



**SILVER PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 18, 2026
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 18, 2026
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 16, 2026 Regular Board Meeting Minutes.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 8
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 15
 - 2. District Engineer Update on the Erosion Control and Shoreline Restoration Project
- J. Administrative Matters
 - 1. Financial Update.....Page 17
 - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 21
 - 3. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
 - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 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
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
10/10/25
IPL0279119
Oct 10 2025**

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 16, 2026**

A. CALL TO ORDER

The March 16, 2026, 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, 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, Vice Chairperson Ingrid Love and Supervisors Bryan Riley (via phone) and Ashley Riley.

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

D. CONSIDER RESIGNATION OF SUPERVISOR OMAR REYES IN SEAT NO. 2

Mrs. Perez had a copy of the letter of resignation, effective October 27, 2025.

<p>A MOTION was made by Supervisor Ashley Riley, seconded by Supervisor Bryan Riley and passed unanimously accepting and receiving Omar Reyes’ resignation, effective October 27, 2025 and declaring a vacancy in Seat #2.</p>

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. October 20, 2025, Regular Board Meeting

Mrs. Perez presented the minutes of the October 20, Regular Board Meeting and recommended approval.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and passed unanimously approving the minutes of the October 20, 2025, Regular Board Meeting, as presented.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mrs. Perez presented Resolution No. 2026-01, entitled:

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.

The Debt Service Assessment is the same maximum amount as prior years. The Administrative Budget is slightly higher than last year.

The balance in the construction fund for the lake bank shoreline project as of 2-28-2026 was \$357,497. The estimated available funds as of 9-30-2026 are anticipated to be approximately \$215,000, should no unexpected expenses arise.

A carryover balance of \$4,425 has been applied (\$3,375 was set up last year). Because the overall assessment for FY 2026/2027 is currently the same as that of FY 2025/2026, assessment letters to the residents will not be needed.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Ingrid Love approving and adopting Resolution No. 2026-01, as presented, and provides for setting the public hearing to adopt the 2026/2027 Fiscal Year Final Budget and Assessments for May 18, 2026, 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 Billing Cochran Rate Adjustment Request

Presented in the meeting materials was the Billing Cochran Rate Adjustment Request letter requesting the following rate increases:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Lisa Riley and passed unanimously approving the Billing Cochran rate adjustment request, as presented.

J. 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, 2026, were \$273,626.09.

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

2. General Election and Qualifying Period

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisors of Elections’ website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

AS	Seat 2 VACANT	Expires 2026
V-CHR	Seat 4 Ashley Riley	Expires 2026
AS	Seat 5 Bryan Riley	Expires 2026

K. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS

Mrs. Perez provided on behalf of Mr. Reto of Landshore Enterprises an Update on the Erosion Control and Shoreline Restoration Project:

Currently approximately 95% completed with the following items ongoing or scheduled to be completed over the next few days:

1. Finishing sodding along the southeast corner of the shoreline.
2. Finalizing berm grading in a few remaining areas.
3. Completing installation of Shoreflex at the headwalls.
4. Beginning cleanup of staging areas and final sodding early next week.

Mrs. Perez advised the Board that for this year’s filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file a completed Form 1 through your local Supervisor of Elections’ office.

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 Ashley Riley and passed unanimously adjourning the meeting at 6:15 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Publication Date
2026-05-05

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 May 18, 2026, at 6:00 p.m., or as soon thereafter as can be heard, in the Second Floor 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 2026/2027. 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

PUBLISH: MIAMI HERALD 04/28/26 & 05/05/26

IPL0333493

Apr 28, May 5 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Silver Palms Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 18th day of May, 2026.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Silver Palms
Community Development District

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

CONTENTS

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	63,236
Maintenance Assessments	42,771
Debt Assessments	193,202
Interest Income	1,320
TOTAL REVENUES	\$ 300,529
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	40,205
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 65,187
TOTAL EXPENDITURES	\$ 105,392
REVENUES LESS EXPENDITURES	\$ 195,137
Debt Payments	(181,610)
BALANCE	\$ 13,527
County Appraiser & Tax Collector Fee	(5,984)
Discounts For Early Payments	(11,968)
Excess/ (Shortfall)	\$ (4,425)
Carryover Funds From Prior Year	4,425
Net Excess/ (Shortfall)	\$ -

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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
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
TOTAL REVENUES	\$ 309,453	\$ 300,456	\$ 300,529	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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	
TOTAL MAINTENANCE EXPENDITURES	61,705	40,205	40,205	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 56,526	\$ 64,061	\$ 65,187	
TOTAL EXPENDITURES	\$ 118,231	\$ 104,266	\$ 105,392	
REVENUES LESS EXPENDITURES	\$ 191,222	\$ 196,190	\$ 195,137	
Debt Payments	(183,976)	(181,610)	(181,610)	2027 Principal & Interest Payments
BALANCE	\$ 7,246	\$ 14,580	\$ 13,527	
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
Excess/ (Shortfall)	\$ (7,049)	\$ (3,375)	\$ (4,425)	
Carryover Funds From Prior Year	0	3,375	4,425	Carryover Funds From Prior Year
Net Excess/ (Shortfall)	\$ (7,049)	\$ -	\$ -	

DETAILED FINAL 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	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
Total Revenues	\$ 187,549	\$ 182,610	\$ 182,810	
EXPENDITURES				
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
Total Expenditures	\$ 183,495	\$ 182,610	\$ 182,810	
Excess/ (Shortfall)	\$ 4,054	\$ -	\$ -	

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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of May, 2026.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AND FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Silver Palms Community Development District will hold Regular Meetings in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 at 6:00 p.m. on the following dates:

**October 19, 2026
March 15, 2027
May 17, 2027
August 16, 2027**

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 00/00/26

Silver Palms
Community Development District

**Financial Report For
April 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>
Income				
363.100 · Admin Assessments	61,509.06	63,283.00	-1,773.94	97.2%
363.101 · Maintenance Assessments	41,384.38	42,771.00	-1,386.62	96.76%
363.810 · Debt Assessment	186,928.97	193,202.00	-6,273.03	96.75%
363.820 · Debt Assessment-Paid To Trustee	-177,789.30	-181,610.00	3,820.70	97.9%
363.830 · County Tax Collector Fee	-2,773.60	-5,985.00	3,211.40	46.34%
363.831 · Discounts for Early Payments	-11,383.28	-11,970.00	586.72	95.1%
369.042 · Carryover From Prior Year	0.00	3,375.00	-3,375.00	0.0%
369.401 · Interest Income	3,778.75	1,200.00	2,578.75	314.9%
Total Income	<u>101,654.98</u>	<u>104,266.00</u>	<u>-2,611.02</u>	<u>97.5%</u>
Gross Profit	101,654.98	104,266.00	-2,611.02	97.5%
Expense				
511.122 · Payroll Tax Expense	168.30	420.00	-251.70	40.07%
511.131 · Supervisors Fees	2,200.00	5,000.00	-2,800.00	44.0%
511.306 · Lawn Maint/Landscaping	11,512.22	27,000.00	-15,487.78	42.64%
511.307 · Aquatic Maintenance	1,333.28	2,000.00	-666.72	66.66%
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	12,551.00	21,516.00	-8,965.00	58.33%
511.312 · Secretarial Fees	1,575.00	2,700.00	-1,125.00	58.33%
511.315 · Legal Fees	3,282.50	9,000.00	-5,717.50	36.47%
511.316 · Eng- Shoreline Ctrl & Rest Proj	5,940.54	0.00	5,940.54	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	623.28	800.00	-176.72	77.91%
511.513 · Postage and Delivery	250.05	250.00	0.05	100.02%
511.514 · Office Supplies	147.60	450.00	-302.40	32.8%
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	1,020.81	1,750.00	-729.19	58.33%
Total Expense	<u>49,092.79</u>	<u>104,266.00</u>	<u>-55,173.21</u>	<u>47.08%</u>
	<u>52,562.19</u>	<u>0.00</u>	<u>52,562.19</u>	<u>100.0%</u>

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

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
Administrative Assessments	63,283	0	61,509
Maintenance Assessments	42,771	0	41,384
Debt Assessments	193,202	0	186,929
Interest Income	1,200	0	3,779
Total Revenues	\$ 300,456	\$ -	\$ 293,601
EXPENDITURES			
Maintenance Expenditures			
Lawn Maintenance/Landscaping	27,000	2,132	11,512
Aquatic Maintenance	2,000	333	1,333
Maintenance/District Improvements	4,205	0	0
Engineering/Inspections	3,000	0	0
Engineering - Shoreline Control & Restoration Project	0	0	5,941
Contingency/Reserve	4,000	0	0
Erosion Control & Shoreline Restoration	0	0	0
Total Maintenance Expenditures	\$ 40,205	\$ 2,465	\$ 18,786
Administrative Expenditures			
Supervisor Fees	5,000	0	2,200
Payroll Taxes (Employer)	420	0	168
Management	21,516	1,793	12,551
Secretarial	2,700	225	1,575
Legal	9,000	0	3,283
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	99	623
Postage	250	40	250
Office Supplies	450	20	148
Dues & Subscriptions	175	0	175
Trustee Fee	4,250	0	0
Continuing Disclosure Fee	250	0	0
Website Management	1,750	147	1,021
Total Administrative Expenditures	\$ 64,061	\$ 2,324	\$ 30,307
Total Expenditures	\$ 104,266	\$ 4,789	\$ 49,093
Revenues Less Expenditures	\$ 196,190	\$ (4,789)	\$ 244,508
Bond Payments	(181,610)	0	(177,789)
Balance	\$ 14,580	\$ (4,789)	\$ 66,719
County Appraiser & Tax Collector Fee	(5,985)	0	(2,774)
Discounts For Early Payments	(11,970)	0	(11,383)
Excess/ (Shortfall)	\$ (3,375)	\$ (4,789)	\$ 52,562
Carryover From Prior Year	3,375	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,789)	\$ 52,562

Bank Balance As Of 4/30/26	\$ 279,312.35
Accounts Payable As Of 4/30/26	\$ 8,643.56
Accounts Receivable As Of 4/30/26	\$ -
Available Funds As Of 4/30/26	\$ 270,668.79

**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
									\$299,261.00	\$63,285.00	\$42,773.00	\$ 193,203.00	\$63,285.00	\$42,773.00	\$ 193,203.00	
									\$281,301.00	\$59,486.00	\$40,205.00	\$ 181,610.00	\$59,486.00	\$40,205.00	\$ 181,610.00	181,610.00
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	6	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 7,444.30		\$ (72.96)	\$ (148.90)	\$ 7,222.44	\$ 1,574.25	\$ 1,064.01	\$ 4,806.04	\$ 1,527.33	\$ 1,032.30	\$ 4,662.81	\$ 4,662.81
7	Int. - 1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 279.42			\$ 279.42	\$ 279.42			\$ 279.42			\$ -
8	7	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 1,488.86		\$ (14.74)	\$ (14.89)	\$ 1,459.23	\$ 314.85	\$ 212.80	\$ 961.21	\$ 308.59	\$ 208.56	\$ 942.08	\$ 942.08
9	8	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 5,251.30		\$ (50.94)	\$ (157.55)	\$ 5,042.81	\$ 1,110.49	\$ 750.57	\$ 3,390.24	\$ 1,066.40	\$ 720.77	\$ 3,255.64	\$ 3,255.64
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 289,542.99	\$ 279.42	\$ (2,773.60)	\$ (11,383.28)	\$ 275,665.53	\$ 61,509.06	\$ 41,384.38	\$ 186,928.97	\$ 58,515.30	\$ 39,360.93	\$ 177,789.30	\$ 177,789.30

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

Collections	
	96.75%

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

\$ 289,542.99	
\$ 279.42	\$ 275,665.53
\$ (61,509.06)	\$ (58,515.30)
\$ (41,384.38)	\$ (39,360.93)
\$ (186,928.97)	\$ (177,789.30)
\$ -	\$ -

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Silver Palms Community Development District**, as described in the attached **MAP**, has **427** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.