



**SILVER PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 19, 2025
6:00 P.M.**

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

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 211th Street
Cutler Bay, Florida 33189
Regular Board Meeting & Public Hearing
May 19, 2025
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. March 17, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 8
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 15
 - 2. Erosion Control and Shoreline Restoration Project
 - a. Updated on the Perpetual Use Agreement
 - b. Update on the Landshore Enterprises Project Status
- J. Administrative Matters
 - 1. Financial Update.....Page 17
 - 2. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline of July 1, 2025
- K. Board Members/Staff: Additional Comments/Requests
- L. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142055	599698	Print Legal Ad-IPL01979940 - IPL0197994	Fiscal Year 2024/2025 Mt	\$714.20	2	48 L

Attention: Laura J. Archer

Silver Palms Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AND FISCAL YEAR 2024/2025 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
2024/2025 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 21, 2024
March 17, 2025
May 19, 2025
August 18, 2025**

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 ensure 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.silverpalmsccd.org

PUBLISH: MIAMI HERALD 10/10/24
IPL0197994
Oct 10 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared:
Mary Castro, who on oath says that he/she is CUSTODIAN
OF RECORDS of The Miami Herald, a daily newspaper
published at Miami in Miami-Dade County, Florida; that
the attached copy of the advertisement that was
published was published in said newspaper in the issue
(s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

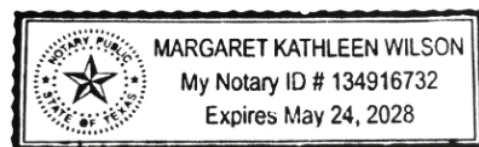
Affiant further says that the said Miami Herald is a
newspaper published at Miami, in the said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Dade
County, Florida each day and has been entered a second
class mail matter at the post office in Miami, in said
Miami-Dade County, Florida, for a period of two years
next preceding the first publication of the attached copy
of advertisement; and affiant further says that he/she
has neither paid or 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(s). The McClatchy
Company complies with all legal requirements for
publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of
October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 17, 2025**

A. CALL TO ORDER

The March 17, 2025, Regular 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 Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 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 and Supervisors Omar Reyes, Bryan Riley (via telephone) 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 Ingrid Love.

D. WELCOME AND SEAT INCUMBENT BOARD MEMBER AND ADMINISTER OATH OF OFFICE

Mrs. Perez welcomed and seated incumbent Lisa Riley to Seat #3 who was elected 2028 through the November 5, 2024, General Election process to a 4-year term which expires in November.

Administer Oath of Office and Review Board Member Duties and Responsibilities

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Lisa Riley. The Supervisor had already been provided with the Financial Disclosure Form-1 required for this year (2024 Form-1).

E. DECLARE A VACANCY IN SEAT #1

Mrs. Perez noted that since no one had qualified for Seat #1, a vacancy would be declared and appointments can be made thereafter.

A MOTION was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and unanimously passed declaring a vacancy in Seat #1, which term expires in 2028.
--

F. CONSIDER APPOINTMENT TO VACANCY IN SEAT #1

Ms. Love has provided all the necessary documentation and it has been determined that she is a qualified candidate eligible for appointment.

SEAT # 1

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Lisa Riley and unanimously passed appointing Ingrid Love to fill the vacancy and unexpired term of office in Seat No. 1, which term expires in 2028.

Administer Oath of Office and Review Board Member Duties and Responsibilities

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Ingrid Love and provided her with the new Board Member package, reviewing key information.

G. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointments to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – Lisa Riley
- Vice Chairperson – Ashley Riley
- Assistant Secretary – Byran Riley
- Assistant Secretary – Omar Reyes
- Assistant Secretary – Ingrid Love
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers for Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Lisa Riley and unanimously passed electing the above Slate of Officers, as nominated.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

J. APPROVAL OF MINUTES

1. October 21, 2024, Regular Board Meeting

Mrs. Perez presented the minutes of the October 21, 2024, Regular Board Meeting and recommended approval.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and passed unanimously approving the minutes of the October 21, 2024, Regular Board Meeting, as presented.

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Proposed Fiscal Year 2025/2026 Budget

Mrs. Perez presented Resolution No. 2025-01 and read the title into the record as follows:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

The Debt Service Assessment is the same (maximum) as last year. The Administrative Budget is slightly higher than last year.

The balance in the construction fund for the lake bank shoreline project as of 2-28-2025 is \$519,992. The estimated available funds as of 9-30-2025 are anticipated to be approximately \$215,000, should no unexpected expenses arise.

A carryover balance of \$5,875 has been applied (\$2,000 was set up last year). Because the overall assessment for 2025/2026 is currently the same as that of 2024/2025, assessment letters to the residents will not be needed.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Lisa Riley approving and adopting Resolution No. 2025-01, as presented and provided for setting the public hearing to adopt the 2025/2026 Fiscal Year Final Budget and Assessments for May 19, 2025 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 Resolution No. 2025-02 – Registered Agent Change

Resolution No. 2025-02 was presented, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Mr. George provided an overview of the resolution for the change of the District Registered Agent.

A **MOTION** was made by Supervisor Omar Reyes, seconded by Supervisor Ashley Riley and unanimously passed adopting Resolution No. 2025-07, as presented.

3. Update on Landshore Enterprises' Erosion Control and Shoreline Restoration Project

Mrs. Perez read for the record the District Engineer's Project Update:

Per Angel Camacho's communication this morning:

"The project is currently under permitting review and pending coordination with both DERM and the Zoning Department. We are working with DERM to submit the necessary documents, including lake as-built plans, as-built certification of the lake, and a Perpetual Use Agreement confirming that the District is responsible for the lake's operation and maintenance.

Additionally, Zoning has submitted a comment indicating that a zoning modification is required. However, we are actively coordinating with the reviewer to clarify that no modification should be necessary, as we are restoring the shoreline to its originally approved condition."

A discussion ensued after which.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and unanimously passed authorizing the Chairperson to sign on behalf of the District the necessary permitting and a Perpetual Use Agreement, if determined applicable by District Counsel; and further directing District Counsel to research and confirm the District ownership and maintenance responsibilities with respect to the lake and lake bank, ruling out that it is not Miami-Dade County's responsibility.

4. Consider Ratification and Approval of Turf Proposal for Trimming of Palms and Oak Trees

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and passed unanimously ratifying and approving the Turf proposal dated January 31, 2025, in the amount of \$3,950 for clusia installation at the median on 232nd Terrace. This work was approved by the Chair and has since been completed.

5. Consider Ratification and Approval of Turf Proposal for Clusia Installation at Median on SW 232nd Terrace

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and passed unanimously ratifying and approving the Turf proposal dated January 31, 2025, in the amount of \$925 for clusia installation at the median on 232nd Terrace. This work was approved by the Chair and there is a recommendation that the installation be held off until the rainy season, which we are estimating for the end of April.

M. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials provided in the meeting materials and briefly went over them. Available funds as of February 28, 2025, were \$287,836.45.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and passed unanimously ratifying and approving the financials, as presented.

N. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS

There were no further comments.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned on a **MOTION** made by Supervisor Lisa Riley, seconded by Supervisor Ashley Riley and passed unanimously adjourning the meeting at 6:28 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142055	656953	Print Legal Ad-IPL02296750 - IPL0229675		1	75 L

Attention: Laura J. Archer

Silver Palms Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

**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 May 19, 2025, 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 2025/2026. 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.silverpalmsdcd.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.silverpalmsdcd.org
IPL0229675
Apr 29, May 6 2025

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

04/29/25, 05/06/25

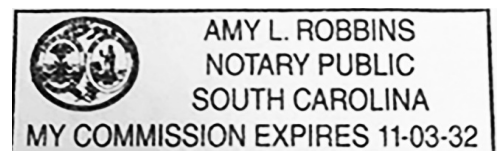
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 6th day of May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
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RESOLUTION NO. 2025-03

A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Silver Palms Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 2025/2026 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 19th day of May, 2025.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Silver Palms Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	63,283
Maintenance Assessments	42,771
Debt Assessments	193,202
Interest Income	1,200
TOTAL REVENUES	\$ 300,456
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Lawn Maintenance/Landscaping	27,000
Aquatic Maintenance	2,000
Maintenance/District Improvements	4,205
Engineering/Inspections	3,000
Contingency/Reserve	4,000
TOTAL MAINTENANCE EXPENDITURES	40,205
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	420
Management	21,516
Secretarial	2,700
Legal	9,000
Assessment Roll	3,500
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	3,000
Miscellaneous	800
Postage	250
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	4,250
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,061
TOTAL EXPENDITURES	\$ 104,266
REVENUES LESS EXPENDITURES	\$ 196,190
Debt Payments	(181,610)
BALANCE	\$ 14,580
County Appraiser & Tax Collector Fee	(5,985)
Discounts For Early Payments	(11,970)
Excess/ (Shortfall)	\$ (3,375)
Carryover Funds From Prior Year	3,375
Net Excess/ (Shortfall)	\$ -

DETAILED FINAL BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Administrative Assessments	63,896	63,309	63,283	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	42,771	42,771	42,771	Expenditures /.94
Debt Assessments	193,202	193,202	193,202	Bond Payments/.94
Interest Income	12,716	600	1,200	Estimated At \$100 Per Month
TOTAL REVENUES	\$ 312,585	\$ 299,882	\$ 300,456	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn Maintenance/Landscaping	22,759	27,000	27,000	No Change From 2024/2025 Budget
Aquatic Maintenance	2,000	2,000	2,000	No Change From 2024/2025 Budget
Maintenance/District Improvements	0	4,205	4,205	No Change From 2024/2025 Budget
Engineering/Inspections	2,435	3,000	3,000	No Change From 2024/2025 Budget
Contingency/Reserve	8,800	4,000	4,000	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	35,994	40,205	40,205	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,600	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	352	420	420	Projected At 8% Of Supervisor Fees
Management	20,316	20,916	21,516	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2024/2025 Budget
Legal	8,290	9,000	9,000	No Change From 2024/2025 Budget
Assessment Roll	3,500	3,500	3,500	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	2,721	2,000	3,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	524	900	800	\$100 Decrease From 2024/2025 Budget
Postage	187	250	250	No Change From 2024/2025 Budget
Office Supplies	415	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,246	4,100	4,250	\$150 Increase From 2024/2025 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2024/2025 Budget
Website Management	1,750	1,750	1,750	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 60,020	\$ 62,111	\$ 64,061	
TOTAL EXPENDITURES	\$ 96,014	\$ 102,316	\$ 104,266	
REVENUES LESS EXPENDITURES	\$ 216,571	\$ 197,566	\$ 196,190	
Debt Payments	(184,079)	(181,610)	(181,610)	2026 Principal & Interest Payments
BALANCE	\$ 32,492	\$ 15,956	\$ 14,580	
County Appraiser & Tax Collector Fee	(2,883)	(5,985)	(5,985)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,254)	(11,971)	(11,970)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 18,355	\$ (2,000)	\$ (3,375)	
Carryover Funds From Prior Year	0	2,000	3,375	Carryover Funds From Prior Year
Net Excess/ (Shortfall)	\$ 18,355	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,912	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	184,079	181,610	181,610	Maximum Debt Service Collection
Total Revenues	\$ 187,991	\$ 182,010	\$ 182,610	
EXPENDITURES				
Principal Payments	110,000	115,000	121,000	Principal Payment Due In 2026
Interest Payments	61,843	65,764	60,159	Interest Payments Due In 2026
Bond Redemption	0	1,246	1,451	Estimated Excess Debt Collections
Total Expenditures	\$ 171,843	\$ 182,010	\$ 182,610	
Excess/ (Shortfall)	\$ 16,148	\$ -	\$ -	

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

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 2023	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	
Par Amount As Of 1/1/25 =	\$1,442,000		

Silver Palms Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative	\$ 305.88	\$ 315.37	\$ 314.98	\$ 314.85
Maintenance	\$ 193.18	\$ 212.80	\$ 212.80	\$ 212.80
<u>Debt</u>	<u>\$ 609.19</u>	<u>\$ 961.21</u>	<u>\$ 961.21</u>	<u>\$ 961.21</u>
Total	\$ 1,108.25	\$ 1,489.38	\$ 1,488.99	\$ 1,488.86

* 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. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of May, 2025.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AND FISCAL YEAR 2025/2026 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 2025/2026 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 20, 2025

March 16, 2026

May 18, 2026

August 17, 2026

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 HERALD 00/00/25

Silver Palms
Community Development District

**Financial Report For
April 2025**

Silver Palms Community Development District
Budget vs. Actual
October 2024 through April 2025

	Oct 24 - April 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessments	63,003.87	63,309.00	-305.13	99.52%
363.101 · Maintenance Assessments	42,347.30	42,771.00	-423.70	99.01%
363.810 · Debt Assessment	191,280.68	193,202.00	-1,921.32	99.01%
363.820 · Debt Assessment-Paid To Trustee	-182,072.97	-181,610.00	-462.97	100.26%
363.830 · County Tax Collector Fee	-2,848.94	-5,985.00	3,136.06	47.6%
363.831 · Discounts for Early Payments	-11,414.72	-11,971.00	556.28	95.35%
369.042 · Carryover From Prior Year	0.00	2,000.00	-2,000.00	0.0%
369.401 · Interest Income	5,931.11	600.00	5,331.11	988.52%
Total Income	106,226.33	102,316.00	3,910.33	103.82%
Gross Profit	106,226.33	102,316.00	3,910.33	103.82%
Expense				
511.122 · Payroll Tax Expense	122.40	420.00	-297.60	29.14%
511.131 · Supervisors Fees	1,600.00	5,000.00	-3,400.00	32.0%
511.306 · Lawn Maint/Landscaping	15,587.22	27,000.00	-11,412.78	57.73%
511.307 · Aquatic Maintenance	1,166.62	2,000.00	-833.38	58.33%
511.308 · Maint/District Improvements	0.00	4,205.00	-4,205.00	0.0%
511.309 · Contingency/Reserve	0.00	4,000.00	-4,000.00	0.0%
511.310 · Engineering	1,791.25	3,000.00	-1,208.75	59.71%
511.311 · Management Fees	10,458.00	20,916.00	-10,458.00	50.0%
511.312 · Secretarial Fees	1,350.00	2,700.00	-1,350.00	50.0%
511.315 · Legal Fees	3,845.00	9,000.00	-5,155.00	42.72%
511.316 · Eng- Shoreline Ctrl & Rest Proj	2,049.96	0.00	2,049.96	100.0%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.450 · Insurance	6,858.00	7,200.00	-342.00	95.25%
511.480 · Legal Advertisements	714.20	2,000.00	-1,285.80	35.71%
511.512 · Miscellaneous	324.85	900.00	-575.15	36.09%
511.513 · Postage and Delivery	28.64	250.00	-221.36	11.46%
511.514 · Office Supplies	110.05	450.00	-339.95	24.46%
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	874.98	1,750.00	-875.02	50.0%
Total Expense	47,056.17	102,316.00	-55,259.83	45.99%
Net Income	59,170.16	0.00	59,170.16	100.0%

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
Administrative Assessments	63,309	1,441	63,004
Maintenance Assessments	42,771	974	42,347
Debt Assessments	193,202	4,398	191,281
Interest Income	600	0	5,931
Total Revenues	\$ 299,882	\$ 6,813	\$ 302,563
EXPENDITURES			
Maintenance Expenditures			
Lawn Maintenance/Landscaping	27,000	2,132	15,587
Aquatic Maintenance	2,000	167	1,167
Maintenance/District Improvements	4,205	0	0
Engineering/Inspections	3,000	0	1,791
Engineering - Shoreline Control & Restoration Project	0	0	2,050
Contingency/Reserve	4,000	0	0
Total Maintenance Expenditures	\$ 40,205	\$ 2,299	\$ 20,595
Administrative Expenditures			
Supervisor Fees	5,000	0	1,600
Payroll Taxes (Employer)	420	0	122
Management	20,916	0	10,458
Secretarial	2,700	0	1,350
Legal	9,000	0	3,845
Assessment Roll	3,500	0	0
Audit Fees	3,500	0	0
Insurance	7,200	0	6,858
Legal Advertisements	2,000	0	714
Miscellaneous	900	0	325
Postage	250	0	29
Office Supplies	450	0	110
Dues & Subscriptions	175	0	175
Trustee Fee	4,100	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	0	875
Total Administrative Expenditures	\$ 62,111	\$ -	\$ 26,461
Total Expenditures	\$ 102,316	\$ 2,299	\$ 47,056
Revenues Less Expenditures	\$ 197,566	\$ 4,514	\$ 255,507
Bond Payments	(181,610)	(4,354)	(182,073)
Balance	\$ 15,956	\$ 160	\$ 73,434
County Appraiser & Tax Collector Fee	(5,985)	(68)	(2,849)
Discounts For Early Payments	(11,971)	0	(11,415)
Excess/ (Shortfall)	\$ (2,000)	\$ 92	\$ 59,170
Carryover From Prior Year	2,000	0	0
Net Excess/ (Shortfall)	\$ -	\$ 92	\$ 59,170

Bank Balance As Of 4/30/25	\$ 295,348.42
Accounts Payable As Of 4/30/25	\$ 11,022.23
Accounts Receivable As Of 4/30/25	\$ -
Available Funds As Of 4/30/25	\$ 284,326.19

SILVER PALMS CDD TAX COLLECTIONS 2024-2025

#	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
									\$299,287.00	\$63,311.00	\$42,773.00	\$ 193,203.00	\$63,311.00	\$42,773.00	\$ 193,203.00	
									\$283,926.00	\$62,111.00	\$40,205.00	\$ 181,610.00	\$62,111.00	\$40,205.00	\$ 181,610.00	181,610.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 247,172.34		\$ (2,372.85)	\$ (9,886.96)	\$ 234,912.53	\$ 52,286.68	\$ 35,324.80	\$ 159,560.86	\$ 49,693.18	\$ 33,572.65	\$ 151,646.70	\$ 151,646.70
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 14,889.90		\$ (142.94)	\$ (595.60)	\$ 14,151.36	\$ 3,149.80	\$ 2,128.00	\$ 9,612.10	\$ 2,993.56	\$ 2,022.45	\$ 9,135.35	\$ 9,135.35
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 8,933.94		\$ (85.77)	\$ (357.36)	\$ 8,490.81	\$ 1,889.88	\$ 1,276.80	\$ 5,767.26	\$ 1,796.14	\$ 1,213.47	\$ 5,481.20	\$ 5,481.20
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 3,527.00		\$ (33.42)	\$ (185.17)	\$ 3,308.41	\$ 746.10	\$ 504.08	\$ 2,276.82	\$ 699.85	\$ 472.84	\$ 2,135.72	\$ 2,135.72
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 4,550.11		\$ (44.14)	\$ (136.50)	\$ 4,369.47	\$ 962.53	\$ 650.30	\$ 2,937.28	\$ 924.32	\$ 624.48	\$ 2,820.67	\$ 2,820.67
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 4,466.97		\$ (43.03)	\$ (163.79)	\$ 4,260.15	\$ 944.94	\$ 638.42	\$ 2,883.61	\$ 901.19	\$ 608.86	\$ 2,750.10	\$ 2,750.10
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 133.06			\$ 133.06	\$ 133.06			\$ 133.06			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 2,977.98		\$ (29.18)	\$ (59.56)	\$ 2,889.24	\$ 629.96	\$ 425.61	\$ 1,922.41	\$ 611.19	\$ 412.93	\$ 1,865.12	\$ 1,865.12
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 2,977.98		\$ (29.48)	\$ (29.78)	\$ 2,918.72	\$ 629.96	\$ 425.61	\$ 1,922.41	\$ 617.42	\$ 417.14	\$ 1,884.16	\$ 1,884.16
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 189.78			\$ 189.78	\$ 189.78			\$ 189.78			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 6,812.79		\$ (68.13)	\$ -	\$ 6,744.66	\$ 1,441.18	\$ 973.68	\$ 4,397.93	\$ 1,426.77	\$ 963.94	\$ 4,353.95	\$ 4,353.95
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 296,309.01	\$ 322.84	\$ (2,848.94)	\$ (11,414.72)	\$ 282,368.19	\$ 63,003.87	\$ 42,347.30	\$ 191,280.68	\$ 59,986.46	\$ 40,308.76	\$ 182,072.97	\$ 182,072.97

Assessment Roll

Admin: \$63,310.98
Maint: \$42,772.80
Debt: \$193,203.21
Total \$299,286.99

Collections
99.00%

Note: \$299,287, \$63,311, \$42,773 and \$193,203 are 2024/2025 Budgeted assessments before discounts and fees.
\$283,926, \$62,111, \$40,205 and \$181,610 are 2024/2025 Budgeted assessments after discounts and fees.

Assessment Roll:
201 Units X 1,488.99 = 299,286.99

\$ 296,309.01	
\$ 322.84	\$ 282,368.19
\$ (63,003.87)	\$ (59,986.46)
\$ (42,347.30)	\$ (40,308.76)
\$ (191,280.68)	\$ (182,072.97)
\$ -	\$ -