



**SILVER PALMS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 16, 2026  
6:00 P.M.**

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

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

**AGENDA**  
**SILVER PALMS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Meeting Room at Mercedes Benz of Cutler Bay  
10701 SW 211<sup>th</sup> Street  
Cutler Bay, Florida 33189  
**Regular Board Meeting**  
**March 16, 2026**  
**6:00 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Accept the Resignation of Supervisor Omar Reyes holding Seat No. 2
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. October 20, 2025 Regular Board Meeting Minutes.....Page 3
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 10
  - 2. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 17
- J. Administrative Matters
  - 1. Financial Update.....Page 19
  - 2. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
- K. Board Members/Staff: Additional Comments/Requests
- L. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57890	IPL0279119	Legal Ad - IPL0279119		1.0	78.0L

ATTENTION: Silver Palms Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

**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.silverpalmsccd.org**  
**PUBLISH: MIAMI HERALD**  
**10/10/25**  
 IPL0279119  
 Oct 10 2025

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of 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.

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

1.0 insertion(s) published on:  
 10/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Amanda Rodela*



Amanda Rodela

*Sherry J Chasteen*



Sworn to and subscribed before me on

Oct 10, 2025, 9:55 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**SILVER PALMS COMMUNITY  
DEVELOPMENT DISTRICT  
AND FISCAL YEAR 2025/2026  
REGULAR MEETING SCHEDULE  
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**SILVER PALMS COMMUNITY  
DEVELOPMENT DISTRICT  
www.silverpalmscdd.org  
PUBLISH: MIAMI HERALD  
10/10/25  
IPL0279119  
Oct 10 2025**

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 20, 2025**

**A. CALL TO ORDER**

The October 20, 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 211<sup>th</sup> Street, Cutler Bay, Florida 33189.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2025, as part of the District’s Fiscal Year 2025/2026 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 and Ashley Riley.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald 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 19, 2025, Public Hearing & Regular Board Meeting**

Mrs. Perez presented the minutes of the May 19, 2025, Public Hearing & Regular Board Meeting and recommended approval.

A <b>MOTION</b> was made by Supervisor Ashley Riley, seconded by Bryan Riley and passed unanimously approving the minutes of the May 19, 2025, Public Hearing & Regular Board Meeting, as presented.
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**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Mrs. Perez presented Resolution No. 2025-05, entitled:

**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2025. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and unanimously passed adopting Resolution No. 2025-05, adopting a Fiscal Year 2024/2025 Amended Budget.

*Supervisor Ingrid Love arrived at approximately 6:02 p.m.*

**2. Consider Resolution No. 2025-06 – Approving Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories**

Mrs. Perez presented Resolution No. 2025-06, entitled:

**RESOLUTION 2025-06**

**A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement (the “ILA”) and went on to explain that the District requires publications and the costs associated with them. She added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. She indicated that a standard publication in the Miami Herald costs well in excess of the cost typically paid in the past.

This higher cost prompted Special District Services' management team to seek an alternative for legal publications. Mrs. Perez stated that her office had been in communication with Miami-Dade County (the "County") Communications and it was determined that advertising on the County's website was an option for the Board to consider which complies with Florida Statutes. This has resulted in the County Attorney's review and authorization of the District entering into an Interlocal Agreement with community development districts. This is a great accomplishment that will save the District considerably for legal publications. The estimated cost of advertising on the County website is \$707 annually.

The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers; therefore, District Counsel has prepared the presented resolution for the Board's consideration.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and passed unanimously adopting Resolution No. 2025-06, as presented.

### **3. Consider Resolution No. 2026-07 – Goals & Objectives Annual Report**

Mrs. Perez presented Resolution No. 2025-07, entitled:

#### **RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Wald provided an overview of the Resolution Adopting Goals and Objectives.

A **MOTION** was then made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and passed unanimously adopting Resolution No. 2025-07, as presented, and adopting the same goals and objectives presented as the exhibit to Resolution 2025-07.

#### **I. ADMINISTRATIVE MATTERS**

##### **1. Financial Update**

Mrs. Perez presented the financials provided in the meeting materials and briefly went over them. Available funds as of September 30, 2025 were \$218,156.78.

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

##### **2. Legislative Update**

Ms. Wald reviewed the 2025 Legislative Update Memorandum that was presented in the meeting material and addressed the Board's questions.

### 3. Reminder – Required Annual Four (4) Hours of Ethics Training

Mrs. Perez reminded the Board that they were required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, due by July 1, 2026, the hours must be completed no later than December 31 of this year. She further noted that links to two training sessions were available on the website.

### J. DISTRICT ENGINEER UPDATE ON EROSION CONTROL AND SHORELINE RESTORATION PROJECT

The District Engineer provided a written update on the project and Mrs. Perez shared the same. Pursuant to Mr. Camacho's report, the following information was provided:

- Construction Schedule
- Plan sheet showing both staging areas

*It was noted that several trees and fences from adjacent residential properties extend into the designated work area.*

*Fences:*

- 10774 SW 229th St, Miami, FL 33170 (white metal fence)
- 10804 SW 229th St, Miami, FL 33170 (chain-link fence)
- 10816 SW 229th St, Miami, FL 33170

*Trees:*

- 23044 SW 107th Pl, Miami, FL 33170
- 23017 SW 108th Ct, Miami, FL 33170
- 23028 SW 108th Ct, Miami, FL 33170 (newly planted)
- 23017 SW 109th Ave, Miami, FL 33170
- 10846 SW 229th St, Miami, FL 33170
- 10816 SW 229th St, Miami, FL 33170

Mrs. Perez stated that she would have the Landshore Proposed Schedule and Staging Area Information **attached** to the minutes for record purposes.

A brief discussion ensued regarding the removal of the encroachments.

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

There were no further comments.

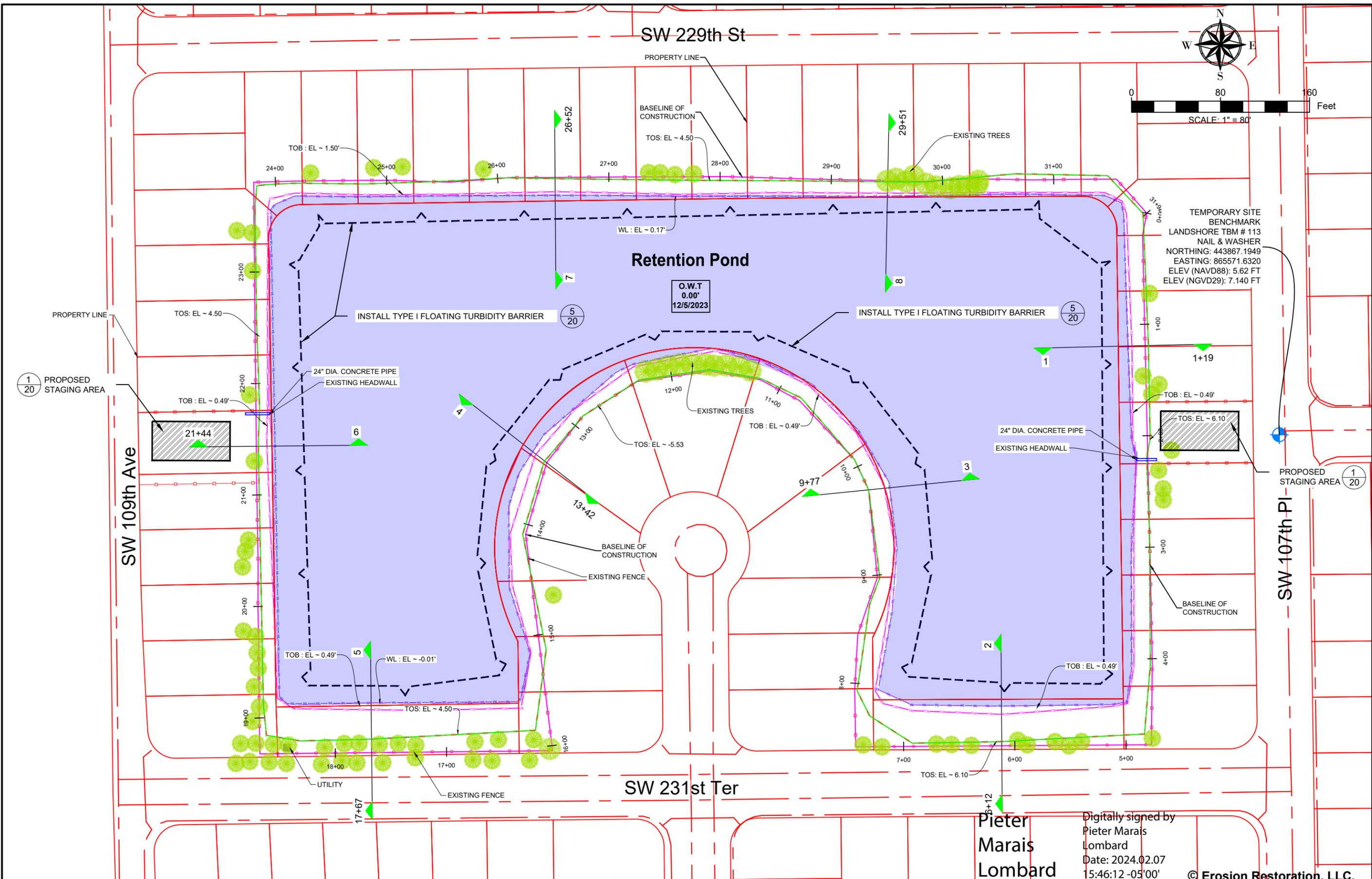
### L. ADJOURNMENT

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 Ingrid Love and passed unanimously adjourning the meeting at 6:26 p.m.

**ATTESTED BY:**

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

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



TEMPORARY SITE BENCHMARK  
 LANDSHORE TBM # 113  
 NAIL & WASHER  
 NORTHING: 443867.1949  
 EASTING: 865571.6320  
 ELEV (NAVD88): 5.62 FT  
 ELEV (NGVD29): 7.140 FT

O.W.T  
 0.00'  
 12/5/2023

TOS: EL ~ 6.10

REVISIONS		
DATE	BY	DESCRIPTION
06/09/2022	MR	ADJUSTED LENGTHS OF ELEMENTS

**Erosion and Sedimentation Control Plan for Retention Pond at Silver Palms CDD**



118 Shamrock Blvd.,  
 Venice, FL 34293  
 Office: 941-303-5238  
 Fax: 941-218-6113  
 E-mail: info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by  
**Pieter Marais Lombard**

Date: 2024.02.07  
 15:46:12 -05'00'

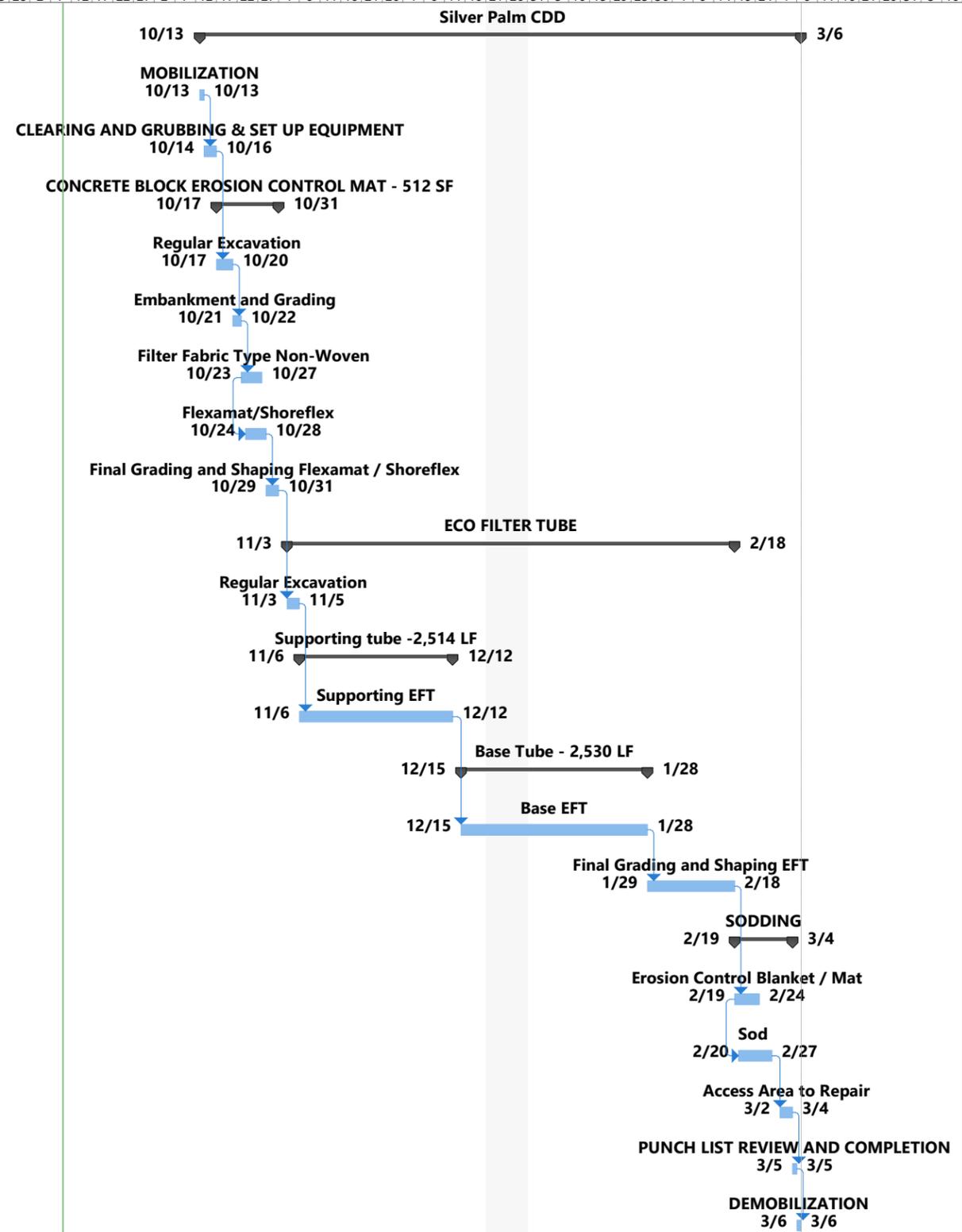
© Erosion Restoration, LLC.

**SURVEY CONTROL PLAN**

PROJECT NO: 2023-107	SHEET: Z-202	SHEET/OF: 5 /20
DRAWN BY: JP	DATE: 01/26/2024	SCALE: 1" = 80'

ID	Task Name	Duration	Start	Finish	Predecessors	
1	<b>Silver Palm CDD</b>	<b>95 days</b>	<b>10/13/2025</b>	<b>3/6/2026</b>		
2	MOBILIZATION	1 day	10/13/2025	10/13/2025		
3	CLEARING AND GRUBBING & SET UP EQUIPMENT	3 days	10/14/2025	10/16/2025	2	
4	<b>CONCRETE BLOCK EROSION CONTROL MAT - 512 SF</b>	<b>11 days</b>	<b>10/17/2025</b>	<b>10/31/2025</b>		
5	Regular Excavation	2 days	10/17/2025	10/20/2025	3	
6	Embankment and Grading	2 days	10/21/2025	10/22/2025	5	
7	Filter Fabric Type Non-Woven	3 days	10/23/2025	10/27/2025	6	
8	Flexamat/Shoreflex	3 days	10/24/2025	10/28/2025	7SS+1 day	
9	Final Grading and Shaping Flexamat / Shoreflex	3 days	10/29/2025	10/31/2025	8	
10	<b>ECO FILTER TUBE</b>	<b>68 days</b>	<b>11/3/2025</b>	<b>2/18/2026</b>		
11	Regular Excavation	3 days	11/3/2025	11/5/2025	9	
12	Supporting tube -2,514 LF	25 days	11/6/2025	12/12/2025		
13	Supporting EFT	25 days	11/6/2025	12/12/2025	11	
14	Base Tube - 2,530 LF	25 days	12/15/2025	1/28/2026		
15	Base EFT	25 days	12/15/2025	1/28/2026	13	
16	Final Grading and Shaping EFT	15 days	1/29/2026	2/18/2026	15	
17	<b>SODDING</b>	<b>10 days</b>	<b>2/19/2026</b>	<b>3/4/2026</b>		
18	Erosion Control Blanket / Mat	4 days	2/19/2026	2/24/2026	16	
19	Sod	6 days	2/20/2026	2/27/2026	18SS+1 day	
20	Access Area to Repair	3 days	3/2/2026	3/4/2026	19	
21	PUNCH LIST REVIEW AND COMPLETION	1 day	3/5/2026	3/5/2026	20	
22	<b>DEMOBILIZATION</b>	<b>1 day</b>	<b>3/6/2026</b>	<b>3/6/2026</b>	<b>21</b>	

August 2025 | September 2025 | October 2025 | November 2025 | December 2025 | January 2026 | February 2026 | March 2026 | April 2026



Project: Landshore LLC Date: 9/10/2025	Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
	Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
	Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Silver Palms Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 18, 2026 at 6:00 p.m. in the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211<sup>th</sup> Street, Cutler Bay, Florida 33189, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of March, 2026.

**ATTEST:**

**SILVER PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

Silver Palms  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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

**PROPOSED BUDGET**  
**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	63,236
Maintenance Assessments	42,771
Debt Assessments	193,202
Interest Income	1,320
<b>TOTAL REVENUES</b>	<b>\$ 300,529</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Lawn Maintenance/Landscaping	27,000
Aquatic Maintenance	2,000
Maintenance/District Improvements	4,205
Engineering/Inspections	3,000
Engineering-Extraordinary-Erosion Control	0
Contingency/Reserve	4,000
Erosion Control & Shoreline Restoration	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>40,205</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	420
Management	22,092
Secretarial	2,700
Legal	9,000
Assessment Roll	3,500
Audit Fees	3,600
Insurance	8,300
Legal Advertisements	2,750
Miscellaneous	750
Postage	250
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	4,250
Continuing Disclosure Fee	250
Website Management	1,750
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 65,187</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 105,392</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 195,137</b>
Debt Payments	(181,610)
<b>BALANCE</b>	<b>\$ 13,527</b>
County Appraiser & Tax Collector Fee	(5,984)
Discounts For Early Payments	(11,968)
<b>Excess/ (Shortfall)</b>	<b>\$ (4,425)</b>
Carryover Funds From Prior Year	4,425
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2024/2025 ACTUAL</b>	<b>FISCAL YEAR 2025/2026 BUDGET</b>	<b>FISCAL YEAR 2026/2027 BUDGET</b>	<b>COMMENTS</b>
<b>REVENUES</b>				
Administrative Assessments	63,802	63,283	63,236	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	42,773	42,771	42,771	Expenditures /.94
Debt Assessments	193,203	193,202	193,202	Bond Payments/.94
Interest Income	9,675	1,200	1,320	Estimated At \$110 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 309,453</b>	<b>\$ 300,456</b>	<b>\$ 300,529</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Lawn Maintenance/Landscaping	25,209	27,000	27,000	No Change From 2025/2026 Budget
Aquatic Maintenance	2,000	2,000	2,000	No Change From 2025/2026 Budget
Maintenance/District Improvements	0	4,205	4,205	No Change From 2025/2026 Budget
Engineering/Inspections	1,505	3,000	3,000	No Change From 2025/2026 Budget
Engineering-Extraordinary-Erosion Control	7,986	0	0	
Contingency/Reserve	0	4,000	4,000	No Change From 2025/2026 Budget
Erosion Control & Shoreline Restoration	25,005	0	0	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>61,705</b>	<b>40,205</b>	<b>40,205</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	184	420	420	Projected At 8% Of Supervisor Fees
Management	20,916	21,516	22,092	CPI Adjustment
Secretarial	2,700	2,700	2,700	No Change From 2025/2026 Budget
Legal	7,098	9,000	9,000	No Change From 2025/2026 Budget
Assessment Roll	3,500	3,500	3,500	As Per Contract
Audit Fees	3,500	3,600	3,600	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	8,300	Fiscal Year 2025/2026 Expenditure Was \$7,769
Legal Advertisements	2,084	3,000	2,750	\$250 Decrease From 2025/2026 Budget
Miscellaneous	500	800	750	\$50 Decrease From 2025/2026 Budget
Postage	129	250	250	No Change From 2025/2026 Budget
Office Supplies	236	450	400	\$50 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,246	4,250	4,250	No Change From 2025/2026 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2025/2026 Budget
Website Management	1,750	1,750	1,750	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 56,526</b>	<b>\$ 64,061</b>	<b>\$ 65,187</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 118,231</b>	<b>\$ 104,266</b>	<b>\$ 105,392</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 191,222</b>	<b>\$ 196,190</b>	<b>\$ 195,137</b>	
Debt Payments	(183,976)	(181,610)	(181,610)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 7,246</b>	<b>\$ 14,580</b>	<b>\$ 13,527</b>	
County Appraiser & Tax Collector Fee	(2,880)	(5,985)	(5,984)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,415)	(11,970)	(11,968)	Four Percent Of Total Assessment Roll
<b>Excess/ (Shortfall)</b>	<b>\$ (7,049)</b>	<b>\$ (3,375)</b>	<b>\$ (4,425)</b>	
Carryover Funds From Prior Year	0	3,375	4,425	Carryover Funds From Prior Year
<b>Net Excess/ (Shortfall)</b>	<b>\$ (7,049)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	3,573	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	183,976	181,610	181,610	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 187,549</b>	<b>\$ 182,610</b>	<b>\$ 182,810</b>	
<b>EXPENDITURES</b>				
Principal Payments	115,000	121,000	127,000	Principal Payment Due In 2027
Interest Payments	68,495	60,159	54,269	Interest Payments Due In 2027
Bond Redemption	0	1,451	1,541	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 183,495</b>	<b>\$ 182,610</b>	<b>\$ 182,810</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 4,054</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 & November 1st
Issue Date =	June 2023	Annual Interest Payments Due:	
Maturity Date =	May 2034		May 1st & November 1st
Par Amount As Of 1/1/26 =	\$1,327,000		



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(954) 764-7279 FAX

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OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOUFLE

February 2, 2026

VIA E-MAIL ONLY – [gperez@sdsinc.org](mailto:gperez@sdsinc.org)

Ms. Gloria Perez  
District Manager  
Special District Services  
Kendall Office Center  
8785 SW 165th Avenue, #200  
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure  
Silver Palms Community Development District  
Our File: 536.03087**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

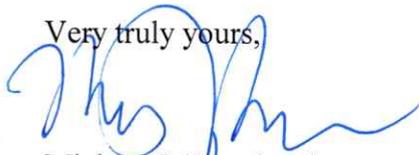
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez  
February 2, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

Silver Palms  
Community Development District

**Financial Report For  
February 2026**

**Silver Palms Community Development District**  
**Budget vs. Actual**  
**October 2025 through February 2026**

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessments	58,230.05	63,283.00	-5,052.95	92.02%
363.101 · Maintenance Assessments	39,357.00	42,771.00	-3,414.00	92.02%
363.810 · Debt Assessment	177,771.48	193,202.00	-15,430.52	92.01%
363.820 · Debt Assessment-Paid To Trustee	-168,928.77	-181,610.00	12,681.23	93.02%
363.830 · County Tax Collector Fee	-2,634.96	-5,985.00	3,350.04	44.03%
363.831 · Discounts for Early Payments	-11,061.94	-11,970.00	908.06	92.41%
369.042 · Carryover From Prior Year	0.00	3,375.00	-3,375.00	0.0%
369.401 · Interest Income	889.03	1,200.00	-310.97	74.09%
<b>Total Income</b>	<u>93,621.89</u>	<u>104,266.00</u>	<u>-10,644.11</u>	<u>89.79%</u>
<b>Gross Profit</b>	93,621.89	104,266.00	-10,644.11	89.79%
<b>Expense</b>				
511.122 · Payroll Tax Expense	107.10	420.00	-312.90	25.5%
511.131 · Supervisors Fees	1,400.00	5,000.00	-3,600.00	28.0%
511.306 · Lawn Maint/Landscaping	7,930.30	27,000.00	-19,069.70	29.37%
511.307 · Aquatic Maintenance	833.30	2,000.00	-1,166.70	41.67%
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	0.00	3,000.00	-3,000.00	0.0%
511.311 · Management Fees	8,965.00	21,516.00	-12,551.00	41.67%
511.312 · Secretarial Fees	1,125.00	2,700.00	-1,575.00	41.67%
511.315 · Legal Fees	3,185.00	9,000.00	-5,815.00	35.39%
511.316 · Eng- Shoreline Ctrl & Rest Proj	4,607.50	0.00	4,607.50	100.0%
511.318 · Assessment/Tax Roll	0.00	3,500.00	-3,500.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.450 · Insurance	7,769.00	7,400.00	369.00	104.99%
511.480 · Legal Advertisements	544.21	3,000.00	-2,455.79	18.14%
511.512 · Miscellaneous	406.36	800.00	-393.64	50.8%
511.513 · Postage and Delivery	209.73	250.00	-40.27	83.89%
511.514 · Office Supplies	115.75	450.00	-334.25	25.72%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,250.00	-4,250.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	250.00	-250.00	0.0%
511.750 · Website Management	729.15	1,750.00	-1,020.85	41.67%
<b>Total Expense</b>	<u>38,102.40</u>	<u>104,266.00</u>	<u>-66,163.60</u>	<u>36.54%</u>
	<u><b>55,519.49</b></u>	<u><b>0.00</b></u>	<u><b>55,519.49</b></u>	<u><b>100.0%</b></u>

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
<b>REVENUES</b>			
Administrative Assessments	63,283	0	58,230
Maintenance Assessments	42,771	0	39,357
Debt Assessments	193,202	0	177,771
Interest Income	1,200	0	889
<b>Total Revenues</b>	<b>\$ 300,456</b>	<b>\$ -</b>	<b>\$ 276,247</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Lawn Maintenance/Landscaping	27,000	1,449	7,930
Aquatic Maintenance	2,000	167	833
Maintenance/District Improvements	4,205	0	0
Engineering/Inspections	3,000	0	0
Engineering - Shoreline Control & Restoration Project	0	0	4,608
Contingency/Reserve	4,000	0	0
<b>Total Maintenance Expenditures</b>	<b>\$ 40,205</b>	<b>\$ 1,616</b>	<b>\$ 13,371</b>
<b>Administrative Expenditures</b>			
Supervisor Fees	5,000	0	1,400
Payroll Taxes (Employer)	420	0	107
Management	21,516	1,793	8,965
Secretarial	2,700	225	1,125
Legal	9,000	0	3,185
Assessment Roll	3,500	0	0
Audit Fees	3,600	0	0
Insurance	7,400	0	7,769
Legal Advertisements	3,000	0	544
Miscellaneous	800	31	406
Postage	250	21	210
Office Supplies	450	11	116
Dues & Subscriptions	175	0	175
Trustee Fee	4,250	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	146	729
<b>Total Administrative Expenditures</b>	<b>\$ 64,061</b>	<b>\$ 2,227</b>	<b>\$ 24,731</b>
<b>Total Expenditures</b>	<b>\$ 104,266</b>	<b>\$ 3,843</b>	<b>\$ 38,102</b>
<b>Revenues Less Expenditures</b>	<b>\$ 196,190</b>	<b>\$ (3,843)</b>	<b>\$ 238,145</b>
Bond Payments	(181,610)	0	(168,929)
<b>Balance</b>	<b>\$ 14,580</b>	<b>\$ (3,843)</b>	<b>\$ 69,216</b>
County Appraiser & Tax Collector Fee	(5,985)	0	(2,635)
Discounts For Early Payments	(11,970)	0	(11,062)
<b>Excess/ (Shortfall)</b>	<b>\$ (3,375)</b>	<b>\$ (3,843)</b>	<b>\$ 55,519</b>
Carryover From Prior Year	3,375	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (3,843)</b>	<b>\$ 55,519</b>

<b>Bank Balance As Of 2/28/26</b>	<b>\$ 303,677.96</b>
<b>Accounts Payable As Of 2/28/26</b>	<b>\$ 30,051.87</b>
<b>Accounts Receivable As Of 2/28/26</b>	<b>\$ -</b>
<b>Available Funds As Of 2/28/26</b>	<b>\$ 273,626.09</b>

**SILVER PALMS CDD  
TAX COLLECTIONS  
2025-2026**

#	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
									<b>\$299,261.00</b>	<b>\$63,285.00</b>	<b>\$42,773.00</b>	<b>\$ 193,203.00</b>	<b>\$63,285.00</b>	<b>\$42,773.00</b>	<b>\$ 193,203.00</b>	
									<b>\$281,301.00</b>	<b>\$59,486.00</b>	<b>\$40,205.00</b>	<b>\$ 181,610.00</b>	<b>\$59,486.00</b>	<b>\$40,205.00</b>	<b>\$ 181,610.00</b>	<b>181,610.00</b>
1	1	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 235,239.88		\$ (2,258.31)	\$ (9,409.24)	\$ 223,572.33	\$ 49,746.17	\$ 33,622.84	\$ 151,870.87	\$ 47,278.83	\$ 31,955.20	\$ 144,338.30	\$ 144,338.30
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 10,422.02		\$ (100.05)	\$ (416.87)	\$ 9,905.10	\$ 2,203.94	\$ 1,489.62	\$ 6,728.46	\$ 2,094.62	\$ 1,415.74	\$ 6,394.74	\$ 6,394.74
3	3	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 10,422.02		\$ (100.19)	\$ (401.97)	\$ 9,919.86	\$ 2,203.94	\$ 1,489.62	\$ 6,728.46	\$ 2,097.74	\$ 1,417.85	\$ 6,404.27	\$ 6,404.27
4	4	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 14,888.60		\$ (142.93)	\$ (595.52)	\$ 14,150.15	\$ 3,148.49	\$ 2,128.03	\$ 9,612.08	\$ 2,992.34	\$ 2,022.48	\$ 9,135.33	\$ 9,135.33
5	5	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 4,386.01		\$ (33.48)	\$ (238.34)	\$ 4,114.19	\$ 927.51	\$ 626.89	\$ 2,831.61	\$ 870.03	\$ 588.03	\$ 2,656.13	\$ 2,656.13
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 275,358.53	\$ -	\$ (2,634.96)	\$ (11,061.94)	\$ 261,661.63	\$ 58,230.05	\$ 39,357.00	\$ 177,771.48	\$ 55,333.56	\$ 37,399.30	\$ 168,928.77	\$ 168,928.77

<b>Assessment Roll</b>	
Admin:	\$63,284.85
Maint:	\$42,772.80
Debt:	\$193,203.21
<b>Total</b>	<b>\$299,260.86</b>

Collections  
92.01%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.  
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

Assessment Roll:  
201 Units X 1,488.86 = 299,286.99

\$ 275,358.53	
\$ -	\$ 261,661.63
\$ (58,230.05)	\$ (55,333.56)
\$ (39,357.00)	\$ (37,399.30)
\$ (177,771.48)	\$ (168,928.77)
\$ -	\$ -