 2023, Special Board Meeting of the Silver Palms Community Development District (the “District”) was called to order at 6:00 p.m. in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on May 30, 2023, 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 Omar Reyes, Bryan Riley (via phone) and Ashley Riley.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no 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. May 22, 2023, Regular Board Meeting

This item was tabled to future meeting.

G. NEW BUSINESS

1. Consider Resolution No. 2023-02 – Adopting a Proposed Budget for Fiscal Year 2023/2024

Mrs. Perez presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER
PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A**

PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

The proposed Administrative Budget is slightly higher than last year. The proposed Maintenance Budget is slightly higher than last year. Monthly Lawn/Landscaping costs have increased. Estimated available funds as of 9-30-23 are \$195,000. No carryover balance has been issued (\$0.00 was set up last year).

Because overall assessments for fiscal year 2023/2024 is higher than the fiscal year 2022/2023 assessments; letters to residents would be required.

Increased by:

Admin	\$	9.49	
Main	\$	19.62	
Debt	\$	<u>515.08</u>	
Total	\$	544.19	<i>Totaling in an assessment of \$1,652.44</i>

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley adopting Resolution No. 2023-02, as presented, setting the public hearing for August 21, 2023, at 6:00 p.m. in the Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 and authorizing the advertising of the Public Hearing, as required by law.

2. Consider Ratification and Approval of Resolution No. 2023-05 – Amending Resolution No. 2023-04 and Resetting the Public Hearing on the Levy of Assessments

Mrs. Perez presented Resolution No. 2023-05, entitled:

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2023-04 AND SETTING A PUBLIC HEARING TO BE HELD ON JUNE 26, 2023 AT 6:00 P.M. AT THE LOCATION OF THE MEETING ROOM AT MERCEDES BENZ OF CUTLER BAY, 10701 SW 211TH STREET, CUTLER BAY, FLORIDA 33189, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; AND PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Zaiter and passed unanimously ratifying and adopting Resolution No. 2023-05, setting the Public Hearing on the Levy of Assessments for June 26, 2023, at 6:00 p.m. in the Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 and authorizing the advertising of the Public Hearing, as required by law.

H. OLD BUSINESS

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

I. ADMINISTRATIVE MATTERS

1. 2022 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board Members that they should be receiving in the mail their 2022 Form 1 – Statement of Financial Interests and to complete and email, mail or hand-deliver it to the Supervisor of Elections’ office no later than the July 1, 2023, deadline.

J. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS

There were no further Board Member or Staff additional comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lisa Riley, seconded by Supervisor Ashley Riley and passed unanimously adjourning the Special Board Meeting at 6:24 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
JUNE 26, 2023**

A. CALL TO ORDER

The June 26, 2023, Special Board Meeting of the Silver Palms Community Development District (the “District”) was called to order at 6:01 p.m. in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on June 9, 2023, 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 Omar Reyes, Bryan Riley (via phone) and Ashley Riley.

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

Also present was Bond Counsel Stephen D. Sanford of Greenberg Traurig via phone, and Nereida Herrera, a resident of the District.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no 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.

Mrs. Perez recessed the Special Board Meeting and opened the Public Hearing.

F. 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 June 19, 2023, as legally required.

2. Receive Public Comment Regarding the District’s Intent to Levy Special Assessments

It was explained that the purpose of the Public Hearing was to hear testimony from affected property owners as to the propriety and advisability of making the planned public improvements project and

funding same or a portion thereof with the levy of special assessments on all assessable property in the District. Furthermore, based upon public comment, the Board will then be asked to make a final decision on the levy of said assessments.

Ms. Herrera did not have any comments, but she did have questions related to the District, the budget and the project which were all addressed.

There being no further comments from the members of the public, the public comment portion of the Public Hearing was closed.

3. Consider the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public

Mrs. Perez stated that the Board had previously intended to approve the public infrastructure improvements (the “Project”) and to levy special assessments to pay for the Project improvements, as described in the Engineer’s Report dated May 22, 2023, and accepted by the Board of Supervisors on May 22, 2023, as may be further revised and as outlined in the Master Methodology Report dated and accepted by the Board of Supervisors on May 22, 2023, as may be further revised.

Furthermore, Mrs. Perez indicated that it would be in order for the Board to make a motion approving the Project, as outlined in the District Engineer’s Report and to provide for the levying of special assessments to pay for the Project Improvements and Repairs, as outlined in the Master Methodology Report. A discussion ensued after which:

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and unanimously passed approving the Project and the Levying of Special Non-Ad Valorem Assessments on all assessable units in the Silver Palms Community Development District.

4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public

Mrs. Perez announced that the District’s Board would now sit as the Equalization Board acting on the fairness and the apportionment of the proposed special assessments. This Equalization Board will hear and consider any and all complaints regarding the special assessments and adjust and equalize the special assessments on a basis of just and right.

There were no comments or members of the public present, therefore, Mrs. Perez called for a Motion to confirm the fairness, equity and apportionment of the proposed special assessments for the District. A discussion ensued after which:

A **MOTION** was made by Supervisor Zaiter seconded by Supervisor Reyes and unanimously passed approving the fairness, equity and apportionment of the special assessments for the District and as such the special assessments are hereby confirmed.

Mrs. Perez then closed the meeting of the Equalization Board.

5. Consider Resolution No. 2023-06 – Authorizing the Project, the Intent to Levy Non-Ad Assessments; Intent to Utilize Chapter 197, F.S., for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll

Resolution No. 2023-06 was presented, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE REFUNDING OF THE OUTSTANDING SERIES 2014 BONDS AND THE FUNDING AND CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, AUTHORIZING THE CONSTRUCTION AND FUNDING OF CERTAIN DISTRICT INFRASTRUCTURE PROJECT IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT’S INTENTION TO ISSUE ITS SERIES 2023 SPECIAL ASSESSMENT REFUNDING BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mrs. Perez explained that Resolution No. 2023-06 summarizes the Board’s authority to approve the public infrastructure improvements (the “Project”), the intent to issue Bonds for the financing of all or a portion of the District’s improvements, equalizing, approving, confirming and levying the non-ad valorem special assessments, payment of non-ad valorem special assessments and the method of collection for the non-ad valorem special assessments and that it would be in order to consider the approval of Resolution No. 2023-06. A discussion ensued after which:

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Lisa Riley and unanimously passed adopting Resolution No. 2023-06, as presented, approving the Project and the intent to issue Bonds/Loan to finance all or a portion of the public improvements project; equalizing, confirming and levying of non-ad valorem special assessments; and the payment and method of collection of the special assessments.

Mrs. Perez then closed the Public Hearing and simultaneously reconvened the Special Board meeting.

G. NEW BUSINESS

1. Consider Resolution No. 2023-07 – Authorizing the Issuance of Bonds

Mrs. Perez presented Resolution No. 2023-07, entitled:

RESOLUTION NO. 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS \$1,552,000 SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT IMPROVEMENT AND REFUNDING BONDS, SERIES 2023 (THE “BONDS”) FOR THE PURPOSE OF DEFEASING AND REDEEMING ALL OF THE OUTSTANDING SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2014 AND TO FINANCE ALL OR A PORTION OF THE Project AS DESCRIBED HEREIN; DETERMINING THE NEED FOR A NEGOTIATED PRIVATE PLACEMENT OF THE BONDS TO SOUTHSTATE BANK, N.A. (THE “LENDER”), AND PROVIDING FOR AN AWARD OF SUCH BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE AND A BOND PLACEMENT AGREEMENT; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS TRUSTEE, PAYING AGENT AND BOND REGISTRAR; APPOINTING FMSBONDS, INC. AS PLACEMENT AGENT; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, AND PRIVATE PLACEMENT OF THE BONDS; MAKING CERTAIN DECLARATIONS; DESIGNATING THE BONDS AS “QUALIFIED TAX-EXEMPT OBLIGATIONS” WITHIN THE MEANING OF SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE

Mr. Sanford provided a detailed overview of the resolution and the Trust Indentures. He noted that this was an Award Resolution providing for a commitment with SouthState Bank for a refunding loan with fixed 4.75% rate to finance the Project and will not extend the current maturity date.

A **MOTION** was made by Ashely Riley, seconded by Supervisor Zaiter and passed unanimously adopting Resolution No. 2023-07, as presented, authorizing the issuance of a not to exceed \$1,552,000 aggregate principal amount of Silver Palms Community Development District special assessment bonds in one or more series to pay all or a portion of the stormwater management system in need of repair also referred to at the Project as described in the Engineer’s Report accepted and dated May 22, 2023.

2. Consider First Supplemental Assessment Methodology

The First Supplemental Special Assessment Methodology Report was presented in the meeting materials and it was noted that the non-ad valorem special assessment levels in the report were a product of bond/loan issuance financing costs, other assumptions and the current estimated Stormwater Management System Repair costs, as outlined in the accepted Engineer’s Report. The projected bond sizing is approximately \$1,552,000.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and passed unanimously approving the First Supplemental Special Assessment Methodology Report dated June 29, 2023, as presented.

3. Consider Resolution No. 2023-08 – Records Retention Policy Adoption

Mrs. Perez presented Resolution No. 2023-08, entitled:

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mrs. Perez explained that this action appoints a records liaison and designates the electronic copy of documents as the official District record. This means that only one copy needs to be signed at meetings, and once it is scanned, the original can be discarded, which will create a more economical and efficient records management system.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Zaiter and unanimously passed adopting Resolution No. 2023-08, adopting a Records Retention Policy, as presented.

H. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of May 31, 2023, were \$241,614.29.

2. 2022 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board Members that they should be receiving in the mail their 2022 Form 1 – Statement of Financial Interests and to complete and email, mail or hand-deliver it to the Supervisor of Elections' office no later than the July 1, 2023, deadline.

I. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lisa Riley, seconded by Supervisor Ashley Riley and passed unanimously adjourning the Special Board Meeting at 6:33 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Publication Date
2023-08-08

Subcategory
Miscellaneous Notices

NOTICE OF SILVER PALMS COMMUNITY
DEVELOPMENT DISTRICT PUBLIC
HEARING AND REGULAR BOARD MEETING

The Board of Supervisors of the Silver Palms Community Development District ("District") will hold a public hearing on August 21, 2023, at 6:00 p.m., or as soon thereafter as can be heard, in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2023/2024. A regular board meeting of the District will also be held at that time where the Board may consider any agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.silverpalmscdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT

www.silverpalmscdd.org

8/1-8 23-24/0000676053M

RESOLUTION NO. 2023-09

A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

WHEREAS, the Silver Palms Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 21st day of August, 2023.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Silver Palms
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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FINAL BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	63,389
Maintenance Assessments	42,771
Debt Assessments	193,202
Interest Income	300
TOTAL REVENUES	\$ 299,662
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Lawn Maintenance/Landscaping	27,000
Aquatic Maintenance	2,000
Maintenance/District Improvements	4,205
Engineering/Inspections	3,000
Lake Bank Erosion Control Shoreline Restoration Project	0
Restoration Project - Phase 2	0
Contingency/Reserve	4,000
TOTAL MAINTENANCE EXPENDITURES	40,205
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	420
Management	20,316
Secretarial	2,700
Legal	9,000
Assessment Roll	3,500
Audit Fees	3,800
Insurance	6,700
Legal Advertisements	550
Miscellaneous	900
Postage	250
Office Supplies	475
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,886
TOTAL EXPENDITURES	\$ 100,091
REVENUES LESS EXPENDITURES	\$ 199,571
Debt Payments	(181,610)
BALANCE	\$ 17,961
County Appraiser & Tax Collector Fee	(5,987)
Discounts For Early Payments	(11,974)
Excess/ (Shortfall)	\$ -
Carryover Funds From Prior Year	0
Net Excess/ (Shortfall)	\$ -

DETAILED FINAL BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	61,742	61,482	63,389	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	38,646	38,828	42,771	Expenditures /.94
Debt Assessments	122,447	122,447	193,202	Bond Payments/.94
Interest Income	252	180	300	Estimated At \$25 Per Month
TOTAL REVENUES	\$ 223,087	\$ 222,937	\$ 299,662	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn Maintenance/Landscaping	23,825	24,000	27,000	\$3,000 Increase From 2022/2023 Budget
Aquatic Maintenance	2,001	2,000	2,000	No Change From 2022/2023 Budget
Maintenance/District Improvements	0	4,205	4,205	No Change From 2022/2023 Budget
Engineering/Inspections	5,455	1,900	3,000	\$1,100 Increase From 2022/2023 Budget
Lake Bank Erosion Control Shoreline Restoration Project	0	0	0	Proposed Loan Is A Cash-Out Refinancing
Restoration Project - Phase 2	0	0	0	Proposed Loan Is A Cash-Out Refinancing
Contingency/Reserve	0	4,394	4,000	\$394 Decrease From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	31,281	36,499	40,205	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,000	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	306	400	420	Projected At 8% Of Supervisor Fees
Management	19,164	19,728	20,316	CPI Adjustment (Capped At 3%)
Secretarial	2,700	2,700	2,700	No Change From 2022/2023 Budget
Legal	8,219	8,000	9,000	\$1,000 Increase From 2022/2023 Budget
Assessment Roll	3,500	3,500	3,500	As Per Contract
Audit Fees	3,700	3,700	3,800	\$100 Increase From 2022/2023 Budget
Insurance	5,706	6,420	6,700	Fiscal Year 2022/2023 Expenditure Was \$6,134
Legal Advertisements	360	550	550	No Change From 2022/2023 Budget
Miscellaneous	591	950	900	\$50 Decrease From 2022/2023 Budget
Postage	183	250	250	No Change From 2022/2023 Budget
Office Supplies	294	500	475	\$25 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	4,080	4,100	4,100	No Change From 2022/2023 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2022/2023 Budget
Website Management	1,750	1,750	1,750	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 54,978	\$ 57,973	\$ 59,886	
TOTAL EXPENDITURES	\$ 86,259	\$ 94,472	\$ 100,091	
REVENUES LESS EXPENDITURES	\$ 136,828	\$ 128,465	\$ 199,571	
Debt Payments	(116,593)	(115,100)	(181,610)	2024 Principal & Interest Payments
BALANCE	\$ 20,235	\$ 13,365	\$ 17,961	
County Appraiser & Tax Collector Fee	(2,143)	(4,455)	(5,987)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,508)	(8,910)	(11,974)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 9,584	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
Net Excess/ (Shortfall)	\$ 9,584	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6	10	100	Projected Interest For 2023/2024
NAV Tax Collection	116,593	115,100	181,610	Maximum Debt Service Collection
Total Revenues	\$ 116,599	\$ 115,110	\$ 181,710	
EXPENDITURES				
Principal Payments	75,000	80,000	110,000	Principal Payment Due In 2024
Interest Payments	37,538	33,800	71,108	Interest Payments Due In 2024
Bond Redemption	0	1,310	602	Estimated Excess Debt Collections
Total Expenditures	\$ 112,538	\$ 115,110	\$ 181,710	
Excess/ (Shortfall)	\$ 4,061	\$ -	\$ -	

Note: 2023 Bond Refunding, Includes Project Proceeds Of \$480,000.

Series 2014 Bond Refunding Information

Original Par Amount =	\$1,660,000	Annual Principal Payments Due:	May 1st
Interest Rate =	3.25% - 8.25%	May 1st	May 1st & November 1st
Issue Date =	April 2014	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	
Par Amount As Of 8/1/23 =	\$0		

Series 2023 Bond Refunding Information

Original Par Amount =	\$1,552,000	Annual Principal Payments Due:	May 1st
Interest Rate =	4.75%	May 1st	May 1st & November 1st
Issue Date =	June 2029	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	

Silver Palms Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative	\$ 305.65	\$ 306.79	\$ 305.88	\$ 315.37
Maintenance	\$ 193.41	\$ 192.27	\$ 193.18	\$ 212.80
<u>Debt</u>	<u>\$ 609.19</u>	<u>\$ 609.19</u>	<u>\$ 609.19</u>	<u>\$ 961.21</u>
Total	\$ 1,108.25	\$ 1,108.25	\$ 1,108.25	\$ 1,489.38

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Total Units 201

RESOLUTION NO. 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Silver Palms Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 21st day of August, 2023.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AND FISCAL YEAR 2023/2024 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 2023/2024 at 6:00 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, 2023

March 18, 2024

May 20, 2024

August 19, 2024

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 or an interpreter to participate at 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.silverpalmscdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/23

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2022/2023, 2023/2024 and 2024/2025
With Two Year Option (2025/2026 and 2026/2027)
Miami-Dade County, Florida**

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than September 27, 2023 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit two (2) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Silver Palms Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

June 24, 2023

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 2023 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). (See Exhibit 1). 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 Place.

The 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 County roads are in good working order and condition. Issues with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

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

b. Stormwater Management System

- i. The water body of the lake tract and other common area tracts owned by the District are well maintained and in good working order and condition. The lake banks show signs of erosion. The District Board of Supervisors has decided to issue additional bonds in order to finance the restoration of the lake banks, which are estimated to cost \$499,000 as described in the First Supplemental Engineer’s Report accepted by the Board of Supervisors on May 22, 2023.
- ii. Flood and drainage complaints within the County road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by filing the following form:

<https://www.miamidade.gov/environment/flood-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 proposed 2023-2024 Fiscal Year budget has the following amounts for maintenance expenditures:

2023-2024 Budget for Maintenance	
Lawn Maintenance/Landscaping	\$27,000
Aquatic Maintenance	\$2,000
Maintenance/District Improvements	\$4,205
Engineering/Inspections	\$3,000
Contingency/Reserve	\$4,000
Total	\$40,205

For more detailed information on the 2023-2024 Fiscal Year Budget please visit the District's website at the following link:

<https://silverpalmscdd.org/financials/>

Alvarez Engineers finds the District's proposed maintenance budget for Fiscal Year 2023-2024 adequate and enough.

b. Roads

- i. The County maintains the County-owned roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.
- 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 and Sewer Systems

- i. The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy provided by Florida Insurance Alliance under Agreement No. 100122061 for the period between October 1, 2022 and October 1, 2023. The District has budgeted enough funds to cover the renewal of the insurance policy.

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, public documents available and communications with the District's field staff.

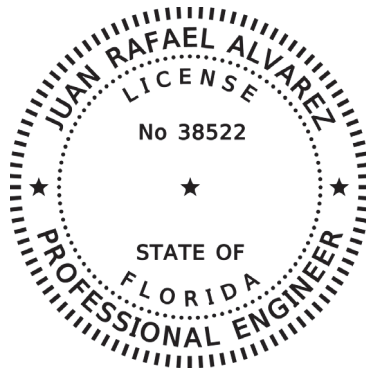
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com

Sincerely,
Alvarez Engineers, Inc.

Juan R
Alvarez

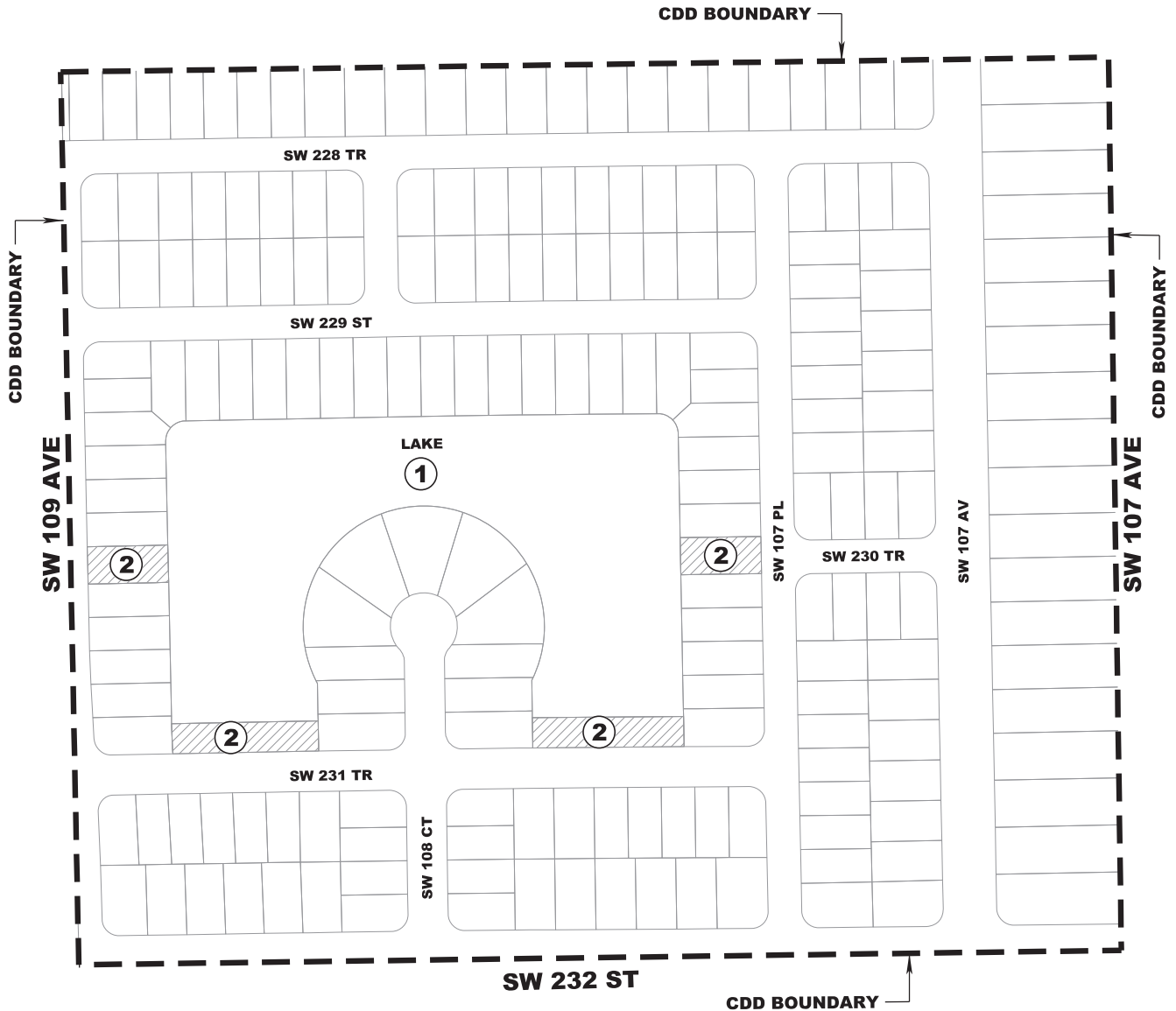
Digitally signed by
Juan R Alvarez
Date: 2023.06.24
17:56:07 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 24, 2023



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 24, 2023.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

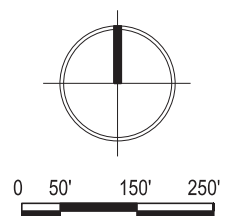


LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

- CDD OWNERSHIP**
- 1** TRACT "A" (PB 161, PG 71)
 FOLIO 30-6018-026-2020
 SWD: ORB 24901, PG 4407
 CATEGORY: LAKE
 - 2** TRACTS "B", "C", "D", AND "E" (PB 161, PG 71)
 FOLIO: 30-6018-026-2030
 SWD: ORB 24901, PG 4407
 CATEGORY: COMMON AREAS

ALVAREZ ENGINEERS, INC.

SILVER PALMS CDD CDD LAND OWNERSHIP



Silver Palms
Community Development District

**Financial Report For
July 2023**

Silver Palms Community Development District
Budget vs. Actual
October 2022 through July 2023

	Oct '22 - July 23	22/23 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessments	61,728.51	61,482.00	246.51	100.4%
363.101 · Maintenance Assessments	38,828.30	38,828.00	0.30	100.0%
363.810 · Debt Assessment	122,448.20	122,447.00	1.20	100.0%
363.820 · Debt Assessment-Paid To Trustee	-116,533.75	-115,100.00	-1,433.75	101.25%
363.830 · County Tax Collector Fee	-2,142.39	-4,455.00	2,312.61	48.09%
363.831 · Discounts for Early Payments	-8,618.55	-8,910.00	291.45	96.73%
369.401 · Interest Income	5,688.14	180.00	5,508.14	3,160.08%
Total Income	101,398.46	94,472.00	6,926.46	107.33%
Expense				
511.122 · Payroll Tax Expense	520.20	400.00	120.20	130.05%
511.131 · Supervisors Fees	6,800.00	5,000.00	1,800.00	136.0%
511.306 · Lawn Maint/Landscaping	18,245.07	24,000.00	-5,754.93	76.02%
511.307 · Aquatic Maintenance	1,497.96	2,000.00	-502.04	74.9%
511.308 · Maint/District Improvements	0.00	4,205.00	-4,205.00	0.0%
511.309 · Contingency/Reserve	0.00	4,394.00	-4,394.00	0.0%
511.310 · Engineering	3,393.75	1,900.00	1,493.75	178.62%
511.311 · Management Fees	16,440.00	19,728.00	-3,288.00	83.33%
511.312 · Secretarial Fees	2,250.00	2,700.00	-450.00	83.33%
511.315 · Legal Fees	14,305.50	8,000.00	6,305.50	178.82%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	3,800.00	3,700.00	100.00	102.7%
511.450 · Insurance	6,134.00	6,420.00	-286.00	95.55%
511.480 · Legal Advertisements	2,607.75	550.00	2,057.75	474.14%
511.512 · Miscellaneous	902.65	950.00	-47.35	95.02%
511.513 · Postage and Delivery	541.11	250.00	291.11	216.44%
511.514 · Office Supplies	869.08	500.00	369.08	173.82%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	250.00	-250.00	0.0%
511.750 · Website Management	1,458.30	1,750.00	-291.70	83.33%
Total Expense	79,940.37	94,472.00	-14,531.63	84.62%
Net Income	21,458.09	0.00	21,458.09	100.0%

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jul-23	Year To Date Actual 10/1/22 - 7/31/23
REVENUES			
Administrative Assessments	61,482	0	61,729
Maintenance Assessments	38,828	0	38,828
Debt Assessments	122,447	0	122,448
Interest Income	180	0	5,688
Total Revenues	\$ 222,937	\$ -	\$ 228,693
EXPENDITURES			
Maintenance Expenditures			
Lawn Maintenance/Landscaping	24,000	2,356	18,245
Aquatic Maintenance	2,000	0	1,498
Maintenance/District Improvements	4,205	0	0
Engineering/Inspections	1,900	1,060	3,394
Contingency/Reserve	4,394	0	0
Total Maintenance Expenditures	\$ 36,499	\$ 3,416	\$ 23,137
Administrative Expenditures			
Supervisor Fees	5,000	1,000	6,800
Payroll Taxes (Employer)	400	77	520
Management	19,728	1,644	16,440
Secretarial	2,700	225	2,250
Legal	8,000	0	14,306
Assessment Roll	3,500	0	0
Audit Fees	3,700	0	3,800
Insurance	6,420	0	6,134
Legal Advertisements	550	598	2,608
Miscellaneous	950	169	903
Postage	250	159	541
Office Supplies	500	129	869
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	145	1,457
Total Administrative Expenditures	\$ 57,973	\$ 4,146	\$ 56,803
Total Expenditures	\$ 94,472	\$ 7,562	\$ 79,940
Revenues Less Expenditures	\$ 128,465	\$ (7,562)	\$ 148,753
Bond Payments	(115,100)	0	(116,534)
Balance	\$ 13,365	\$ (7,562)	\$ 32,219
County Appraiser & Tax Collector Fee	(4,455)	0	(2,142)
Discounts For Early Payments	(8,910)	0	(8,619)
Excess/ (Shortfall)	\$ -	\$ (7,562)	\$ 21,458
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (7,562)	\$ 21,458

Bank Balance As Of 7/31/23	\$ 232,832.84
Accounts Payable As Of 7/31/23	\$ 12,432.23
Accounts Receivable As Of 7/31/23	\$ -
Available Funds As Of 7/31/23	\$ 220,400.61

**SILVER PALMS CDD
TAX COLLECTIONS
2022-2023**

#	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	\$61,482.00	\$38,828.00	\$ 122,447.00	\$61,482.00	\$38,828.00	\$ 122,447.00	
									\$209,572.00	\$57,973.00	\$36,499.00	\$ 115,100.00	\$57,973.00	\$36,499.00	\$ 115,100.00	115,100.00
1	1	Miami-Dade Tax Collector	11/23/22	NAV Taxes	\$ 11,059.40		\$ (106.03)	\$ (455.94)	\$ 10,497.43	\$ 3,052.40	\$ 1,927.65	\$ 6,079.35	\$ 2,897.28	\$ 1,829.65	\$ 5,770.50	\$ 5,770.50
2	2	Miami-Dade Tax Collector	11/25/22	NAV Taxes	\$ 18,840.25		\$ (180.87)	\$ (753.61)	\$ 17,905.77	\$ 5,199.96	\$ 3,284.06	\$ 10,356.23	\$ 4,942.02	\$ 3,121.15	\$ 9,842.60	\$ 9,842.60
3	3	Miami-Dade Tax Collector	12/07/22	NAV Taxes	\$ 167,345.75		\$ (1,606.52)	\$ (6,693.83)	\$ 159,045.40	\$ 46,187.88	\$ 29,170.18	\$ 91,987.69	\$ 43,896.95	\$ 27,723.40	\$ 87,425.05	\$ 87,425.05
4	4	Miami-Dade Tax Collector	12/22/22	NAV Taxes	\$ 13,299.00		\$ (127.89)	\$ (509.80)	\$ 12,661.31	\$ 3,670.56	\$ 2,318.16	\$ 7,310.28	\$ 3,494.56	\$ 2,207.00	\$ 6,959.75	\$ 6,959.75
5	5	Miami-Dade Tax Collector	01/11/23	NAV Taxes	\$ 4,998.67		\$ (48.27)	\$ (172.13)	\$ 4,778.27	\$ 1,379.62	\$ 871.25	\$ 2,747.80	\$ 1,318.72	\$ 832.85	\$ 2,626.70	\$ 2,626.70
6	Int - 1	Miami-Dade Tax Collector	02/13/23	Interest		\$ 133.85			\$ 133.85	\$ 133.85			\$ 133.85			\$ -
7	6	Miami-Dade Tax Collector	03/08/23	NAV Taxes	\$ 3,324.75		\$ (32.91)	\$ (33.24)	\$ 3,258.60	\$ 917.64	\$ 579.54	\$ 1,827.57	\$ 899.35	\$ 568.00	\$ 1,791.25	\$ 1,791.25
8	7	Miami-Dade Tax Collector	04/07/23	NAV Taxes	\$ 1,673.93		\$ (16.74)		\$ 1,657.19	\$ 461.93	\$ 291.80	\$ 920.20	\$ 457.29	\$ 288.90	\$ 911.00	\$ 911.00
9	Int - 2	Miami-Dade Tax Collector	05/17/23	Interest		\$ 13.17			\$ 13.17	\$ 13.17			\$ 13.17			\$ -
10	8	Miami-Dade Tax Collector	06/23/23	NAV Taxes/Interest (TC)	\$ 2,216.50	\$ 99.74	\$ (23.16)		\$ 2,293.08	\$ 711.50	\$ 385.66	\$ 1,219.08	\$ 704.38	\$ 381.80	\$ 1,206.90	\$ 1,206.90
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 222,758.25	\$ 246.76	\$ (2,142.39)	\$ (8,618.55)	\$ 212,244.07	\$ 61,728.51	\$ 38,828.30	\$ 122,448.20	\$ 58,757.57	\$ 36,952.75	\$ 116,533.75	\$ 116,533.75

Assessment Roll:
\$222,758.25

Note: \$222,757, \$61,482, \$38,828 and \$122,447 are 2022/2023 Budgeted assessments before discounts and fees.
\$209,572, \$57,973, \$36,499 and \$115,100 are 2022/2023 Budgeted assessments after discounts and fees.

\$ 222,758.25	
\$ 246.76	\$ 212,244.07
\$ (61,728.51)	\$ (58,757.57)
\$ (38,828.30)	\$ (36,952.75)
\$ (122,448.20)	\$ (116,533.75)
\$ -	\$ -

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 20, 2023

RE: 2023 Legislative Update

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

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”¹ of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

¹ The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees² requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors³. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

² The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

³ The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity⁴ and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers⁵ from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond⁶, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications⁷ on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

⁴ The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

⁵ Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

⁶ An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

⁷ A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer's records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS' publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern⁸. The law further prohibits a foreign principal⁹ from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People's Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

⁸ The People's Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People's Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

⁹ "Foreign principal" means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

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