



Silver Palms West Community Development District

<https://www.silverpalmswestcdd.com>

Yani Lopez Castillo, Chair

Mailie-Jo Lopez, Vice Chair

Teanna Peralta, Assistant Secretary

Teresa Baluja, Assistant Secretary

Raisa Krause, Assistant Secretary

January 15, 2026



Silver Palms West

Community Development District

Revised Meeting Agenda

Seat 3: Yani Lopez Castillo – (C.)	
Seat 4: Mailie-Jo Lopez – (V.C.)	
Seat 5: Teanna Peralta – (A.S.)	
Seat 1: Teresa Baluja – (A.S.)	
Seat 2: Raisa Krause – (A.S.)	

Thursday
January 15, 2026
4:00 p.m.

The Corsica Club
24455 S.W. 119th Avenue, Miami, FL
Join the meeting now
Meeting ID: 250 597 673 174 and Passcode: 2eT22ti2
1 872-240-4685 and Phone Conference ID: 956 575 858#

1. Roll Call
2. Approval of Minutes of the October 16, 2025 Meeting – **Page 4**
3. Discussion of Financing Matters (Expanded Area)
 - A. Ratification of First Amended Notice of Establishment Amended by Ordinance #25-119 – **Page 17**
 - B. Acceptance of Supplemental Engineers Report – **Page 25**
 - C. Acceptance of **Master** Assessment Methodology – **Page 43**
 - D. Consideration of **Resolution #2026-01** Declaring Special Assessments – **Page 57**
 - E. Consideration of **Resolution #2026-02** Calling for a Public Hearing to Impose Special Assessments – **Page 61**
 - F. Consideration of **Resolution #2026-03** Bond Authorizing Resolution – **Page 73**
 - 1) Exhibit A - Form of Second Supplemental Trust Indenture – **Page 81**
4. Discussion of **Resolution #2026-04** Manager Discretionary Spending Authority – **Page 135**
5. **Appointment of Audit Selection Committee** – **Page 137**
Audit Selection Committee Meeting:
 - A. **Opening Audit Selection Committee Meeting**
 - B. **Roll Call**
 - C. **Selection of Criteria for Evaluation**
 - D. **Authorizing of RFP**
 - E. **Adjournment**
6. Staff Reports
 - A. Attorney
 - B. Engineer – **SW 120th Ave Paving, Grading & Drainage Plan** – **Page 141**
 - C. Field – Monthly Report – **Page 148**

D. Manager

7. Financial Reports

A. Acceptance of Check Register – **Page 168**

B. Acceptance of Unaudited Financials – **Page 171**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <https://www.silverpalmswestcdd.com>

**MINUTES OF MEETING
SILVER PALMS WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Silver Palms West Community Development District was held on Wednesday, October 16, 2025 at 4:00 p.m. at the Corsica Club 24455 S.W. 119th Avenue, Miami, Florida.

Present and constituting a quorum were:

Yani Lopez Castillo	Chairperson
Maillie Jo Lopez	Vice Chairperson
Teanna Peralta	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Ginger Wald	District Counsel
Wendy Lopez	HOA Property Manager (Corsica)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
August 13, 2025 Meeting**

Mr. Quesada: With that, we'll jump into item No. 2 on the agenda, which is approval of the minutes from the August 13, 2025 meeting. Are there any comments from counsel on the minutes?

Ms. Wald: None.

Mr. Quesada: Hearing none, any comments from the Board on the minutes? Hearing none, I would ask for a motion from the Board to accept the minutes from the August 13th meeting.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, the Minutes of the August 13, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS **Staff Reports**

Mr. Quesada: Jumping into staff reports, Ginger.

A. Attorney

Ms. Wald: Don't forget to do your ethics training, it's due by December 31st of this year, it's the 4 hours, I know we provided it before, the email, so if you haven't done it already, I'm doing my CLEs right now for the end of the year as well. So, it's self-reporting, nobody is going to look over your shoulder, nobody is going to check your homework, there's no test at the end but, it is your obligation to complete that.

Mr. Castillo: Is there a way to confirm if we already did it?

Ms. Wald: Only you would know that.

Mr. Castillo: Ok, I feel like I may have already done it.

Ms. Wald: And I think 2 of the 3, you actually receive an email confirmation.

Mr. Castillo: Right.

Ms. Wald: So, you might want to go back and see if you received that email confirmation.

Mr. Castillo: Ok.

Ms. Wald: But again, if you believe that you did it, you probably did, but you can check on that.

Mr. Castillo: Ok.

Ms. Wald: We'll confirm but, if I don't see you before the end of the December, I want you to know that deadline.

Mr. Castillo: And then there is no, you said no confirmation in the sense that we don't have to provide anything back.

Ms. Wald: So, what is going to happen next year when you complete your Form 1, remember that form that's due every July 1st every year, you'll see in that little section, you'll need to check that box that says you did complete your ethics training.

Mr. Castillo: Ok, perfect.

Ms. Wald: The only other thing is, it was requested by the chairman, was to provide an answer, so legal questions regarding voting conflicts, conflicts of interest, we've provided those responses, there's nothing in front of us today dealing with those issues in and of itself but, I just wanted to provide to the Board that information was provided. There was nothing

in there per se that had to be addressed today, and we do also have it just in an attachment form, and that could be provided to you as well if the other Board members would like to have it that could be disclosed but, because it was a direct email we don't have the violation of any type of Sunshine Law but, I do have that information and Ben will have it as District manager to provide that attachment directly to the other two Board members. That's it, that's all I have.

Mr. Quesada: Thank you.

B. Engineer

C. Field – Monthly Report

Mr. Quesada: Putting on my field manager hat for a minute, just a couple of things to touch base on, I did follow up, and I know Ginger is just trying to get the substantial form joint participation with FLOCK Security squared away. I followed up with Kyle, as you know I'm missing some specifics, and how to use the agreement as an exhibit, it's going to help her out as far as getting that done and it's already been agreed in substantial form, and we will circulate for execution once we have the documentation finalized. I did note in the report I was actually here, I saw a gentleman get like a dish.

Mr. Castillo: Yes.

Mr. Quesada: So, I saw him doing it his work, he was actually working on the CDD monument there off of 117th, and so I made sure to document that as well but, it's looking great so far.

Ms. Castillo: Yes, and we are about 80% completed, so I happened to email and copied him, if there's a specific ask, he's the sales person, so I expect that communication with him from this point ongoing will be challenging, he did his part but, there are other contacts that we can probably direct those questions to, or we may already have the answer.

Mr. Quesada: And where I left was there were some folios that were incorrectly assigned with the original paperwork that was presented to this Board, and we already have the theoretics on what it would look like moving into this fiscal year which money should be trickling in a few months.

Mr. Castillo: Correct the folios and then if not, we have the camera numbers.

Mr. Quesada: Correct.

Mr. Castillo: And I can get you the email, will be you be able to highlight specifically which folios? I guess what I'm trying to say is, and I mean I can probably get that information for you may be faster than to wait for FLOCK to come up with it.

Mr. Quesada: Ok, and how do you prefer it Ginger?

Ms. Wald: Just to make it clear, so the joint participation agreement, and I already talked about this before, but I have prepared a draft, and I've been working with Ben on it, when I need numbers, yes, he was checking on some of the exhibits that will be attached so it's very clear what the CDD is paying for which is only CDD matters but, it's also the amount of money. So, that was the number that I needed you to verify as well.

Mr. Quesada: It was \$100,000 year one, and \$80,000 year two.

Mr. Castillo: Correct.

Ms. Wald: But there was a question as to, were those correct numbers as to those cameras in the system, that's what you were going to verify.

Mr. Castillo: With the accounts and the folios.

Ms. Wald: That's what you need to verify, so that's what you need to double check. So, then once that's done then I just plug in the numbers as to cost, I just plug the cost in because that is going to be the agreement on the CDD side, and the CDD is going to be paying the HOA.

Mr. Castillo: Right.

Ms. Wald: Because the contract is with the HOA, the joint participation agreement the HOA contract is with the contractor and the vendor that's providing the security system because that's what this Board decided a few months ago, it was the cleaner way to do it, I've already prepared it, I just need to get those few things to fill in the blanks, then it will be complete, it will be executed and we're ready to go.

Mr. Castillo: Perfect, so then Ben, let's, I guess you and I can connect on those specifics, and we expect to send that information to FLOCK, and I can work in tandem to see if we can get it faster.

Mr. Quesada: Ok.

Mr. Castillo: And then I'll give you the contact information for the person, so there's three stages, there's the sales, then there's implementation, and then there's the ongoing project manager and at one of those two segments, I think someone will be able to help us.

Mr. Quesada: Ok, so I'll put pending on contact information. Thank you. On a similar note, I had a productive meeting with the HOA staff as far as holiday lighting, and obviously I see some of the trees got wrapped already, some electrical work, we'll discuss that after the meeting because I had some questions for you but, we can chat offline about that. Everything else is looking great, and I don't know if you want to bring this up under Supervisor's requests or now but, there was a comment brought up to me about school, and the new Pinecrest Charter School and some people parking on CDD roads, the little off roads that where the dead end is that's facing the school. So, it's very familiar territory for us, there's multiple options that if the Board would like to consider down the road, and I'll first I'll ask for an update, how are things progressing?

Mr. Castillo: Yes, so from the HOA standpoint we've engaged security to the expense that we can. We are having them stationed there, drop off in the mornings, drop offs in the afternoons, that seems to have been at least deterring the problem. There's one individual that we actually had to tell them they were trespassing, actually from Palm Glades who got very aggressive with not just the security team but, the owner of the lot where she was parked, so that became a huge escalation, and that's been addressed. The good news is with FLOCK, we have a recorded those license plates coming in and out at the drop off and pick up time, so the police were out, we gave them all of that, and every time law enforcement they check the FLOCK system for that same reason, so we're not dealing with that individual any longer. That said, I think it is probably something for us to explore what long term looks like, we have security stationed there, we would love to bring those two hours back to the community, if they're two hours there, they're not patrolling the community, so we need to get creative in some sense.

Ms. Lopez: We were talking about maybe fencing it.

Mr. Castillo: We were talking about fencing it at some point, like a physical fence, or any other suggestions that you may have, I don't know if you have other Districts that are facing a similar issue.

Ms. Lopez: Or maybe just a heavy hedge.

Mr. Quesada: I thought I had it in here, there's a dead end intersection.

Ms. Lopez: It's at 247th and then 120th Avenue.

Mr. Quesada: So 247th Terrace, yes I see it right here.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: I could suggest it there but, I know there's a lot of, so that's why I wanted to bring it up as a discussion with the whole Board is, there's multiple ways to address it, you guys have I know the FLOCK system. We have roving security but, like you said, it's taking away from other areas, so there's a discussion that we had previously as far as CDD partnering with the community, it's a community-wide benefit, or some Districts use off duty police which is also an option.

Ms. Castillo: We considered off duty police but, I guess what would be the easiest thing at this stage, and we don't have to actually have to do this today but, not too often but really just a deterrent, it's not a large amount of people, we don't have a lot of cars flooding the street but, when they do get here, this particular spot becomes an issue, they block this and then they block these lots, this is CDD road, and what they're doing is they're coming to this dead end to then cross over. So, really what we were thinking is, if we have a deterrence here, via a hedge or a fence, that may solve the issue.

Mr. Quesada: Is the Board opposed to having, you could call it a living wall, that's what it would require.

Mr. Castillo: What is that, like a hedge?

Mr. Quesada: It's a hedge, and it's going to accomplish what you're looking for with creating a barrier and privacy.

Ms. Peralta: Yes, let's do that.

Ms. Castillo: Yes, let's just do that.

Mr. Quesada: Ok.

Ms. Wald: I'm looking at the landscaping, what's you're authority money-wise?

Mr. Quesada: And like I said, we're starting a new fiscal year now but, as far as assessments go for landscaping we should be able to do it.

Ms. Wald: So, you're within that amount?

Mr. Quesada: Yes.

Ms. Lopez: And just FYI, it's not just this here because what they'll do is they'll block this way because you can basically come all the way up this way.

Mr. Quesada: Ok.

Ms. Wald: We can always put the hedge on the property that we own.

Mr. Castillo: And we own this, and the CDD has this.

Ms. Lopez: And there are two corners, there's a corner right here, there's a fence I think right along here, and then there's another one around here, so there is a way of connecting one corner to the other corner.

Mr. Castillo: And so the CDD owns this swale, so theoretically you could also start blocking it off here, and then block it here, and then the HOA can just fill in the gaps wherever CDD does not own.

Ms. Lopez: Exactly.

Mr. Quesada: Correct, it would be minimal thing, and what we'll do is do our proposal like that.

Mr. Castillo: Ok.

Mr. Quesada: Ok, perfect, and just to throw this out there because you guys are still getting comfortable getting to a full calendar year of being a residential Board, there is in the future if you guys ever wanted to, and I'm just throwing it out there, discretionary thresholds that you could allow management, and Ginger could prepare something, and so if something was to come up between meetings, something like this where we just having an issue or whatever, so anything like that would come back to the Board for ratification, and also we publish all our financials at every meeting but, it would just give me a little bit of leeway where I wouldn't have to come back to the Board with proposals, if you're having a time sensitive issue. God forbid a sidewalk starts to crumble and we're having a safety issues, obviously, we can take the risk, so we don't have any liabilities but, it would just be cleaner and more beneficial at some point if there was a number you guys had in mind that you guys want to discuss, it would give me a little bit more leverage to handle things that need to be addressed for maintenance items.

Mr. Castillo: Yes, I agree with that.

Mr. Quesada: Ok.

Ms. Wald: So, what amount would you like to do, we could put a resolution on for the next meeting, and it's not going to go above the budget. Let's say the budget is \$50,000, so it can never go above that amount but, depending on what you have and what's involved, amount could be like for a mixed-use community, like \$20,000 but, for the smaller ones that have nothing, it's like \$5,000, so it's like anywhere between.

Mr. Castillo: Ok, so I say \$10,000 is good.

Ms. Peralta: Yes.

Mr. Castillo: So, \$10,000 is ok with us.

Mr. Quesada: Do we need a motion?

Ms. Wald: Yes.

Mr. Quesada: So, I would ask for a motion from the Board.

Ms. Wald: And you could do the motion to approve an amount not to exceed \$10,000 for the discretion of the District manager for budgetary items, so you can proceed forward, and then I'll do a formal resolution that can be approved by the Board at a later date so he has it now if you need it.

Mr. Castillo: Ok.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, authorizing an amount not to exceed discretionary amount of \$10,000 for the District manager for budgetary items was accepted.

Mr. Quesada: And we'll get this living wall addressed, thank you. That's all I have under field unless anybody has any comments on that subject.

Mr. Castillo: Well, there is, and I don't know if now is a good time, or at the Supervisor's requests, but it is field related, 240th, so moving on to this street towards the north of the community, this is District's also, and this road has already been paved and connected, and we wanted to see the feasibility of us opening this area, considering that this is District's just the east entry and exit into the community from another access point.

Ms. Lopez: So, this road right here, 120th, it's right now getting paved as we speak with a sidewalk.

Ms. Wald: Who owns it?

Ms. Lopez: This is county.

Mr. Castillo: This is us.

Ms. Wald: Ok, who is us, in between the county, so whatever that roadway is.

Mr. Castillo: This right here is us, this swale is HOA and then this is CDD.

Ms. Wald: Ok, so what are you looking to do?

Mr. Castillo: Just open it up, so once this road, once 120th is fully paved, and this is a dead end, could we open this up?

Ms. Wald: So, it's HOA property, so the HOA would have to go to the county because you're telling me that this is a county road.

Mr. Castillo: Yes, this is county.

Ms. Wald: And ask the county if they can agree to the county and the HOA would have to pay for it obviously.

Mr. Castillo: Right.

Ms. Wald: But agree with the county taking that over as part of the right-of-way and then the county would maintain it, or if the county would agree to the HOA providing it to the CDD, it would be an extension of our roadway connecting up to there, so you'd have to get county permission.

Mr. Castillo: Ok.

Ms. Wald: So, connecting up to the county's road.

Mr. Castillo: Right.

Mr. Quesada: And I'm going to get an email going with our engineer, also just to have since it's going to affect the CDD roadway, I can find out and see what steps would need to be taken.

Mr. Castillo: Perfect, remember that's going to open it up.

Mr. Quesada: Right.

Ms. Lopez: There's not a lot of traffic thank God in that area, it's a small residential, but I know to get back into the neighborhood because 119th doesn't allow people to come off there, so that would be another way for them to come in.

Mr. Quesada: So, I'll get something circulating with Ginger and the engineer and we'll follow up with the steps and keep you guys updated where we left off.

Mr. Castillo: Perfect, nothing else on field from me.

Mr. Quesada: Thank you.

D. Manager – Final Approval of the FY 2024 Report Performance Measures and Standards

Mr. Quesada: So, jumping into item D which is under manager, on page 20 is the memo, and it's just a report. So, we've already talked to you all on the performance measures and standards and Ginger told us they're almost ready to eliminate it from the legislature but they decided to continue it another year. So, this is our report basically it's summarizing the year in review, making sure that you met your criteria and your goals set

forth in there. So, again, community communication and engagement, I mean I think I've never gone through a budget increase, as smoothly as the way we did here, so I think we checked all those boxes, and I'm just using that as an example. District infrastructure and facility inspections we're continuing to add field services and looking to make improvements throughout the District, and financial transparency and accountability. And again, we've performed well in all our audits, and our financials reports are all in good standing. So, I just wanted to present that to you, if you guys have any questions I can take those, and again, this is something we can change at any time but, it's just basically me checking boxes and making sure we met our goals for the year.

Mr. Castillo: So we had this just over a year or less than a year?

Mr. Quesada: Yes.

Ms. Wald: So, what has to happen, the way they wrote the Statute is you had to adopt it by October 1st of last year, and so, that was done, and now what you're doing here because the fiscal year is over is you're saying whether you met those goals, and you have to do a report, and so when you look, after the memorandum you look at what you did, that's the report, and the report basically is just a check off list. That report, once you make a motion to accept it, that report then has to be put onto the District's website, so that's the requirement under the Statute. So, what Ben is giving to you is his memorandum saying this and the exhibit A is the actual report and if you motion to approve it, then the District manager, Ben, will go in and put it on the website.

Mr. Castillo: Ok, and they're going to limit it to one?

Ms. Wald: Well, we had a bill that was pending to remove it for a few reasons but, we'll just say it really didn't make sense for CDDs but, because there's only so much that you have and the reporting then has to be done, everything is done through your audit anyway, you're not dealing with fire departments, you're not dealing with these large municipal or county requirements, and they've been doing these things for years. So, it never became a formal bill, so it didn't move forward as a law, so that's basically what that is. So, as Ben just went over, all the boxes have been checked, you met your goals and it would be a motion to approve the report and then the authorization to place it on the website.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, accepting the final approval of the FY 2024 Report Performance Measures and Standards and authorizing to publish it on the District's webpage was accepted.

Ms. Wald: And we already adopted the one for this year, right?

Mr. Quesada: Yes, that was at the July 9th meeting.

FOURTH ORDER OF BUSINESS **Financial Reports**

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: So, next we have the financial reports which starts on page 24, are there any questions about your financials? Not hearing any, I would ask when you're ready for a motion to accept your financials reports.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, the check register and the unaudited financials were accepted.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Any Supervisor's requests?

Mr. Castillo: Yes, so just going off of the memorandum that Ginger drafted for us, I do want us to get at the following meeting an agenda item to consider a resolution that would grant the District manager to approve routine, budgeted, and for recurring payments and then have this reported to the Board for informational purposes only rather than approval. So, get an agenda item for discussion so that we can review it together as a group, and then I guess come with the resolution should the Board approve it so that we can get it in motion.

Mr. Quesada: Ok.

Mr. Castillo: No other requests from me at this time with regards to the District. I know we have the electrical work to do, I know that we're pending an invoice for the deposit which we have not sent to the District yet if I'm not mistaken, correct?

Ms. Lopez: Yes, we do have that.

Mr. Castillo: Ok, and so that's not an issue, come next year, with that same process, obviously, instead of the deposit it would be the full payment.

Mr. Quesada: So, I'm happy to share what the CDD does in most cases, and I would recommend and advise you guys to do if you're comfortable with it, is you can pay 50% up front upon installation, and they've agreed to this with us in multiple instances where you're not going to pay them a penny until you see that all the trees are wrapped and everything gets connected. Again, it would be a public record, or we can share one of our agreements, we even put a liquidated damages provision in some of our agreements where if by let's say November 15th if it's not 100% lit, every day that goes by is like a penalty, like a \$200 penalty, whatever amount is given, just giving you guys examples of things that you can put in there so you feel comfortable making that first 50%, and then upon removal, same thing, to make sure everything went according to plan because now you may have some kind of credit that you can go after them or liquidated damages if they didn't meet some of those deadlines and then pay whatever the balance is at that time, the remaining 50% or less whatever that winds up being.

Mr. Castillo: Ok, I think that works, let's do that and then just for clarification, do we own these, or are we renting these every year?

Mr. Quesada: I believe in some cases, well I have to look at that.

Ms. Wald: They could be yours but I don't know, the HOA was the entity on the contract.

Mr. Quesada: Correct.

Mr. Castillo: So it's rentals.

Ms. Wald: The only District that I had that owned their own, they owned it for 5 years and they realized this is costing us more money, just for storing, and they spent a lot of money. So, it does make more sense to just rent.

Mr. Castillo: Right, and I think we're ok with that.

Ms. Wald: So, let them store it, you can change it anytime you want with your agreement, and you can change things up, and that's really the best way to do these, and I'm sure Ben would agree as well, it's just makes more sense.

Mr. Castillo: Ok.

Mr. Quesada: I started with a District that spends quite a bit of money on holiday lighting but, I can tell you that when I first started 10 years ago they were leasing to own, and then it just turns off by the time it comes to the end of the lease term, and that equipment is not any good by then, but what I can tell you and this is more recently another District that

I am involved with, purchased an indoor tree and as long as you have the storage room for it here, you could save a nice chunk of change because indoors it would last a lot longer.

Mr. Castillo: Ok, so I have nothing else on my end. Am I missing anything?

Ms. Peralta: No, nothing.

Mr. Quesada: Thank you, very brief but, I think we got a lot accomplished.

SIXTH ORDER OF BUSINESS **Adjournment**

Mr. Quesada: If there are no other comments, I would ask for a motion to adjourn.

On MOTION by Mr. Castillo seconded by Ms. Peralta with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

This instrument prepared by or under the supervision of (and
after recording should be returned to):

(Space reserved for Clerk of Court)

Name: Michael J. Pawelczyk, Esq.
Address: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT
THE SCRIVENER'S ERROR IN THE NOTARY BLOCK AND TO
CORRECT THE LEGAL DESCRIPTION IN EXHIBIT "B" OF
THE FIRST AMENDED NOTICE OF ESTABLISHMENT OF
THE SILVER PALMS WEST COMMUNITY DEVELOPMENT
DISTRICT, RECORDED AT ORB 35104, PG 1255

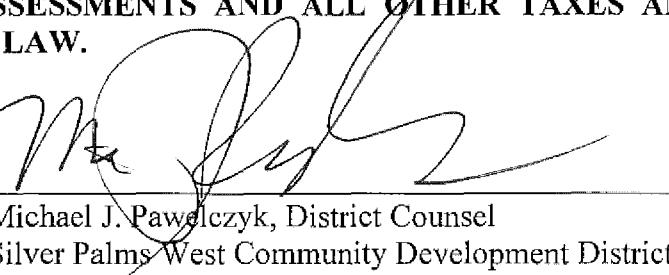
FIRST AMENDED NOTICE OF ESTABLISHMENT OF THE SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT

This First Amended Notice of Establishment is recorded pursuant to the requirements of Section 190.0485, Florida Statutes, and amends the Notice of Establishment of the Silver Palms West Community Development District recorded at Official Records Book 32407, Pages 2453 of the Public Records of Miami-Dade County, Florida.

The Silver Palms West Community Development District (the "District") was established by virtue of Ordinance No. 20-126 of the Board of County Commissioners of Miami-Dade County, Florida (the "County"), enacted on December 1, 2020 and effective December 11, 2020. The boundaries of the District were amended by virtue of Ordinance No. 25-119 of the County, enacted on December 16, 2025 and effective December 26, 2025, to add those lands described in Exhibit "A" to the boundaries of the District. Effective December 26, 2025, the amended legal description of the Silver Palms West Community Development District shall be that which is attached hereto and incorporated by reference herein as Exhibit "B".

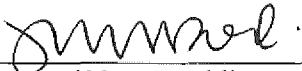
**THE SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT MAY
IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY
FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF
CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET
ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES
AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL
GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND
ASSESSMENTS PROVIDED FOR BY LAW.**

By:


Michael J. Pawelczyk, District Counsel
Silver Palms West Community Development District

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of December, 2025, by MICHAEL J. PAWELCZYK, as District Counsel for the Silver Palms West Community Development District. He is personally known to me.



Signature of Notary Public

Jennifer Paoli

Printed Name of Notary

Notary Public, State of Florida

(SEAL)



Exhibit "A"

SILVER PALMS WEST - BLUE TANGO CDD ANNEXATION PARCELS

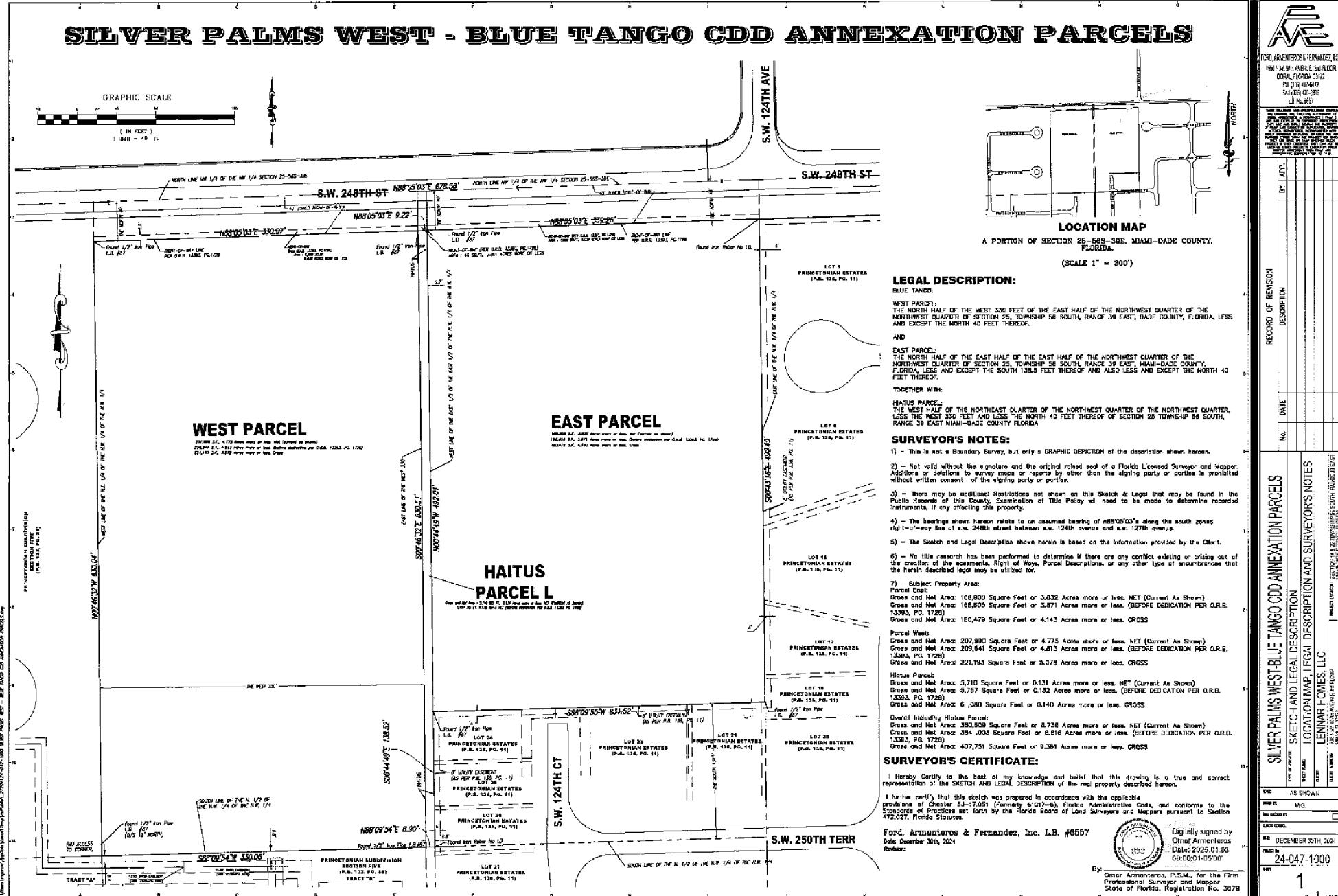
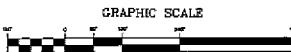
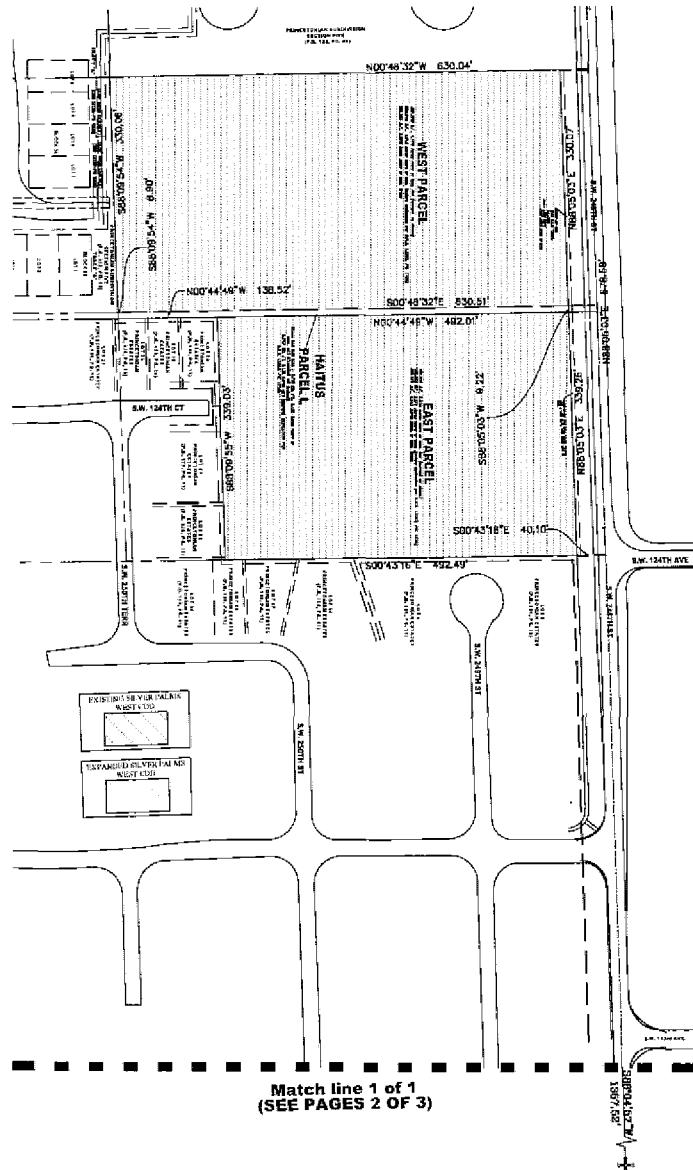


Exhibit "B"

SILVER PALMS WEST CDD EXPANDED BOUNDARY

GRAPHIC SCALE

 1 foot = 120' ft.



20260020269 BOOK 35113 PAGE 1212

SILVER PALMS WEST CDD EXPANDED BOUNDARY

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Silver Palm West Community Development District

**First Supplemental
Engineer's Report for the Expansion Area
Infrastructure Improvements**

Prepared for
**Silver Palms West Community Development District
Board of Supervisors**
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

8935 NW 35 Lane, Suite 101
Doral, FL 33172
Telephone 305-640-1345

E-Mail Address: Alvarez@Alvarezeng.com

January 15, 2026

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Estimate of Construction Costs	11 - 16
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I. Introduction.

The original Silver Palms West Community Development District (herein referred to as the “Original District,” or “Original CDD”) was established by the enactment of Miami-Dade County Ordinance No. 20-126 on December 1, 2020. Such ordinance became effective ten days later on December 11, 2020. The Original District measures approximately 78.86 acres and contains 182 single-family homes, 253 village units, and 217 townhomes, for a total of 652 residential units. As of the date of this Supplemental Engineer’s Report, the public infrastructure supporting the development within the Original CDD, as described in more detail in the Engineer’s Report for Silver Palms West Community Development District prepared by Ford Engineers, Inc., dated January 15, 2021, has been substantially completed.

In May of 2025, the Board of Supervisors of the District petitioned the Board of County Commissioners of Miami-Dade County to expand the boundaries of the CDD by adding approximately 9.36 acres to the Original District planned for 114 condominium units. The expansion was approved by the County Commissioners by enacting Miami-Dade County Ordinance No. 25-119 on December 16, 2025. Such Ordinance became effective ten days later on December 26, 2025 (the “Expansion Area”).

The expanded District now contains 88.22 acres and 766 residential units, of which 78.86 acres and 652 residential units are in the Original District and 9.36 acres and the planned 114 residential units are in the Expansion Area.

The Expansion Area is generally bounded by theoretical SW 125 Avenue on the west, SW 248 Street on the north, theoretical SW 124 Avenue on the east, and theoretical SW 250 Terrace on the south (refer to Exhibits 1 and 2).

The north 40-feet of the Expansion Area, representing 0.62 acres, was dedicated to Miami-Dade County for additional 240 Street road right of way. The remaining 8.74 acres of the 9.36-acre Expansion Area was platted under the name “Solstice” and was recorded at Plat Book 179, Page 14 of the Public Records of Miami-Dade County. The platted area contains two tracts: Tract “A” measuring 8.65 acres for the 114 condominium units, and Tract “B”, measuring 0.09 acres for a sanitary sewer lift station. Tracts “A” and “B” constitute the 8.74-acre development known as “Solstice” (the Development”).

The District will partially finance the public infrastructure that supports the Development. The current owner of the land of the Development is TPG AG EHC SD MULTI STATE 1, LLC. The developer of the Development is Lennar Homes LLC (the “Developer”).

The Development consists of the construction of the 114 condominium units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The roads, drainage, water, and sewer systems constitute the improvements to be partially financed by the District and are hereinafter referred to as the “Public Infrastructure.” Such Public Infrastructure is estimated to cost approximately \$11,255,000.

II. Purpose of this Engineer’s Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development. This Supplemental Engineer’s Report (the “Report”) was prepared for the purpose of describing the following: **(i)** The composition of the land within the Expansion Area and the intended future ownership of the tracts and easements to be granted; **(ii)** The Public Infrastructure; **(iii)** The future ownership and entity responsible for operating and maintaining of the Public Infrastructure; **(iv)** The current status of construction permits; **(v)** The intended schedule of construction and; **(vi)** The estimated Public Infrastructure construction costs.

III. Composition of the Land Within the Expansion Area, the Intended Future Ownerships, and the Grant of Easements.

The 8.74-acre Development contains two tracts: Tract "A" and Tract "B" (Refer to Exhibits 3 and 4). Tract "A" contains the planned 114 residential units, open areas, and platted easements for public utilities and ingress-egress purposes (See Exhibit 4). The onsite Public Infrastructure will be constructed within those platted easements. Tract "B" is reserved for the sanitary sewer lift station.

The table below lists the recorded tracts Identification, their use, surface areas, and intended future ownership.

Table 1: CDD Area Composition and Future Ownerships						
Tract ID	Use	Square Footage	Acreage	Future Ownership		
				CDD	HOA	County
A	Condo. Residences, Utilities, Public Infrastructure.	376,709	8.648			
A	Condo. Residences	Incl. Above	Incl. Above			X
A	Onsite Roads in Ingress-Egress Easements.	Incl. Above	Incl. Above	X		
A	Stormwater Drainage System in Ingress-Egress Easements.	Incl. Above	Incl. Above	X		
A	Water and Sewer Systems in Public Utility Easements	Incl. Above	Incl. Above			X
A	Landscaped and Irrigated Open Areas	Incl. Above	Incl. Above		X	
B	Sanitary Lift Station	3,900	0.090			X
Sub-total	Development Area	380,609	8.738			
ROW	Dedicated 240 St Right of Way	27,094	0.622			X
Total CDD Expansion Area		407,703	9.360			

IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway improvements, stormwater management and drainage, and water and sanitary sewer improvements that will give service and access to the Development located within the Expansion Area. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the Expansion Area and provides a direct and special benefit to the assessable lots within the Expansion Area, as described in the Assessment Methodology Report prepared by Governmental Management Services – South Florida, LLC.. All CDD improvements will be constructed on land owned or to be owned by the District or other units of local government, or on land subject to perpetual easements for such purpose.

a. Roadway Improvements.

The roadway improvements to be financed by the District include the construction of roads in platted public utility and ingress-egress easements and in County right of ways. The Miami-Dade County Mobility Impact fees are part of the roadway improvements as described below. Refer to the approved set of Paving, Grading, And Drainage Plan for Solstice as prepared by Schwebke Shiskin + Associates.

- 1. Onsite CDD Right of Ways:** Two-lane, inverted crown roads with concrete header bands on each side.

2nd DRAFT

2. County Right of Ways: Road widening on SW 248 Street with curbs and gutters and sidewalks.

The Developer intends to grant the CDD the necessary easements at no cost for the construction of the Public Infrastructure.

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of CDD roadway improvements. The Developer intends to advance the funds to pay for the impact fees on behalf of the District.

The District will not finance the cost of any earthwork that involves the transportation to, or the spreading or grading on, the private lots.

b. Stormwater Management and Drainage Facilities.

The District will fund the construction or the acquisition of the completed drainage system that supports the Development. Once the drainage system is completed and conveyed to the District, the District will transfer to the County the portion of the drainage system that is located within County-owned right of ways for permanent ownership and maintenance and will retain the remainder of the drainage facilities for ownership and maintenance.

Refer to the approved set of Paving, Grading, And Drainage Plan for Solstice as prepared by Schwebke Shiskin + Associates for details of the drainage facilities.

c. Water Distribution and Sewer Collection Systems.

The construction of the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with County facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for constructing and accessing these improvements. The District intends to convey to the County the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the Public Infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

Refer to the approved set of Water & Sewer and Lift Station plans for Solstice as prepared by Schwebke Shiskin + Associates for details of the water and sewer facilities.

V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

Table 2

Description	Future Ownership	Future Maintenance
Road Improvements in County Right of Ways	County	County
Onsite Road Improvements in Ingress-Egress Easements	CDD	CDD
Stormwater Drainage Systems in County Right of Ways	County	County
Onsite Stormwater Drainage Systems in Ingress-Egress Easements	CDD	CDD

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Table 2		
Description	Future Ownership	Future Maintenance
Water Distribution System	County	County
Sanitary Sewer	County	County
Open Landscaped and Irrigated Areas	HOA	HOA

VI. Permitting Status.

Table 3 reflects the permitting status of the Development as of the date of this Report.

Table 3				
Permit	Agency	In Process	Approved	Date/Anticipated
Ordinance to Expand the CDD	County		X	December 16, 2025
T-Plat 25160	County		X	April 11, 2025
Final Plat Recorded	County		X	September 4, 2025
DERM Class VI Permit	County		X	April 21, 2025
DERM Surface Water Mgmt. General Permit	County		X	April 21, 2025
Sanitary Lift Station	County		X	March 26, 2025
County Paving & Drainage Design Section	County		X	April 29, 2025
County Tree & Forest Resources Section	County		X	April 29, 2025
Env. Monitoring & Restoration Division	County		X	April 29, 2025
Stormwater Drainage Design Section	County		X	April 29, 2025
Highway Division – Roadway	County		X	April 29, 2025
Water Control Section	County		X	April 29, 2025
Pavement Markings Traffic Engineering Div.	County		X	April 29, 2025
Department of Health	County		X	May 13, 2025
Fire Department	County		X	May 8, 2025
DERM Sewerage Facilities	County		X	May 12, 2025
WASD Water and Sewer	County		X	May 5, 2025

VII. Schedule of Construction.

Table 4 reflects the intended schedule of construction of the Development as of the date of this Engineer's Report.

Development	Earthwork and Drainage		Roads		Water and Sewer	
	Start	End	Start	End	Start	End
	Entire Site	Q2/2025	Q1/2026	Q2/2025	Q2/2026	Q2/2025

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VIII. Estimate of Public Infrastructure Costs.

Table 5	
Infrastructure Component ⁽¹⁾	Total (\$)
Roadway Improvements ⁽²⁾	6,388,000
Stormwater Management	1,281,000
Water System ⁽³⁾	1,342,000
Sanitary Sewers ⁽⁴⁾	2,244,000
Total	11,255,000

⁽¹⁾ Rounded Up to Nearest \$1,000.

⁽²⁾ Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 114 Condominium Units.

⁽³⁾ Includes Water connection Fees for 114 Condominium Units.

⁽⁴⁾ Includes Sewer connection Fees for 114 Condominium Units

Details of the estimates of costs may be found in the cost tables in the Appendix.

IX. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents living within the Expansion Area within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprising the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.

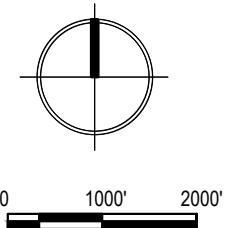
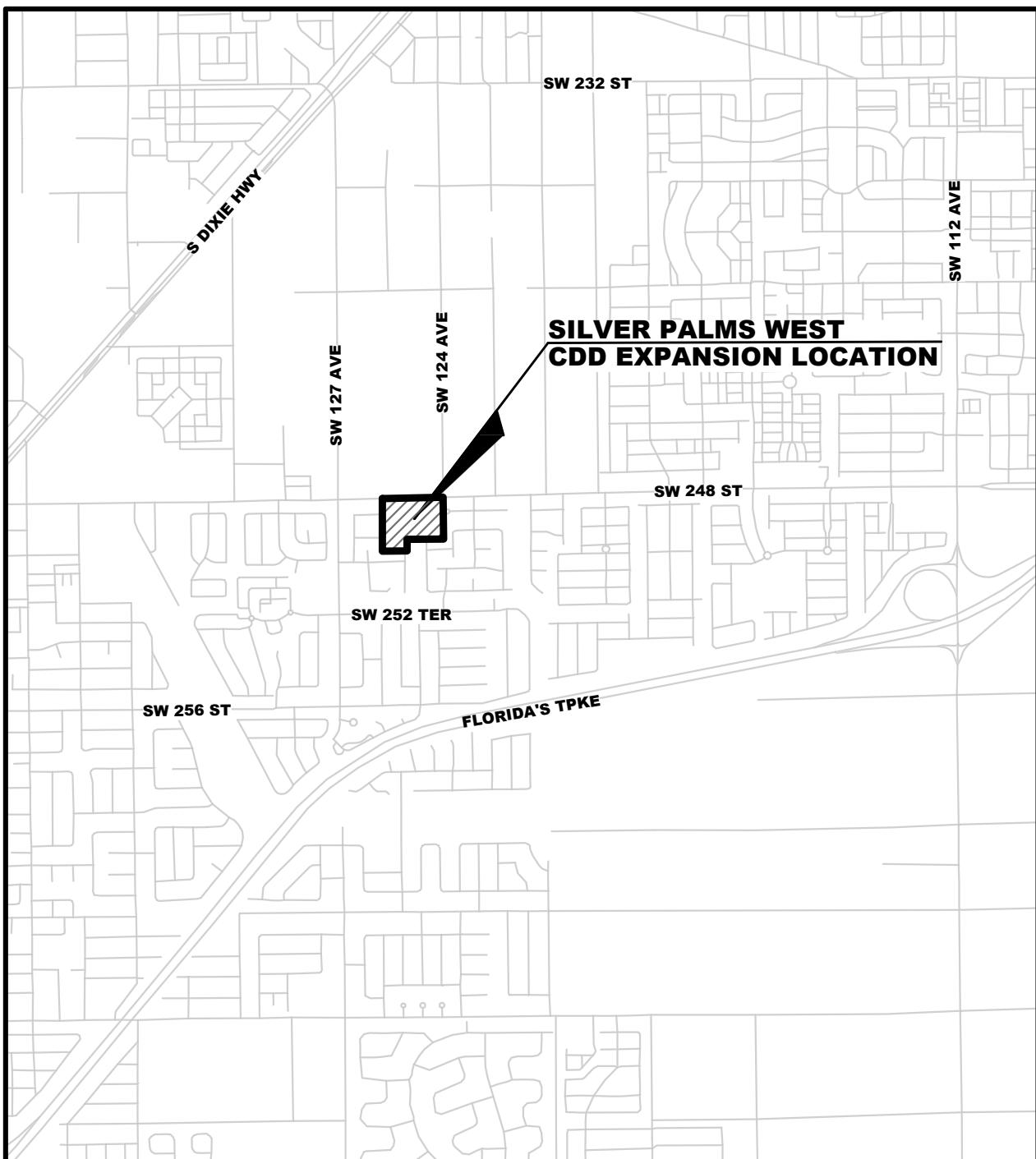
I hereby certify that the foregoing is a true and correct copy of the Supplemental Engineer's Report for the Expansion Area of the Silver Palms West Community Development District.

Juan R. Alvarez, PE
 Florida Registration No. 38522
 Alvarez Engineers, Inc.
 January 15, 2026

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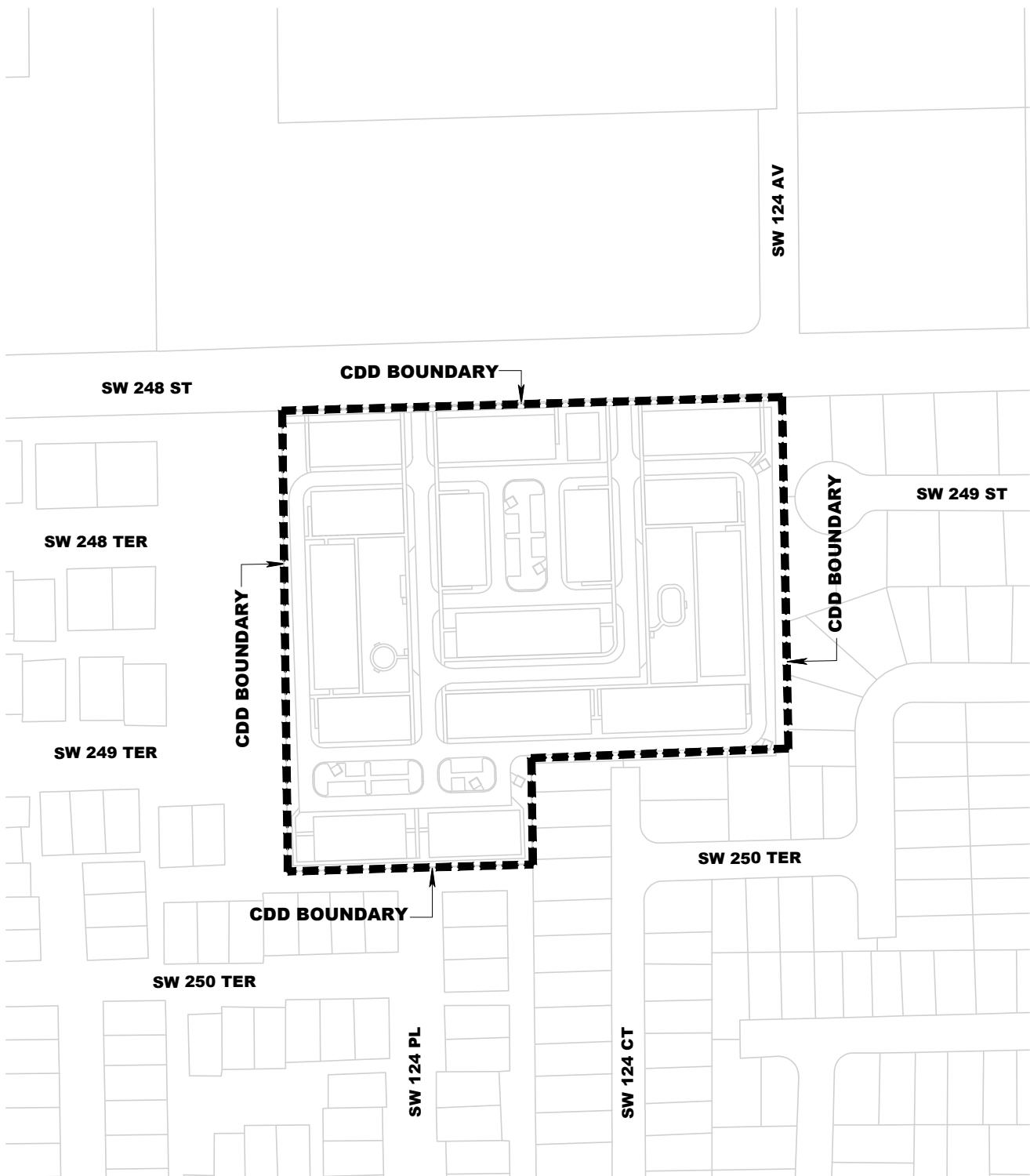
APPENDIX

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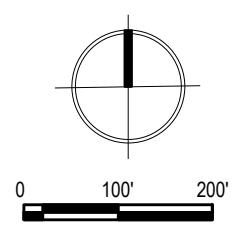
ALVAREZ ENGINEERS, INC.
SILVER PALMS WEST CDD EXPANSION
LOCATION MAP

EXHIBIT 1



ALVAREZ ENGINEERS, INC.
SILVER PALMS WEST CDD EXPANSION
CDD BOUNDARY MAP

EXHIBIT 2



SOLSTICE

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:

SSA SCHWEBKE SHISKIN + ASSOCIATES
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
2844 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TELEPHONE: (954) 435-7010
FEBRUARY, 2025 ORDER NO. 219303

PLAT BOOK 179

PAGE 14½

SHEET 1 OF 2 SHEETS

KNOW ALL MEN BY THESE PRESENTS:

THAT TPG AG EHC SD (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DULY AUTHORIZED TO CONDUCT BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED SOLSTICE, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE NORTH HALF OF THE WEST 330 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 40 FEET THEREOF.

TOGETHER WITH

THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 130.5 FEET THEREOF AND ALSO LESS AND EXCEPT THE NORTH 40 FEET THEREOF.

TOGETHER WITH

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LESS THE WEST 330 FEET, OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, ALSO LESS THEREFROM THE NORTH 40 FEET THEREOF FOR RIGHT-OF-WAY.

IN WITNESS WHEREOF:

THAT TPG AG EHC SD (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DULY AUTHORIZED TO CONDUCT BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS AUTHORIZED AGENT, ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY Wendy Stoeckel, ITS AUTHORIZED REPRESENTATIVE, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 10 DAY OF February, A.D. 2025.

TPG AG EHC SD (LEN) MULTI STATE 1, LLC,
a Delaware Limited Liability Company

By: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
an Arizona Limited Liability Company
Its Authorized Agent

WITNESS: Jeanette Labadie
PRINT NAME: Jeanette Labadie

By: Wendy Stoeckel
TITLE: Authorized Representative
PRINT NAME: Wendy Stoeckel

WITNESS: Heather Forcman
PRINT NAME: Heather Forcman

ACKNOWLEDGMENT:

STATE OF Arizona SS: I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTIFICATION, Wendy Stoeckel, AUTHORIZED REPRESENTATIVE OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS AUTHORIZED AGENT OF TPG AG EHC SD (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DULY AUTHORIZED TO CONDUCT BUSINESS IN THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF February, A.D. 2025.

COMMISSION NO.: 607030


NOTARY PUBLIC, STATE OF Arizona, AT LARGE
PRINT NAME: Jeanne Marie Adams

MY COMMISSION EXPIRES: July 01, 2025

OWNER'S PLAT RESTRICTIONS:

THAT THE INGRESS-EGRESS AND UTILITY EASEMENTS, AS SHOWN HEREON BY DASHED LINES, ARE HEREBY RESERVED FOR INGRESS AND EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THAT THE UTILITY EASEMENT, AS SHOWN HEREON BY DASHED LINES, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT S.W. 248TH STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON, IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION, EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

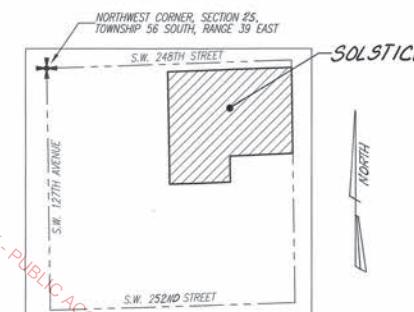
THAT TRACT B, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED AS A PUBLIC LIFT STATION AND SHALL BE OWNED AND MAINTAINED BY MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:

FILED FOR RECORD THIS 4 DAY OF Sept., A.D. 2025, AT 11:39 AM, IN BOOK 179 OF PLATS, AT PAGE 14½ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY: T. A. DEPUTY CLERK
TANASHIA ARNOLD #201144



LOCATION MAP

THE N.W. 1/4 OF THE N.W. 1/4 OF
SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST
SCALE 1:3000

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS 22TH DAY OF MAY A.D. 2025. THE SIZE OF THE TRACTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES.

SIGNED: Christopher DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS 26 DAY OF August A.D. 2025

SIGNED: Gregory DIRECTOR

SIGNED: Joyce COUNTY ENGINEER

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G CODE OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 33G. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. R-734 - 25 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 10 DAY OF July, A.D. 2025.

BOARD OF COUNTY COMMISSIONERS

ATTEST: JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY: Juan 5/10/2025
DEPUTY CLERK
PRINT NAME: Anthony LaValle

SIGNED: Danielle Levine Cox
MIAMI-DADE COUNTY, MAYOR
PRINT NAME: DANIELLE LEVINE COX

EXHIBIT 3

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED SOLSTICE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS INDICATED HEREON WERE SET THIS 14 DAY OF February A.D. 2025.

SCHWEBKE SHISKIN + ASSOCIATES, INC.
2844 CORPORATE WAY MIRAMAR, FL 33025. TELEPHONE: (954) 435-7010


MARK STEVEN JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 4775, STATE OF FLORIDA

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANOTHER OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Page 9

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

PREPARED BY

SSA SCHWEBKE SHISKIN + ASSOCIATES
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
2844 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TELEPHONE: (954) 435-70
FEBRUARY, 2025 ORDER NO. 219303

SURVEYOR'S NOTES

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF NORTH 88 DEGREES 0 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE N.W. 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH RANGE 39 EAST.

P.C.P.	DENOTES PERMANENT CONTROL POINT
P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
P.B.	DENOTES PLAT BOOK
P.G.	DENOTES PAGE
D	DENOTES INTERIOR ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
C.H.B.	DENOTES CHORD BEARING
C.H.D.	DENOTES CHORD DISTANCE
±	DENOTES MORE OR LESS
	DENOTES SECTION CORNER
L.A.R.	DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE
C.	DENOTES CENTERLINE
L.B.	DENOTES LICENSED BUSINESS
N.O.	DENOTES NUMBER
O.R.B.	DENOTES OFFICIAL RECORDS BOOK

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE

O.R.B. 10069, PG. 1667
O.R.B. 13328, PG. 553
O.R.B. 33390, PG. 4871
O.R.B. 33391, PG. 1
O.R.B. 34368, PG. 1131
O.R.B. 34564, PG. 2723
O.R.B. 34564, PG. 2976

S.W. 248TH STREET

16.00'

52' 00"

10.00'

UTILITY EASEMENT

6.00 48.00

3' 00"

TRACT A

TRACT B

"DETAIL"

SCALE : 1 INCH = 20 FEET

20250673723

RECORDING STATEMENT:
FILED FOR RECORD THIS 4 DAY OF Sept. A.D. 2025, AT 11:31 A.M. IN BOOK
179 OF PLATS, AT PAGE 142 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE
RECORDING FEE IS \$10.00. AND THE RECORDING CHARGE IS \$10.00.

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA



BY: F. Ains DEPUTY CLERK

TANASHIA ARNOLD #201144

EXHIBIT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE
SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY
OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Page 1

Silver Palms West CDD Expansion Summary of Public Infrastructure Estimate of Construction Costs				
Description	Estimated Costs (4) (\$)	Estimated Construction Schedule (Quarter/Year)		
		Begin	End	Remarks
Roadway Improvements (1)	6,388,000			
Stormwater Management System	1,281,000			
Water Distribution System (2)	1,342,000			
Sanitary Sewer System (3)	2,244,000			
Total	11,255,000			

(1) Includes Miami-Dade County Mobility Impact Fees for 114 townhomes

(2) Includes Water Connection Fees for 114 townhomes

(3) Includes Sanitary Sewer Connection Fees for 114 townhomes

(4) Rounded up to the nearest \$1000.00

Silver Palms West CDD Expansion
Public Infrastructure Estimate of Construction Costs
SW 248 Street & SW 124 Avenue

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
DEMOLITION: ONSITE									
1	Sidewalk Removal	2,625	SF	\$3.00	32.27	67.73	2,540.96	5,334.04	7,875.00
2	Brick Pavers Removal	2,265	SF	\$2.00	100.00	-	4,530.00	-	4,530.00
3	Asphalt Removal	760	SY	\$3.00	100.00	-	2,280.00	-	2,280.00
4	Chain Link Fence Removal	955	LF	\$6.00	32.27	67.73	1,848.85	3,881.15	5,730.00
5	Wire Fence Removal	1,805	LF	\$6.00	32.27	67.73	3,494.42	7,335.58	10,830.00
6	Building Demolition (1-Story)	8,675	SF	\$6.00	32.27	67.73	16,794.53	35,255.47	52,050.00
7	Building Demolition (2-Story)	2,065	SF	\$12.00	32.27	67.73	7,995.55	16,784.45	24,780.00
8	MOT & Traffic Control	1	LS	\$2,500.00	32.27	67.73	806.65	1,693.35	2,500.00
Sub-total DEMOLITION: ONSITE							40,290.96	70,284.04	110,575.00
EARTHWORK: ONSITE (BUILDING PADS AT +13.00 NGVD AND FINISHED ASPHALT AT +12.50 NGVD)									
1	Clearing & Grubbing	9	AC	4,500.00	32.27	67.73	13,067.79	27,432.21	40,500.00
2	Silt Fence (No Maintenance)	2,635	LF	4.00	100.00	-	10,540.00	-	10,540.00
3	Washed Rock Entrance	1	EA	5,500.00	100.00	-	5,500.00	-	5,500.00
4	Proof Roll Site	36,155	SY	0.15	32.27	67.73	1,749.87	3,673.38	5,423.25
5	Strip Site 6" & Stockpile	6,730	CY	2.25	32.27	67.73	4,885.90	10,256.60	15,142.50
6	Over-Excavate & Stockpile (Boring B20 - B21)	570	CY	3.20	32.27	67.73	588.53	1,235.47	1,824.00
7	Move to Green Areas	7,300	CY	2.90	32.27	67.73	6,830.74	14,339.26	21,170.00
8	Excavate & Stockpile (Hot Spot Material)	5,000	CY	3.20	32.27	67.73	5,162.58	10,837.42	16,000.00
9	Hauling Away Hot Spot Material Hauling Away Material To Waste Management (5,000 CY)(1.33) = 6,650 TN	6,650	TN	85.00	32.27	67.73	182,384.36	382,865.64	565,250.00
10	Import Fill (E-Fill) Includes 2' Clean Cap Over The Entire Site	64,960	TN	30.75	32.27	67.73	644,522.60	1,352,997.40	1,997,520.00
11	Miscellaneous Landscape Grading	149,240	SF	0.15	32.27	67.73	7,223.10	15,162.90	22,386.00
12	Laser Grade Building Pad @ +13.00 NGVD	129,010	SF	0.15	-	100.00	-	19,351.50	19,351.50
13	MOT & Traffic Control	1	LS	15,000.00	32.27	67.73	4,839.92	10,160.08	15,000.00
14	Survey	1	LS	65,850.00	32.27	67.73	21,247.25	44,602.75	65,850.00
Sub-total EARTHWORK: ONSITE							908,542.65	1,892,914.60	2,801,457.25
PAVEMENT: ASPHALT - ONSITE									
1	12" Compacted Subgrade	13,345	SY	1.30	100.00	-	17,348.50	-	17,348.50
2	8" Rock Base	12,650	SY	16.10	100.00	-	203,665.00	-	203,665.00
3	1" Type S-III Asphalt (1st Lift)	11,990	SY	8.00	100.00	-	95,920.00	-	95,920.00
4	1" Type S-III Asphalt (2nd Lift)	11,990	SY	8.25	100.00	-	98,917.50	-	98,917.50
5	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
6	Survey	1	LS	12,850.00	100.00	-	12,850.00	-	12,850.00
Sub-total PAVEMENT: ASPHALT - ONSITE							431,201.00	-	431,201.00
CONCRETE: ONSITE									
1	2' Valley Gutter	2,035	LF	18.80	100.00	-	38,258.00	-	38,258.00
2	6" x 12" Type "D" Curb	5,615	LF	14.25	100.00	-	80,013.75	-	80,013.75
3	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Sub-total CONCRETE: ONSITE							124,121.75	-	124,121.75
SIGNS & MARKINGS: ONSITE									
1	Pavement Marking Allowance	1	LS	42,500.00	100.00	-	42,500.00	-	42,500.00

Silver Palms West CDD Expansion
Public Infrastructure Estimate of Construction Costs
SW 248 Street & SW 124 Avenue

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
2	Survey	1	LS	4,580.00	100.00	-	4,580.00	-	4,580.00
Sub-total SIGNS & MARKINGS: ONSITE							47,080.00		47,080.00
STORM DRAIN: ONSITE									
1	18" French Drain w/ P-HDPE (4' x 15' Trench)	2,300	LF	218.00	100.00	-	501,400.00	-	501,400.00
2	18" HDPE	2,100	LF	90.00	100.00	-	189,000.00	-	189,000.00
3	Pipe Bedding	435	TN	38.00	100.00	-	16,530.00	-	16,530.00
4	Catch Basin 48" Dia. w/ USF 4155-6210	18	EA	5,850.00	100.00	-	105,300.00	-	105,300.00
5	Catch Basin 60" Dia. w/ USF 4155-6210	12	EA	6,450.00	100.00	-	77,400.00	-	77,400.00
6	PRB's for 18" FD (CMP)	24	EA	1,050.00	100.00	-	25,200.00	-	25,200.00
7	Clean Storm Pipe 0 - 24"	4,400	LF	6.50	100.00	-	28,600.00	-	28,600.00
8	Filter Fabric in Grates	20	EA	30.00	100.00	-	600.00	-	600.00
9	Remove & Dispose Filter Fabric at Final	20	EA	25.00	100.00	-	500.00	-	500.00
10	Vacuum Structures at Final	20	EA	300.00	100.00	-	6,000.00	-	6,000.00
11	Survey	1	LS	9,580.00	100.00	-	9,580.00	-	9,580.00
Sub-total STORM DRAIN: ONSITE							960,110.00		960,110.00
WATER: ONSITE									
1	8" DIP	4,520	LF	75.00	100.00	-	339,000.00	-	339,000.00
2	6" DIP	240	LF	65.00	100.00	-	15,600.00	-	15,600.00
3	Detector Tape	4,760	LF	0.50	100.00	-	2,380.00	-	2,380.00
4	Marking Wire	4,760	LF	0.50	100.00	-	2,380.00	-	2,380.00
5	Blueline Paint Water Main	4,760	LF	0.50	100.00	-	2,380.00	-	2,380.00
6	Pipe Bedding for Water Main	1,055	TN	38.00	100.00	-	40,090.00	-	40,090.00
7	Fire Hydrant w/ Mega Lug	12	EA	5,550.00	100.00	-	66,600.00	-	66,600.00
8	3/4" Threaded Rod for Hydrant Restraints	12	EA	175.00	100.00	-	2,100.00	-	2,100.00
9	8" Gate Valve & Box w/ Mega Lug	28	EA	2,850.00	100.00	-	79,800.00	-	79,800.00
10	6" Gate Valve & Box w/ Mega Lug	12	EA	2,650.00	100.00	-	31,800.00	-	31,800.00
11	8" Saddle w/ 2" Corp.	76	EA	550.00	100.00	-	41,800.00	-	41,800.00
12	8" x 8" Cross w/ Mega Lug	2	EA	2,850.00	100.00	-	5,700.00	-	5,700.00
13	8" x 8" Tee w/ Mega Lug	11	EA	2,250.00	100.00	-	24,750.00	-	24,750.00
14	8" x 6" Tee w/ Mega Lug	12	EA	1,850.00	100.00	-	22,200.00	-	22,200.00
15	8" 90 Bend w/ Mega Lug	3	EA	950.00	100.00	-	2,850.00	-	2,850.00
16	8" 45 Bend w/ Mega Lug	6	EA	950.00	100.00	-	5,700.00	-	5,700.00
17	1" Double Water Service	40	EA	1,950.00	100.00	-	78,000.00	-	78,000.00
18	1" Single Water Service	36	EA	1,950.00	100.00	-	70,200.00	-	70,200.00
19	Wood Stakes	116	EA	11.00	100.00	-	1,276.00	-	1,276.00
20	8" Pipe Joint Restraint	226	EA	380.00	100.00	-	85,880.00	-	85,880.00
21	6" Pipe Joint Restraint	12	EA	360.00	100.00	-	4,320.00	-	4,320.00
22	16" x 8" Tapping Sleeve & Valve	2	EA	25,850.00	100.00	-	51,700.00	-	51,700.00
23	8" Fill & Flush Connection	2	EA	3,250.00	100.00	-	6,500.00	-	6,500.00
24	Meter Box	116	EA	980.00	100.00	-	113,680.00	-	113,680.00
25	Remove Existing Plug & Connect	1	EA	1,850.00	100.00	-	1,850.00	-	1,850.00
26	HRS & Sample Points	1	LS	2,200.00	100.00	-	2,200.00	-	2,200.00

Silver Palms West CDD Expansion Public Infrastructure Estimate of Construction Costs SW 248 Street & SW 124 Avenue								
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)	
					CDD	Non-CDD	CDD	Non-CDD
27	Sawcut Existing	1	LS	600.00	100.00	-	600.00	-
28	Steel Plate Rental	1	LS	2,200.00	100.00	-	2,200.00	-
29	Base & Subgrade Restoration w/ CLR	1	LS	8,500.00	100.00	-	8,500.00	-
30	Pavement Restoration	1	LS	8,500.00	100.00	-	8,500.00	-
31	Pavement Marking Restoration	1	LS	3,500.00	100.00	-	3,500.00	-
32	MOT & Traffic Control	1	LS	9,500.00	100.00	-	9,500.00	-
33	Survey	1	LS	8,580.00	100.00	-	8,580.00	-
Grand Total WATER: ONSITE							1,142,116.00	-
SAN. SEWER: ONSITE								
1	6" PVC SDR-26	3,480	LF	35.00	100.00	-	121,800.00	-
2	8" PVC SDR-26 0/6	1,900	LF	55.00	100.00	-	104,500.00	-
3	8" PVC SDR-26 6/8	810	LF	55.00	100.00	-	44,550.00	-
4	8" PVC SDR-26 18/20	345	LF	165.00	100.00	-	56,925.00	-
5	Pipe Bedding for Sewer Laterals	685	TN	38.00	100.00	-	26,030.00	-
6	Manhole 0/6	10	EA	4,850.00	100.00	-	48,500.00	-
7	Manhole 6/8	5	EA	5,250.00	100.00	-	26,250.00	-
8	Manhole 18/20 Includes Full Depth Sewer Manhole At The Property Line At SW 248th Street	4	EA	18,850.00	100.00	-	75,400.00	-
9	Shrink Wrap/ PPC	19	EA	625.00	100.00	-	11,875.00	-
10	8" Coupling PVC SDR-26	38	EA	360.00	100.00	-	13,680.00	-
11	8" Manhole Adaptor PVC SDR-26	38	EA	380.00	100.00	-	14,440.00	-
12	8" x 6" Wye PVC SDR-26	116	EA	480.00	100.00	-	55,680.00	-
13	6" 45° Bend PVC SDR-26	290	EA	280.00	100.00	-	81,200.00	-
14	6" Cap PVC SDR-26	116	EA	190.00	100.00	-	22,040.00	-
15	6" Cleanout Ass'y. PVC SDR-26	116	EA	955.00	100.00	-	110,780.00	-
16	Rainstoppers	19	EA	95.00	100.00	-	1,805.00	-
17	Drop Connections	3	EA	3,350.00	100.00	-	10,050.00	-
18	USF Box	116	EA	880.00	100.00	-	102,080.00	-
19	Concrete Collar	116	EA	600.00	100.00	-	69,600.00	-
20	Wood Stakes	116	EA	11.00	100.00	-	1,276.00	-
21	Trench Box	1	LS	18,500.00	100.00	-	18,500.00	-
22	Clean & TV Sanitary Sewer (1 time only)	3,055	LF	6.00	100.00	-	18,330.00	-
23	Survey	1	LS	5,850.00	100.00	-	5,850.00	-
Grand Total SAN. SEWER: ONSITE							1,041,141.00	-
FORCE MAIN: ONSITE								
1	8" DIP Epoxy	355	LF	125.00	100.00	-	44,375.00	-
2	Paint for Force main Pipe	355	LF	0.50	100.00	-	177.50	-
3	Detector tape	355	LF	0.50	100.00	-	177.50	-
4	Pipe Bedding	80	TN	38.00	100.00	-	3,040.00	-
5	8" Check Valve w/ Mega Lug	1	EA	4,250.00	100.00	-	4,250.00	-
6	8" 90° Bend w/ Mega Lug	2	EA	1,650.00	100.00	-	3,300.00	-
7	24" x 8" Tapping Sleeve & Valve	1	EA	28,850.00	100.00	-	28,850.00	-
8	8" Pipe Joint Restraint	17	EA	350.00	100.00	-	5,950.00	-

Silver Palms West CDD Expansion
Public Infrastructure Estimate of Construction Costs
SW 248 Street & SW 124 Avenue

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
9	Flush Test	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
10	Steel Plate Rental	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
11	Sawcut Existing	1	LS	600.00	100.00	-	600.00	-	600.00
12	Pavement Restoration	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
13	Subgrade & Base Restoration w/ CLR	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
14	Pavement Marking Restoration	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
15	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
16	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total FORCE MAIN: ONSITE							110,375.00		110,375.00
LIFT STATION									
1	Public Lift Station	1	LS	700,000.00	100.00	-	700,000.00	-	700,000.00
Sub-total LIFT STATION: ONSITE							700,000.00		700,000.00
EARTHWORK: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	Clearing & Grubbing	1	AC	20,000.00	100.00	-	20,000.00	-	20,000.00
2	Silt Fence (No Maintenance)	680	LF	4.00	100.00	-	2,720.00	-	2,720.00
3	Proof Roll Site	1,210	SY	0.15	100.00	-	181.50	-	181.50
4	Strip Site 6" & Stockpile	505	CY	3.50	100.00	-	1,767.50	-	1,767.50
5	Move to Green Areas	505	CY	3.50	100.00	-	1,767.50	-	1,767.50
6	Import Fill Importing 12" Of Fill Only	895	TN	30.75	100.00	-	27,521.25	-	27,521.25
7	Miscellaneous Landscape Grading	5,400	SF	0.15	100.00	-	810.00	-	810.00
8	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
9	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Sub-total EARTHWORK: OFFSITE (SW 248 STREET)							63,117.75		63,117.75
PAVEMENT: ASPHALT - OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	12" Stabilized Subgrade	1,210	SY	8.50	100.00	-	10,285.00	-	10,285.00
2	4" Curb Base	190	SY	8.25	100.00	-	1,567.50	-	1,567.50
3	8" Rock Base	955	SY	16.10	100.00	-	15,375.50	-	15,375.50
4	2" Type S-III Asphalt (1st Lift)	910	SY	16.00	100.00	-	14,560.00	-	14,560.00
5	1" Type S-III Asphalt (2nd Lift)	910	SY	8.00	100.00	-	7,280.00	-	7,280.00
6	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
7	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total PAVEMENT: ASPHALT - OFFSITE (SW 248 STREET)							54,008.00		54,008.00
CONCRETE: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	4,080	SF	465.00	100.00	-	1,897,200.00	-	1,897,200.00
2	2' Valley Gutter	90	LF	18.90	100.00	-	1,701.00	-	1,701.00
3	2' Type "F" Curb & Gutter	590	LF	18.90	100.00	-	11,151.00	-	11,151.00
4	Pedestrian Ramp	4	EA	600.00	100.00	-	2,400.00	-	2,400.00
5	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
6	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total CONCRETE: OFFSITE (SW 248 STREET)							1,917,392.00		1,917,392.00
SIGNS & MARKINGS: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	Pavement Marking Allowance	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
2	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
3	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total SIGNS & MARKINGS: OFFSITE (SW 248 STREET)							7,655.00		7,655.00
STORM DRAIN: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									

Silver Palms West CDD Expansion
Public Infrastructure Estimate of Construction Costs
SW 248 Street & SW 124 Avenue

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
1	24" French Drain w/ P-HP (4' x 15' Trench)	300	LF	225.00	100.00	-	67,500.00	-	67,500.00
2	24" HP	380	LF	120.00	100.00	-	45,600.00	-	45,600.00
3	Pipe Bedding	140	TN	38.00	100.00	-	5,320.00	-	5,320.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	3	EA	6,850.00	100.00	-	20,550.00	-	20,550.00
5	PRB's for 24" FD (CMP)	2	EA	1,550.00	100.00	-	3,100.00	-	3,100.00
6	Clean Storm Pipe 0 - 24"	680	LF	8.00	100.00	-	5,440.00	-	5,440.00
7	Filter Fabric in Grates	3	EA	25.00	100.00	-	75.00	-	75.00
8	Vacuum Structures at Final	3	EA	300.00	100.00	-	900.00	-	900.00
9	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
11	Survey	1	LS	2,411.59	100.00	-	2,411.59	-	2,411.59
Sub-total STORM DRAIN: OFFSITE (SW 248 STREET)							153,796.59	-	153,796.59
SIGNALIZATION: OFFSITE									
1	Signal Modification Relocating Existing (2 EA) Mast Arms At SW 124th Avenue & SW 248th Street Intersection	1	LS	650,000.00	100.00	-	650,000.00	-	650,000.00
Sub-total SIGNALIZATION: OFFSITE							650,000.00	-	650,000.00
FUEL SURCHARGE: 2.5%									
1	2.5% Fuel Surcharge	1	LS	257,853.66	100.00	-	257,853.66	-	257,853.66
Sub-total FUEL SURCHARGE: 2.5%							257,853.66	-	257,853.66
TOTAL ORIGINAL CONTRACT							8,608,801.36	1,963,198.64	10,572,000.00
OTHER COSTS									
1	CDD Soft Cost and Contingency	0.15	%	8,608,801.36	100.00	-	1,291,320.20	-	1,291,320.20
2	Water Conn. Fee (114 TH@ 135 GPD)	20,370	GPD	1.39	100.00		28,314.30	-	28,314.30
3	Sewer Conn Fees (114 TH@ 135 GPD)	20,370	GPD	5.60	100.00		114,072.00	-	114,072.00
4	Road Impact Fees for 114 TH	114	EA	10,625.00	100.00		1,211,250.00	-	1,211,250.00
Sub-total Other Costs							2,644,956.50	-	2,644,956.50
GRAND TOTAL							11,253,757.86	1,963,198.64	13,216,956.50

Summary of Costs Per Public Infrastructure Category				
Item Description	Cost		Begin	End
	(\$)	Quarter/Year	Quarter/Year	Quarter/Year
Roadway Improvements Including Miami-Dade Road Impact Fees for 114 Town Homes	6,388,000			
Stormwater Management and Drainage	1,281,000			
Water Distribution System, Including Water Connection Fees for 114 Town Homes	1,342,000			
Sanitary Sewer System, Including Connection Fees for 114 Town Homes	2,244,000			
Total	11,255,000			

MASTER ASSESSMENT METHODOLOGY

FOR SPECIAL ASSESSMENT BONDS

SILVER PALM WEST

COMMUNITY DEVELOPMENT DISTRICT

Expansion Area

January 152026

Prepared by



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351

1.0 Introduction

The Silver Palms West Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (“FS”). The District expects to issue not to exceed \$13,000,000 of special assessment bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the Expansion Area (as defined below), more specifically described in the First Supplemental Engineer Report for the Expansion Area Infrastructure Improvements, dated January 15, 2026 (the “Engineer’s Report”), prepared by Alvarez Engineers, Inc. (the “District’s Engineer”). The Bonds will be issued to pay for all or a portion of the design, acquisition, construction costs of certain public infrastructure improvements within the Expansion Area, including, but not limited to, stormwater management and control facilities, including, but not limited to, related earthwork; public roadway improvements and any applicable mobility fees; water and wastewater facilities and any applicable connection fees; and all related soft and incidental costs, as are more particularly described in the Engineer’s Report (herein, the “Expansion Area Project” or “Improvement Plan”).

1.1 Purpose

This Master Assessment Methodology Report (the “Report”) provides a methodology that determines the amount of District debt to be allocated to specific properties within the Expansion Area benefitting from the Improvement Plan to be acquired or constructed by the District. The Expansion Area Project is being constructed as one system of improvements benefiting all the property within the boundaries of the Expansion Area. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, and will be supplemented to reflect the actual terms and conditions at the time of the issuance of one or more series of the Bonds.

The District intends to impose non-ad valorem special assessments on the benefited lands within the Expansion Area to pay the debt represented by the Bonds in accordance with the methodology set forth in this Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in section 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District was established by Miami-Dade County Ordinance No. 20-126 and originally contained approximately 78.86 gross acres (the “Original District Boundaries”) and 652 residential units. In December 2025, the District’s boundaries were expanded by adding approximately 9.36 acres (the “Expansion Area”) planned for 114 condominium units. As a result, the current District boundaries consist of a total of 88.22 acres planned for 766 residential units. Of the 9.36-acre Expansion Area, 0.62 acres were dedicated to Miami-Dade County for SW 248 Street right-of-way, and the remaining 8.74 acres were platted as “Solstice,” consisting of Tract A (8.65 acres planned for 114 residential units and onsite public infrastructure easements) and Tract B (0.09 acres for a sanitary sewer lift station) as depicted in Table 1. The Solstice Plat is recorded at Plat Book 179, Page 14 in the Public Records of Miami-Dade County, Florida. The debt assessments levied pursuant to this methodology shall only be levied on the lands within Tract A within the Expansion Area.

The public improvements comprising the Expansion Area Project contemplated by the District will provide facilities that benefit the assessable property within the Expansion Area. The acquisition costs for the Expansion Area Project are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs for the Expansion Area Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the benefited properties on the basis of the direct and special benefit received as a result of the Expansion Area Project.

1.3 Special Benefits and General Benefits

In the process of constructing or acquiring infrastructure improvements comprising the Expansion Area Project and which provide direct and special benefits to the assessable properties within Tract A within the Expansion Area, incidental general benefits to properties outside of the Expansion Area and the public at large are also created. These general benefits are incidental and different from the direct and special benefits provided to the assessable properties within Tract A within the Expansion Area.

The Improvement Plan is designed to meet the needs of the assessable property within the Expansion Area. The property owners within the Expansion Area are therefore receiving direct and special benefits not received by those outside of Tract A within the Expansion Area.

1.4 Special Benefits Exceed the Costs Allocated

The direct and special benefits provided to the assessable property within Tract A within the Expansion Area will be equal or greater than the costs associated with providing these benefits. The increase in the market value of the benefiting property will exceed the cost of the improvements constituting the Expansion Area Project being acquired by the District. Without the District's Improvement Plan, the property within Tract A within the Expansion Area would not be able to be developed and to be sold as developed property.

1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1.) The properties to be assessed must receive a direct and special benefit from the improvements being paid for.
- 2.) The assessments must be fairly and reasonably allocated to the properties being assessed.

2.0 Assessment Methodology

2.1 Overview

The District anticipates the issuance of approximately \$13,000,000 in Bonds to finance public infrastructure improvements comprising the Expansion Area Project, provide for capitalized interest, if so required, fund one or more debt service reserve accounts, if applicable, and pay the cost of issuance. It is the purpose of this methodology to allocate the \$13,000,000 in debt to the properties benefiting from the Improvement Plan.

Table 1 identifies the development plan (the “Development Plan”) as identified by the Developer, Lennar Homes, LLC (the “Developer”). The Engineer’s Report outlines the community wide capital improvements needed to support the Expansion Area, which are shown in Table 2. The public improvements constituting the Expansion Area Project needed to support the development are described in detail in the Engineer’s Report and are estimated to cost \$11,255,000. Any portion of the Expansion Area Project not paid for with the proceeds of the Bonds will be financed by the Developer. These improvements will be funded through the issuance of the Bonds. Based on the estimated costs, the size of the bond issue needed to

generate funds to pay for the Expansion Area Project was determined by the District's Underwriter to total approximately \$13,000,000. The District is authorized, but is not required, to issue \$13,000,000 in Bonds or to finance the whole Expansion Area Project. Table 3 depicts the breakdown of the Bond sizing.

2.2 Allocation of Benefit

The planned public improvements constituting the Expansion Area Project are an integrated system of facilities that benefit the assessable land within the Expansion Area. That is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides special benefits for each land use. A fair and reasonable method of allocating the benefit to each residential unit in the District would be by assigning an equivalent residential unit ("ERU") to the one product type. The 114 condominium units, which are all similar in size, and have been assigned one (1) ERU. Table 4 shows the allocation of benefits based on this ERU assignment. It is important to note that the direct and special benefit derived from the Expansion Area Project to the residential units identified in the Development Plan is equal to or exceeds the cost that the units will be paying for such benefits.

2.3 Allocation of Debt

Allocation of debt is a continuous process until the Development Plan is completed. The initial assessments will be levied on an equal basis to all acres within the Expansion Area. All of the planned 114 lots within the District have been platted. The assessments will be assigned to the platted lots once property folio numbers are received from the County. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the direct and special benefits. At this point, all of the land within the Expansion Area is benefiting equally from the Improvement Plan, and the special assessments will be assigned on a per acre basis.

Once platting, the recording of declaration of condominium, or other means of identifying individual lots ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive on a first platted, first assigned basis. The Unassigned Properties, defined as gross acres that have not been platted, will continue to be assessed on a per acre basis. Eventually, the Development Plan will be completed, and the debt relating to the Bonds will be allocated to the planned 114 condominium lots within the Expansion Area, which are the beneficiaries of the public infrastructure improvements constituting the

Expansion Area Project, as depicted in Table 5. If there are changes to the Development Plan, a true up of the assessment will be calculated to determine if a payment from the Developer is required. Debt assessments relating to the Bonds assessed on any land within Tract A within the Expansion Area of the District must be satisfied prior to any transfer of such lands to a unit of Federal, State, or local government. This process is outlined in Section 3.0.

The assignment of debt in this Report sets forth the process by which debt represented by the Bonds is apportioned. As mentioned herein, this Report will be supplemented from time to time.

2.4 Special and Peculiar Benefit to the Expansion Area

As previously mentioned, the capital improvements to be constructed or acquired by the District include stormwater management and control facilities, including, but not limited to, related earthwork, public roadway improvements, and any applicable mobility fees, and water and wastewater facilities, and any applicable connection fees. This will provide peculiar, direct, and special benefits which flow from the logical relationship of the Improvement Plan to the benefiting properties within the Expansion Area. These peculiar, direct, and special benefits consist of the added use of the property, for residential purposes, added enjoyment of the property, and the probability of increased marketability and value of the property.

2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct, special, and peculiar benefits received from the Improvement Plan is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the direct, special, and peculiar benefits to the property derived from the acquisition or construction of the Expansion Area Project have been apportioned to the property according to reasonable estimates of the direct, special, and peculiar benefits provided consistent with each land use category.

Accordingly, no acre or parcel of property within the boundaries of Tract A within the Expansion Area will be liened for the payment of any non-ad valorem special assessment more than the determined direct and special benefit peculiar to that unit, and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount of the Bonds per unit and an annual debt assessment per unit for the proposed District's Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the maximum anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is constructed or acquired by the District, and the estimated \$13,000,000 in par amount of the Bonds have been issued.

3.0 True Up

Although the District does not process plats, declaration of condominiums, site plans, or revisions for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, or replat declaration of condominium, or site plan, or revision is processed, the District must allocate a portion of its debt to the property within the Expansion Area according to the methodology outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account

the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on the Bonds, then no debt reduction payment will be required. In the case that the revenue generated is less than the required amount to pay debt service on the Bonds, then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required. This true up mechanism may be memorialized through an agreement between the District and the Developer, which may contain additional provisions. This true up process will also apply to any re-plats.

In addition, property within the Expansion Area that is sold with development entitlements assigned will be subject to a true up test with respect to the entitlements conveyed to such property. In the event unplatte land is sold to a third party (the "Transferred Property"), the bond assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total bond assessments applicable to the Transferred Property,

regardless of the total number of ERUs ultimately actually platted. This total bond assessment is allocated to the Transferred Property at the time of the sale.

This true up mechanism may be memorialized through an agreement between the District and the Developer, which may contain additional provisions.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Tract A within the Expansion Area boundaries on a gross acreage basis. All of the planned 114 lots within the District have been platted. The assessments will be assigned to the platted lots once property folio numbers are received from the County. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis, as shown in Table 6, on a first platted, first assigned basis. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report. The current assessment roll is depicted in Table 6.

5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in Section 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS does not provide the District with advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by others.

(Reminder of the page intentionally left blank)

Table 1
Silver Palms West - Expansion Area
Community Development District
Development Plan

Land Use	No. of Units*	ERUs per Unit	Total ERUs
Condominium Units	114	1.00	114.00
Residential Units	114		
Gross Expansion Area Acres**	9.36		

* Unit mix subject to change based on marketing and other factors.

** Per ordinance No. 25-119

Table 2
Silver Palms West - Expansion Area
Community Development District
Estimated Construction Costs

Category		Cost
Roadway Improvements	\$	6,388,000
Stormwater Management	\$	1,281,000
Water System	\$	1,342,000
Sanitary Sewers	\$	2,244,000
Total	\$	11,255,000

Information provided by Alvarez Engineers Inc.

Table 3
Silver Palms West - Expansion Area
Community Development District
Bond Sizing

Bonds		
Construction Funds	\$	11,255,000
Debt Service Reserve	\$	1,047,623
Capitalized Interest	\$	910,000
Underwriters Discount	\$	260,000
Issuance Costs	\$	171,896
Par Amount *	\$	13,000,000

***Based on the following:**

Interest Rate	7.00%
Amortization	30
Capitalized Interest	12
Debt Service Reserve	100% of MADS
Underwriters Discount	2.00%

MADS = Maximum Annual Debt Service

MADS= \$1,047,623.25

Information provided by FMS Bonds

Table 4
Silver Palms West - Expansion Area
Community Development District
Allocation of Total Project Cost

Land Use	No. of Units*	ERUs per Unit	Total ERUs	Total Cost Allocated	Total Costs per Unit
Condominium Units	114	1.00	114.00	\$ 11,255,000	\$ 98,728.07
Totals	114		114.00	\$ 11,255,000	

* Unit mix subject to change based on marketing and other factors.

Table 5
Silver Palms West - Expansion Area
Community Development District
Bond Allocation of Par Debt

Land Use	No. of Units*	Total ERUs	Total Cost Allocated	Bonds Total Allocation of Par Debt	Bonds Allocation of Par Debt per Unit	Annual Debt Assessment Total	Annual Debt Assessment Per Unit**
Condominium Units	114	114.00	\$ 11,255,000.00	\$ 13,000,000	\$ 114,035.09	\$ 1,047,623.25	\$ 9,189.68
Totals	114	114.00	\$ 11,255,000.00	\$ 13,000,000		\$ 1,047,623	

* Unit mix subject to change based on marketing and other factors.

** This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

Table 6
Silver Palms West - Expansion Area
Community Development District
Preliminary Assessment Roll

Parcel ID#	Acres	Total Allocation of Cost Per Parcel		Allocation of Par Debt per Parcel		Allocation of Annual Assessment per Parcel*	
		Cost Per Parcel	Allocation of Par Debt per Parcel	Allocation of Annual Assessment per Parcel*	Allocation of Annual Assessment per Parcel*		
Tract A**	8.65	\$ 11,255,000	\$ 13,000,000	\$ 1,047,623			
Totals	8.65	\$ 11,255,000	\$ 13,000,000	\$ 1,047,623			

* This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

** See Engineer's Report for a description of Tract A within the Expansion Area.

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE EXPANSION AREA IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS WITHIN THE EXPANSION AREA OF THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION

WHEREAS, the Silver Palms West Community Development District (the "District") was established pursuant to Chapter 190, Florida Statutes, and Ordinance No. 20-126 (the "Establishment Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida; and

WHEREAS, the boundaries of the District were subsequently expanded to include adjacent lands referred to therein and herein as the "Expansion Area" pursuant to Ordinance No. 25-119 (the "Expansion Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the Silver Palms West Community Development District (the "Board") hereby determines to construct and/or acquire certain public improvements (the "Expansion Area Improvements") as more described in the First Supplemental Engineer's Report for the Expansion Area, prepared by Alvarez Engineers, Inc., [dated](#) and approved by the Board on January 15, 2026, as such report is amended and supplemented from time to time by the Board (the "Engineer's Report"), incorporated by reference as part of this Resolution, and as further set forth in the plans and specifications ([the "Plans and Specifications"](#)), which [Engineer's Report and Plans and Specifications](#) are available for review at the offices of District Manager, [5385 N. Nob Hill Road, Sunrise, Florida 33351](#) (the "District Office") or at [2804 NE 8th Street, Suite 202, Homestead, Florida 33033](#) (the "Local Records Office"); and

WHEREAS, the District is empowered by Chapter 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and/or maintain the Expansion Area Improvements and to impose, levy and collect the Assessments (as defined below) on the developable lands within the Expansion Area that benefit from the Expansion Area Improvements; and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of all or a portion of the Expansion Area Improvements by imposing, levying, and collecting special assessments pursuant to Chapter 170, 190, and 197, Florida Statutes (the "Assessments"); and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved within the Expansion Area, the amount of those benefits, and that Assessments will be made in proportion to the benefits received as set forth in the District's Master Assessment Methodology Report, prepared by Governmental Management Services-South Florida, LLC (the "Methodology Consultant"), dated **January 15, 2026, as amended and supplemented from time to time** (the "Assessment Report"), which Assessment Report is incorporated herein and made a part hereof by reference and is available for review at the District Office and at the Local Records Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property within the Expansion Area assessed as a result of the Expansion Area Improvements.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray all or a portion of the cost of the Expansion Area Improvements. The nature of the Expansion Area Improvements generally consists of roadway improvements (including mobility and impact fees), stormwater management and drainage systems, water distribution and sanitary collection systems (including connection fees), and related costs, all as described more particularly in the plans and specifications and in the Engineer's Report.

The general locations of the Expansion Area Improvements are on land of approximately 9.36 acres and including 114 condominium units. The Expansion Area is generally bounded by theoretical SW 125 Avenue on the west, SW 248 Street on the

north, theoretical SW 124 Avenue on the east, and theoretical SW 250 Terrace on the south in Miami-Dade County, Florida, as shown in the Engineer's Report and Plans and Specifications referred to above.

1. The estimated cost of the Expansion Area Improvements is approximately **\$11,255.00** (hereinafter referred to as the "Estimated Cost") based on the Engineer's Report.

2. The Assessments will defray approximately \$ _____, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.

3. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report. As further detailed in the Assessment Report, the Assessments will be levied on all platted units within the Expansion Area, as the Expansion Area Improvements benefit and increase the value of all platted lands within that area of the District. Accordingly, for all lots that have been platted

4. The Assessments shall be levied in accordance with the Assessment Report reference above on all lots and lands, within the Expansion Area within District, which are adjoining and contiguous or bounding and abutting upon the Expansion Area Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

5. There is on file at the District Office and the Local Records Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Expansion Area Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

6. The Methodology Consultant is hereby authorized and directed to cause to be made a preliminary assessment roll, as prompt as possible, which shall show the lots and lands assessed within the Expansion Area, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which the Assessments is divided.

7. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Expansion Area Improvements acquired and / or constructed by the District, the principal component of the of the Assessment shall be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes (the "Uniform Method"); provided, however, that in the event the non-ad valorem assessment method of

collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected on an annual basis through direct billing or as is otherwise permitted by law.

8. Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Expansion Area Improvements, the cost thereof, the manner of payment therefore or the amount thereof to be assessed against each property within the Expansion Area as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

9. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published once a week for two consecutive weeks in a newspaper of general circulation within Miami-Dade County, Florida.

10. All documents referenced herein and in which it is indicated are on file at and shall also be made available for inspection at the District Office and the Local Records Office.

11. This Resolution shall be effective upon adoption by the Board.

PASSED AND ADOPTED this 15th day of January 2026

**SILVER PALMS WEST
COMMUNITY DEVELOPMENT DISTRICT**

By:

Print name: _____
Chairman/Vice Chairman

ATTEST:

Print name: _____
Secretary / Assistant Secretary

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S, AND 197, F.S.

WHEREAS, the Board of Supervisors ("Board") of the Silver Palms West Community Development District ("District") has adopted Resolution **2026-01** (the "Initial Assessment Resolution"), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of those Expansion Area Improvements, as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties within the Expansion Area of the District; and

WHEREAS, the Initial Assessment Resolution provides for the portion of the estimated cost of the Expansion Area Improvements to be defrayed by the non-ad valorem special assessments (the "Assessments" as defined in the Initial Assessment Resolution) and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands within the Expansion Area of the District upon which the Assessments shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

WHEREAS, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related Expansion Area Improvements; and

WHEREAS, pursuant to the Initial Assessment Resolution, a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapters 190, F.S., 170, F.S. and 197, F.S. pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied, and all related documents are available for public inspection at the offices of the District Manager, **5385 N. Nob Hill Rd., Sunrise, Florida 33351** (the "District Office") or **at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033** (the "Local Records Office").

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. There is hereby declared a public hearing to be held on _____, 2026 at _____
at _____ **Miami, Florida** for the purpose of hearing questions, comments and objections to the proposed Assessment and the related infrastructure improvements constituting the Expansion Area Improvements and as described in the preliminary assessment roll, a copy of which is available for public inspection in the District Office, and the Local Records Office. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at info@gmssf.com or by calling (954)721-8681 in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Affected persons may

either appear at that hearing or, prior to the meeting submit their written comments to the District Office at <5385 N. Nob Hill Rd., Sunrise, FL 33351>.

3. Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The "not to exceed" amount for the annual Assessments to be stated in said Notice shall be taken from the District's Assessment Report, dated [January 15, 2026, as further defined in the Initial Assessment Resolution, and which is](#) incorporated by reference as part of this Resolution and on file in the District Office and the Local Records Office. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property within the Expansion Area of the District to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

4. This Resolution shall be effective upon adoption by the Board.

PASSED AND ADOPTED this _____ day of _____ 2026.

**SILVER PALMS WEST
COMMUNITY DEVELOPMENT DISTRICT**

By:

Print name: _____
Chairman/Vice Chairman

ATTEST:

Print name: _____
Secretary / Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING RELATING TO PUBLIC IMPROVEMENTS AND LEVY OF NON-AD VALOREM ASSESSMENTS

The Board of Supervisors of the **Silver Palms West Community Development District** ("Board") will hold a public hearing on _____, 2026 at _____ at _____ Miami, Florida to consider the adoption of an assessment roll and the imposition of non-ad valorem special assessments ("Assessments") to finance fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, or equip certain public infrastructure improvements and facilities within and outside the Expansion Area of the Silver Palms West Community Development District ("District"), benefiting all assessable lands within the Expansion Area of the District (as such Expansion area is defined in **Ordinance No. 25-119** of the Board of County Commissioners of Miami-Dade County, Florida), including, but not limited to, roadway improvements (including mobility and impact fees), stormwater management system, water distribution and sanitary collection systems (including connection fees) and related incidental costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements (collectively, the "Expansion Area Improvements"), as more particularly described in the First Supplemental Engineer's Report for the Expansion Area, as amended from time to time (the "Engineer's Report"), prepared by **Alvarez Engineers, Inc.**, dated as of, and accepted by the Board on, **January 15, 2026**. The Board will consider the levy of Assessments on benefited properties, or property interests therein, within the Expansion Area of the District, a depiction of which properties, or interests therein, is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. Developable areas within the Expansion Area of the District (as described below) will be improved. The Expansion Area consists of approximately 9.36 acres and planned for 114 condominium units. The Expansion Area is generally bounded by theoretical SW 125 Avenue on the west, SW 248 Street on the north, theoretical SW 124 Avenue on the east, and theoretical SW 250 Terrace on the south in Miami-Dade County, Florida. A description of the property within the Expansion Area of the District to be assessed, the nature of the Expansion Area Improvements proposed (as set forth in the Engineer's Report) and the amount to be assessed to each lot or parcel of property within the Expansion Area may be ascertained at the District Office, located at 5385 N. Nob Hill Road, Sunrise, Florida 33351 or at the District's Records Office located at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033 (collectively, the "District Offices"), or by contacting the District Manager's Office at 954-721-8681.

The District intends to impose Assessments on benefited lands within the Expansion area within the District in the manner set forth in the Master Assessment Methodology for Special Assessments Bonds, prepared by Governmental Management Services-South Florida, LLC, **dated January 15, 2026** ("Assessment Methodology"), which is available to the public at the District Office and the Local Records Office. Property within the Expansion Area of the District will be assessed in the principal amount **not to exceed \$_____** in the manner described in the Assessment Methodology for the Expansion Area within the District. The total amount to be levied against benefited lands within the Expansion Area of the District is **\$_____** exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs. The Assessments may be prepaid in whole in some instances or may be paid in not more than thirty (30) annual installments,

excluding any capitalized interest period, subsequent to the issuance of debt to finance the Expansion Area Improvements. These annual Assessments will be collected on the [Miami-Dade County](#) tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The District also intends to levy and collect non-ad valorem assessments on property within the Expansion Area of the District to cover the operation and maintenance of the District's Expansion Area Improvements (the "O&M Assessments"). These annual O&M Assessments will be collected on the [Miami-Dade County](#) tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these O&M Assessments.

There may be occasions when one or more Supervisors of the Board will participate by phone. At the above referenced location a speaker phone will be available so that any interested person may attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

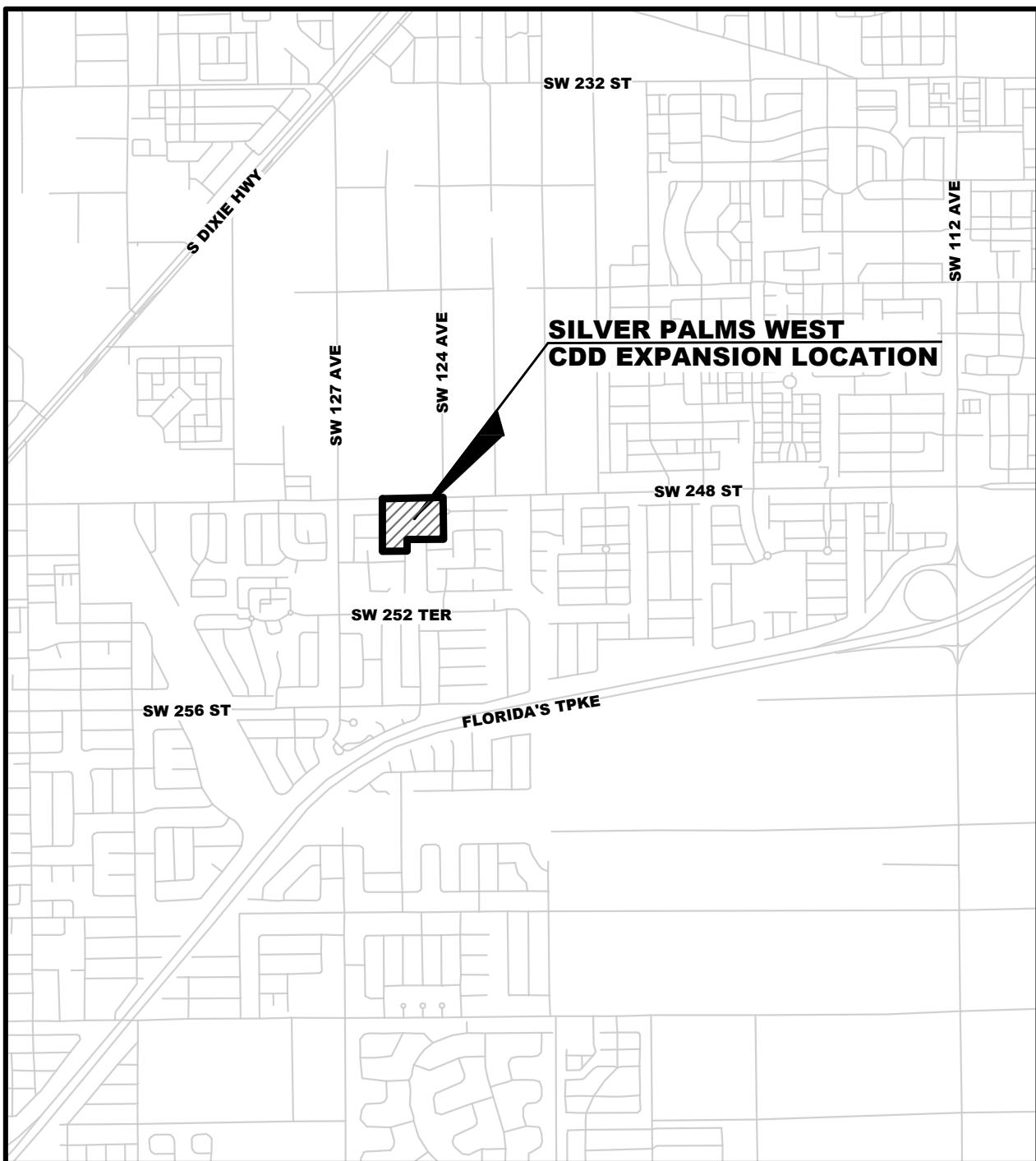
Participants are strongly encouraged to submit questions and comments to the District Manager's Office at info@gmssf.com or by calling (954)721-8681 by in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Affected persons may either appear at that hearing or, prior to the meeting submit their written comments to the offices of District Manager, [5385 N. Nob Hill Rd., Sunrise, FL 33351](#). All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing and meeting is asked to contact the District Office at 954-721-8681 at least five calendar days prior to the hearing and 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.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing or at the meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

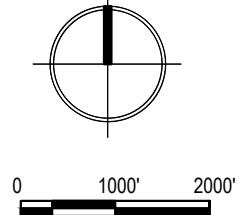
Ben Quesada
District Manager

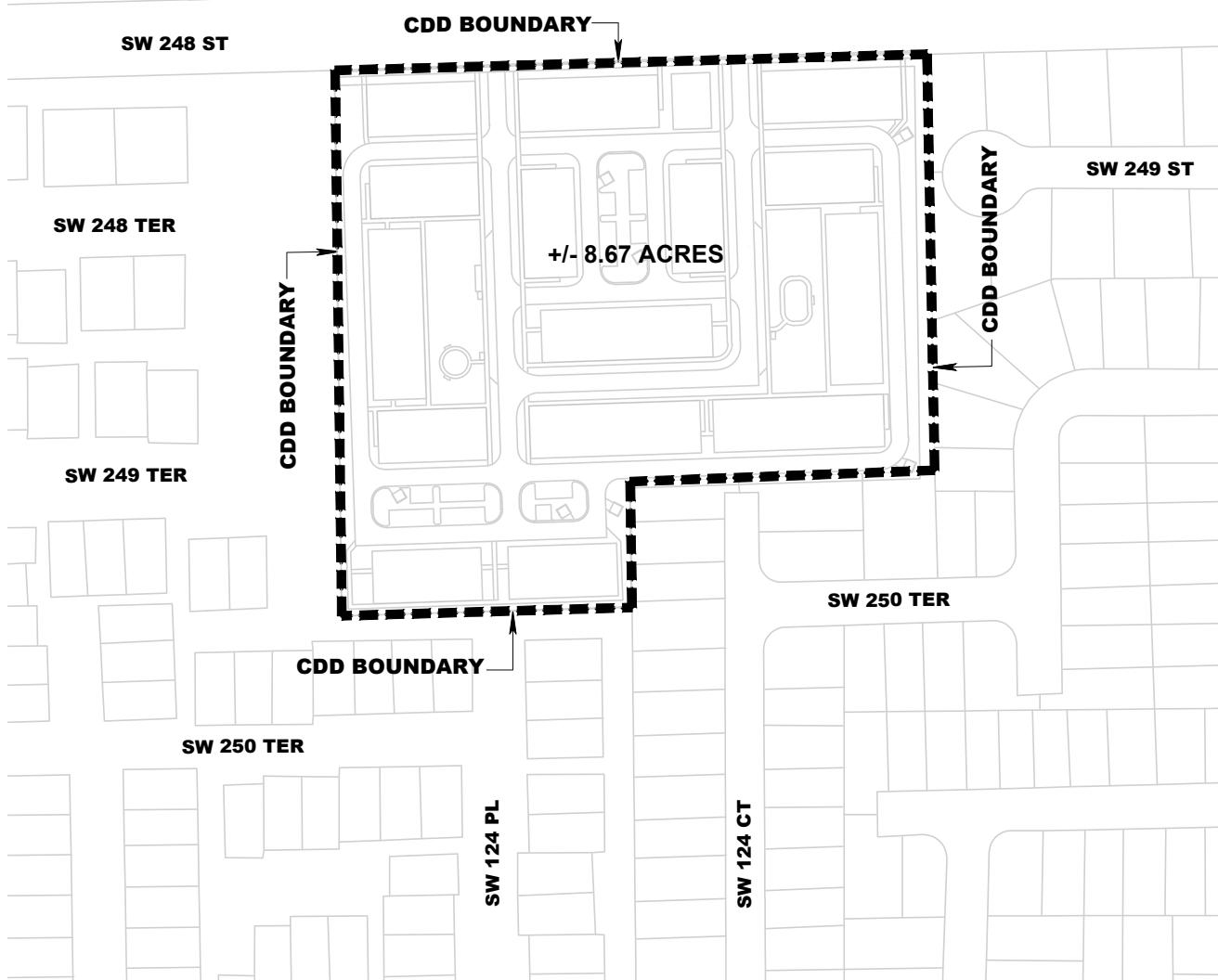
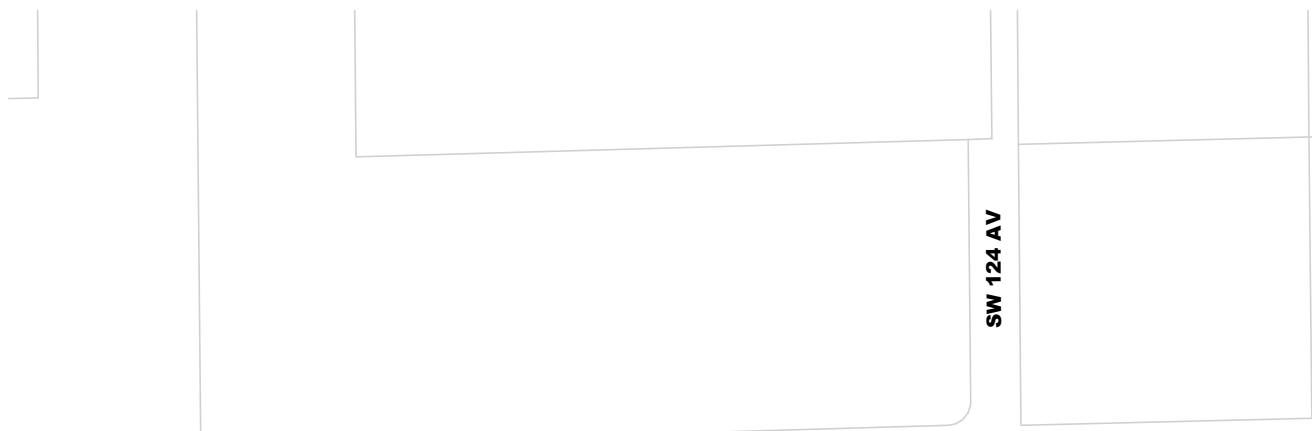
[Insert Location Map Indicating Boundaries of District Expansion Area]



ALVAREZ ENGINEERS, INC.
SILVER PALMS WEST CDD EXPANSION
LOCATION MAP

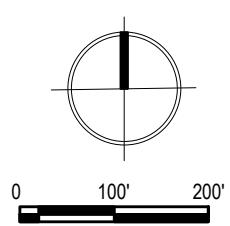
EXHIBIT 1





ALVAREZ ENGINEERS, INC.
SILVER PALMS WEST CDD EXPANSION
CDD BOUNDARY MAP

EXHIBIT 2



Summary of SILVER PALMS WEST CDD EXPANSION Estimated Construction Costs and Schedule of Construction for Petition				
Description	Estimated Costs (4) (\$)	Estimated Construction Schedule (Quarter/Year)		
		Begin	End	Remarks
Roadway Improvements (1)	6,388,000			
Stormwater Management System	1,281,000			
Water Distribution System (2)	1,342,000			
Sanitary Sewer System (3)	2,244,000			
Total	11,255,000			

(1) Includes Miami-Dade County Mobility Impact Fees for 114 townhomes

(2) Includes Water Connection Fees for 114 townhomes

(3) Includes Sanitary Sewer Connection Fees for 114 townhomes

(4) Rounded up to the nearest \$1000.00

Silver Palms West CDD Expansion
Estimate of Construction Costs: SW 248TH STREET & SW 124TH AVENUE
SW 248TH STREET & SW 124TH AVENUE

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
DEMOLITION: ONSITE									
1	Sidewalk Removal	2,625	SF	\$3.00	32.27	67.73	2,540.96	5,334.04	7,875.00
2	Brick Pavers Removal	2,265	SF	\$2.00	100.00	-	4,530.00	-	4,530.00
3	Asphalt Removal	760	SY	\$3.00	100.00	-	2,280.00	-	2,280.00
4	Chain Link Fence Removal	955	LF	\$6.00	32.27	67.73	1,848.85	3,881.15	5,730.00
5	Wire Fence Removal	1,805	LF	\$6.00	32.27	67.73	3,494.42	7,335.58	10,830.00
6	Building Demolition (1-Story)	8,675	SF	\$6.00	32.27	67.73	16,794.53	35,255.47	52,050.00
7	Building Demolition (2-Story)	2,065	SF	\$12.00	32.27	67.73	7,995.55	16,784.45	24,780.00
8	MOT & Traffic Control	1	LS	\$2,500.00	32.27	67.73	806.65	1,693.35	2,500.00
Sub-total DEMOLITION: ONSITE							40,290.96	70,284.04	110,575.00
EARTHWORK: ONSITE (BUILDING PADS AT +13.00 NGVD AND FINISHED ASPHALT AT +12.50 NGVD)									
SEE ALTERNATE BELOW NOTES									
1	Clearing & Grubbing	9	AC	4,500.00	32.27	67.73	13,067.79	27,432.21	40,500.00
2	Silt Fence (No Maintenance)	2,635	LF	4.00	100.00	-	10,540.00	-	10,540.00
3	Washed Rock Entrance	1	EA	5,500.00	100.00	-	5,500.00	-	5,500.00
4	Proof Roll Site	36,155	SY	0.15	32.27	67.73	1,749.87	3,673.38	5,423.25
5	Strip Site 6' & Stockpile	6,730	CY	2.25	32.27	67.73	4,885.90	10,256.60	15,142.50
6	Over-Excavate & Stockpile (Boring B20 - B21)	570	CY	3.20	32.27	67.73	588.53	1,235.47	1,824.00
7	Move to Green Areas	7,300	CY	2.90	32.27	67.73	6,830.74	14,339.26	21,170.00
8	Excavate & Stockpile (Hot Spot Material)	5,000	CY	3.20	32.27	67.73	5,162.58	10,837.42	16,000.00
9	Hauling Away Hot Spot Material Hauling Away Material To Waste Management (5,000 CY)(1.33) = 6,650 TN	6,650	TN	85.00	32.27	67.73	182,384.36	382,865.64	565,250.00
10	Import Fill (E-Fill) Includes 2' Clean Cap Over The Entire Site	64,960	TN	30.75	32.27	67.73	644,522.60	1,352,997.40	1,997,520.00
11	Miscellaneous Landscape Grading	149,240	SF	0.15	32.27	67.73	7,223.10	15,162.90	22,386.00
12	Laser Grade Building Pad @ +13.00 NGVD	129,010	SF	0.15	-	100.00	-	19,351.50	19,351.50
13	MOT & Traffic Control	1	LS	15,000.00	32.27	67.73	4,839.92	10,160.08	15,000.00
14	Survey	1	LS	65,850.00	32.27	67.73	21,247.25	44,602.75	65,850.00
Sub-total EARTHWORK: ONSITE							908,542.65	1,892,914.60	2,801,457.25
PAVEMENT: ASPHALT - ONSITE									
1	12" Compacted Subgrade	13,345	SY	1.30	100.00	-	17,348.50	-	17,348.50
2	8" Rock Base	12,650	SY	16.10	100.00	-	203,665.00	-	203,665.00
3	1" Type S-III Asphalt (1st Lift)	11,990	SY	8.00	100.00	-	95,920.00	-	95,920.00
4	1" Type S-III Asphalt (2nd Lift)	11,990	SY	8.25	100.00	-	98,917.50	-	98,917.50
5	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
6	Survey	1	LS	12,850.00	100.00	-	12,850.00	-	12,850.00
Sub-total PAVEMENT: ASPHALT - ONSITE							431,201.00	-	431,201.00
CONCRETE: ONSITE (SIDEWALK NOT INCLUDED)									
1	2' Valley Gutter	2,035	LF	18.80	100.00	-	38,258.00	-	38,258.00
2	6" x 12" Type "D" Curb	5,615	LF	14.25	100.00	-	80,013.75	-	80,013.75
3	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Sub-total CONCRETE: ONSITE							124,121.75	-	124,121.75

Silver Palms West CDD Expansion
Estimate of Construction Costs: SW 248TH STREET & SW 124TH AVENUE
SW 248TH STREET & SW 124TH AVENUE

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
SIGNS & MARKINGS: ONSITE									
1	Pavement Marking Allowance	1	LS	42,500.00	100.00	-	42,500.00	-	42,500.00
2	Survey	1	LS	4,580.00	100.00	-	4,580.00	-	4,580.00
Sub-total SIGNS & MARKINGS: ONSITE							47,080.00	-	47,080.00
STORM DRAIN: ONSITE									
1	18" French Drain w/ P-HDPE (4' x 15' Trench)	2,300	LF	218.00	100.00	-	501,400.00	-	501,400.00
2	18" HDPE	2,100	LF	90.00	100.00	-	189,000.00	-	189,000.00
3	Pipe Bedding	435	TN	38.00	100.00	-	16,530.00	-	16,530.00
4	Catch Basin 48" Dia. w/ USF 4155-6210	18	EA	5,850.00	100.00	-	105,300.00	-	105,300.00
5	Catch Basin 60" Dia. w/ USF 4155-6210	12	EA	6,450.00	100.00	-	77,400.00	-	77,400.00
6	PRB's for 18" FD (CMP)	24	EA	1,050.00	100.00	-	25,200.00	-	25,200.00
7	Clean Storm Pipe 0 - 24"	4,400	LF	6.50	100.00	-	28,600.00	-	28,600.00
8	Filter Fabric in Grates	20	EA	30.00	100.00	-	600.00	-	600.00
9	Remove & Dispose Filter Fabric at Final	20	EA	25.00	100.00	-	500.00	-	500.00
10	Vacuum Structures at Final	20	EA	300.00	100.00	-	6,000.00	-	6,000.00
11	Survey	1	LS	9,580.00	100.00	-	9,580.00	-	9,580.00
Sub-total STORM DRAIN: ONSITE							960,110.00	-	960,110.00
WATER: ONSITE									
1	8" DIP	4,520	LF	75.00	100.00	-	339,000.00	-	339,000.00
2	6" DIP	240	LF	65.00	100.00	-	15,600.00	-	15,600.00
3	Detector Tape	4,760	LF	0.50	100.00	-	2,380.00	-	2,380.00
4	Marking Wire	4,760	LF	0.50	100.00	-	2,380.00	-	2,380.00
5	Blueline Paint Water Main	4,760	LF	0.50	100.00	-	2,380.00	-	2,380.00
6	Pipe Bedding for Water Main	1,055	TN	38.00	100.00	-	40,090.00	-	40,090.00
7	Fire Hydrant w/ Mega Lug	12	EA	5,550.00	100.00	-	66,600.00	-	66,600.00
8	3/4" Threaded Rod for Hydrant Restraints	12	EA	175.00	100.00	-	2,100.00	-	2,100.00
9	8" Gate Valve & Box w/ Mega Lug	28	EA	2,850.00	100.00	-	79,800.00	-	79,800.00
10	6" Gate Valve & Box w/ Mega Lug	12	EA	2,650.00	100.00	-	31,800.00	-	31,800.00
11	8" Saddle w/ 2" Corp.	76	EA	550.00	100.00	-	41,800.00	-	41,800.00
12	8" x 8" Cross w/ Mega Lug	2	EA	2,850.00	100.00	-	5,700.00	-	5,700.00
13	8" x 8" Tee w/ Mega Lug	11	EA	2,250.00	100.00	-	24,750.00	-	24,750.00
14	8" x 6" Tee w/ Mega Lug	12	EA	1,850.00	100.00	-	22,200.00	-	22,200.00
15	8" 90 Bend w/ Mega Lug	3	EA	950.00	100.00	-	2,850.00	-	2,850.00
16	8" 45 Bend w/ Mega Lug	6	EA	950.00	100.00	-	5,700.00	-	5,700.00
17	1" Double Water Service	40	EA	1,950.00	100.00	-	78,000.00	-	78,000.00
18	1" Single Water Service	36	EA	1,950.00	100.00	-	70,200.00	-	70,200.00
19	Wood Stakes	116	EA	11.00	100.00	-	1,276.00	-	1,276.00
20	8" Pipe Joint Restraint	226	EA	380.00	100.00	-	85,880.00	-	85,880.00
21	6" Pipe Joint Restraint	12	EA	360.00	100.00	-	4,320.00	-	4,320.00
22	16" x 8" Tapping Sleeve & Valve	2	EA	25,850.00	100.00	-	51,700.00	-	51,700.00
23	8" Fill & Flush Connection	2	EA	3,250.00	100.00	-	6,500.00	-	6,500.00

Silver Palms West CDD Expansion
Estimate of Construction Costs: SW 248TH STREET & SW 124TH AVENUE
SW 248TH STREET & SW 124TH AVENUE

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
24	Meter Box	116	EA	980.00	100.00	-	113,680.00	-	113,680.00
25	Remove Existing Plug & Connect	1	EA	1,850.00	100.00	-	1,850.00	-	1,850.00
26	HRS & Sample Points	1	LS	2,200.00	100.00	-	2,200.00	-	2,200.00
27	Sawcut Existing	1	LS	600.00	100.00	-	600.00	-	600.00
28	Steel Plate Rental	1	LS	2,200.00	100.00	-	2,200.00	-	2,200.00
29	Base & Subgrade Restoration w/ CLR	1	LS	8,500.00	100.00	-	8,500.00	-	8,500.00
30	Pavement Restoration	1	LS	8,500.00	100.00	-	8,500.00	-	8,500.00
31	Pavement Marking Restoration	1	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
32	MOT & Traffic Control	1	LS	9,500.00	100.00	-	9,500.00	-	9,500.00
33	Survey	1	LS	8,580.00	100.00	-	8,580.00	-	8,580.00
Grand Total WATER: ONSITE							1,142,116.00		1,142,116.00

SAN. SEWER: ONSITE (SEE ALTERNATE BELOW NOTES)

1	6" PVC SDR-26	3,480	LF	35.00	100.00	-	121,800.00	-	121,800.00
2	8" PVC SDR-26 0/6	1,900	LF	55.00	100.00	-	104,500.00	-	104,500.00
3	8" PVC SDR-26 6/8	810	LF	55.00	100.00	-	44,550.00	-	44,550.00
4	8" PVC SDR-26 18/20	345	LF	165.00	100.00	-	56,925.00	-	56,925.00
5	Pipe Bedding for Sewer Laterals	685	TN	38.00	100.00	-	26,030.00	-	26,030.00
6	Manhole 0/6	10	EA	4,850.00	100.00	-	48,500.00	-	48,500.00
7	Manhole 6/8	5	EA	5,250.00	100.00	-	26,250.00	-	26,250.00
	Manhole 18/20								
8	Includes Full Depth Sewer Manhole At The Property Line At SW 248th Street	4	EA	18,850.00	100.00	-	75,400.00	-	75,400.00
9	Shrink Wrap/ PPC	19	EA	625.00	100.00	-	11,875.00	-	11,875.00
10	8" Coupling PVC SDR-26	38	EA	360.00	100.00	-	13,680.00	-	13,680.00
11	8" Manhole Adaptor PVC SDR-26	38	EA	380.00	100.00	-	14,440.00	-	14,440.00
12	8" x 6" Wye PVC SDR-26	116	EA	480.00	100.00	-	55,680.00	-	55,680.00
13	6" 45° Bend PVC SDR-26	290	EA	280.00	100.00	-	81,200.00	-	81,200.00
14	6" Cap PVC SDR-26	116	EA	190.00	100.00	-	22,040.00	-	22,040.00
15	6" Cleanout Ass'y. PVC SDR-26	116	EA	955.00	100.00	-	110,780.00	-	110,780.00
16	Rainstoppers	19	EA	95.00	100.00	-	1,805.00	-	1,805.00
17	Drop Connections	3	EA	3,350.00	100.00	-	10,050.00	-	10,050.00
18	USF Box	116	EA	880.00	100.00	-	102,080.00	-	102,080.00
19	Concrete Collar	116	EA	600.00	100.00	-	69,600.00	-	69,600.00
20	Wood Stakes	116	EA	11.00	100.00	-	1,276.00	-	1,276.00
21	Trench Box	1	LS	18,500.00	100.00	-	18,500.00	-	18,500.00
22	Clean & TV Sanitary Sewer (1 time only)	3,055	LF	6.00	100.00	-	18,330.00	-	18,330.00
23	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Grand Total SAN. SEWER: ONSITE							1,041,141.00		1,041,141.00

FORCE MAIN: ONSITE

1	8" DIP Epoxy	355	LF	125.00	100.00	-	44,375.00	-	44,375.00
2	Paint for Force main Pipe	355	LF	0.50	100.00	-	177.50	-	177.50
3	Detector tape	355	LF	0.50	100.00	-	177.50	-	177.50

Silver Palms West CDD Expansion
Estimate of Construction Costs: SW 248TH STREET & SW 124TH AVENUE
SW 248TH STREET & SW 124TH AVENUE

Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
4	Pipe Bedding	80	TN	38.00	100.00	-	3,040.00	-	3,040.00
5	8" Check Valve w/ Mega Lug	1	EA	4,250.00	100.00	-	4,250.00	-	4,250.00
6	8" 90° Bend w/ Mega Lug	2	EA	1,650.00	100.00	-	3,300.00	-	3,300.00
7	24" x 8" Tapping Sleeve & Valve	1	EA	28,850.00	100.00	-	28,850.00	-	28,850.00
8	8" Pipe Joint Restraint	17	EA	350.00	100.00	-	5,950.00	-	5,950.00
9	Flush Test	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
10	Steel Plate Rental	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
11	Sawcut Existing	1	LS	600.00	100.00	-	600.00	-	600.00
12	Pavement Restoration	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
13	Subgrade & Base Restoration w/ CLR	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
14	Pavement Marking Restoration	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
15	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
16	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total FORCE MAIN: ONSITE							110,375.00	-	110,375.00
LIFT STATION									
1	Public Lift Station	1	LS	700,000.00	100.00	-	700,000.00	-	700,000.00
Sub-total LIFT STATION: ONSITE							700,000.00	-	700,000.00
EARTHWORK: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	Clearing & Grubbing	1	AC	20,000.00	100.00	-	20,000.00	-	20,000.00
2	Silt Fence (No Maintenance)	680	LF	4.00	100.00	-	2,720.00	-	2,720.00
3	Proof Roll Site	1,210	SY	0.15	100.00	-	181.50	-	181.50
4	Strip Site 6" & Stockpile	505	CY	3.50	100.00	-	1,767.50	-	1,767.50
5	Move to Green Areas	505	CY	3.50	100.00	-	1,767.50	-	1,767.50
6	Import Fill Importing 12" Of Fill Only	895	TN	30.75	100.00	-	27,521.25	-	27,521.25
7	Miscellaneous Landscape Grading	5,400	SF	0.15	100.00	-	810.00	-	810.00
8	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
9	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Sub-total EARTHWORK: OFFSITE (SW 248 STREET)							63,117.75	-	63,117.75
PAVEMENT: ASPHALT - OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	12" Stabilized Subgrade	1,210	SY	8.50	100.00	-	10,285.00	-	10,285.00
2	4" Curb Base	190	SY	8.25	100.00	-	1,567.50	-	1,567.50
3	8" Rock Base	955	SY	16.10	100.00	-	15,375.50	-	15,375.50
4	2" Type S-III Asphalt (1st Lift)	910	SY	16.00	100.00	-	14,560.00	-	14,560.00
5	1" Type S-III Asphalt (2nd Lift)	910	SY	8.00	100.00	-	7,280.00	-	7,280.00
6	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
7	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total PAVEMENT: ASPHALT - OFFSITE (SW 248 STREET)							54,008.00	-	54,008.00
CONCRETE: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	4,080	SF	465.00	100.00	-	1,897,200.00	-	1,897,200.00
2	2' Valley Gutter	90	LF	18.90	100.00	-	1,701.00	-	1,701.00
3	2' Type "F" Curb & Gutter	590	LF	18.90	100.00	-	11,151.00	-	11,151.00
4	Pedestrian Ramp	4	EA	600.00	100.00	-	2,400.00	-	2,400.00
5	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
6	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total CONCRETE: OFFSITE (SW 248 STREET)							1,917,392.00	-	1,917,392.00
SIGNS & MARKINGS: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									

Silver Palms West CDD Expansion									
Estimate of Construction Costs: SW 248TH STREET & SW 124TH AVENUE									
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	
1	Pavement Marking Allowance	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
2	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
3	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total SIGNS & MARKINGS: OFFSITE (SW 248 STREET)					7,655.00		-	7,655.00	
STORM DRAIN: OFFSITE (SW 248 STREET) - ROAD WIDEN (680' LF)									
1	24" French Drain w/ P-HP (4' x 15' Trench)	300	LF	225.00	100.00	-	67,500.00	-	67,500.00
2	24" HP	380	LF	120.00	100.00	-	45,600.00	-	45,600.00
3	Pipe Bedding	140	TN	38.00	100.00	-	5,320.00	-	5,320.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	3	EA	6,850.00	100.00	-	20,550.00	-	20,550.00
5	PRB's for 24" FD (CMP)	2	EA	1,550.00	100.00	-	3,100.00	-	3,100.00
6	Clean Storm Pipe 0 - 24"	680	LF	8.00	100.00	-	5,440.00	-	5,440.00
7	Filter Fabric in Grates	3	EA	25.00	100.00	-	75.00	-	75.00
8	Vacuum Structures at Final	3	EA	300.00	100.00	-	900.00	-	900.00
9	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
11	Survey	1	LS	2,411.59	100.00	-	2,411.59	-	2,411.59
Sub-total STORM DRAIN: OFFSITE (SW 248 STREET)					153,796.59		-	153,796.59	
SIGNALIZATION: OFFSITE									
1	Signal Modification Relocating Existing (2 EA) Mast Arms At SW 124th Avenue & SW 248th Street Intersection	1	LS	650,000.00	100.00	-	650,000.00	-	650,000.00
Sub-total SIGNALIZATION: OFFSITE					650,000.00		-	650,000.00	
FUEL SURCHARGE: 2.5%									
1	2.5% Fuel Surcharge	1	LS	257,853.66	100.00	-	257,853.66	-	257,853.66
Sub-total FUEL SURCHARGE: 2.5%					257,853.66		-	257,853.66	
TOTAL ORIGINAL CONTRACT					8,608,801.36		1,963,198.64	10,572,000.00	
OTHER COSTS									
1	CDD Soft Cost and Contingency	0.15	%	8,608,801.36	100.00	-	1,291,320.20	-	1,291,320.20
2	Water Conn. Fee (114 TH@ 135 GPD)	20,370	GPD	1.39	100.00		28,314.30	-	28,314.30
3	Sewer Conn Fees (114 TH@ 135 GPD)	20,370	GPD	5.60	100.00		114,072.00	-	114,072.00
4	Road Impact Fees for 114 TH	114	EA	10,625.00	100.00		1,211,250.00	-	1,211,250.00
Sub-total Other Costs					2,644,956.50		-	2,644,956.50	
GRAND TOTAL					11,253,757.86		1,963,198.64	13,216,956.50	

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$13,000,000 AGGREGATE PRINCIPAL AMOUNT OF SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS (EXPANSION AREA PROJECT), IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, ROADWAY IMPROVEMENTS, INCLUDING APPLICABLE MOBILITY FEES; STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; CERTAIN OFF-SITE IMPROVEMENTS; WATER AND WASTEWATER FACILITIES INCLUDING ANY APPLICABLE CONNECTION FEES; AND ALL RELATED SOFT AND INCIDENTAL COSTS (COLLECTIVELY, THE “EXPANSION AREA PROJECT”), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; AUTHORIZING THE APPLICATION OF THAT CERTAIN A MASTER TRUST INDENTURE DATED AS OF JANUARY 1, 2022 AND APPROVING THE FORM, EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORM ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), MIAMI-DADE COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE EXPANSION AREA PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Silver Palms West Community Development District (the “District”), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 20-126 enacted by the Board of County Commissioners of Miami-Dade County, Florida (“BCC”) on December 1, 2020, becoming effective on December 11, 2020, amended by Ordinance No. 25-119 enacted by the BCC on December 16, 2025 and effective December 26, 2025;

WHEREAS, Ordinance No. 25-119 expanded the boundaries of the District by approximately 9.36 acres (the “Expansion Area”) increasing the total acreage of the District to approximately 88.22 acres;

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction, and the District has decided to undertake the design, acquisition, construction costs of certain public infrastructure improvements to be located in or to benefit of developable lands within the District including, but not limited to, roadway improvements, including applicable mobility fees, stormwater management and control facilities, including, but not limited to, related earthwork, water and wastewater facilities, including any applicable connection fees; certain off-site improvements; and related soft and incidental costs, pursuant to the Act (collectively, the “Project” and with respect to the Expansion Area, the “Expansion Area Project”), as referred to on **Schedule “I”** hereto;

WHEREAS, the District desires to authorize the issuance of not to exceed \$13,000,000 aggregate principal amount of its Silver Palms West Community Development District Special Assessment Bonds (Expansion Area Project), in one or more series to finance certain public infrastructure within the Expansion Area (the “Expansion Area Project”) (collectively, the “Bonds”), in order to pay all or a portion of the design, acquisition and construction costs of the Expansion Area Project;

WHEREAS, the District desires to provide the terms and conditions under which the District will acquire and cause to be constructed the public infrastructure improvements on lands within the Expansion Area and certain adjacent lands the improvement of which will specially benefit certain lands within the Expansion Area;

WHEREAS, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including, but not limited to, Sections 190.011(9), 190.011(14), 190.014, 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds; and

WHEREAS, the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds.

NOW, THEREFORE, BE IT RESOLVED by Silver Palms West Community Development District, as follows:

Section 1. Authorization of Bonds. The District hereby authorizes the issuance of not to exceed \$13,000,000 aggregate principal amount of the Bonds in one or more series to (i) finance all or a portion of the costs of the Expansion Area Project; (ii) fund debt service reserve accounts for each series of Bonds so issued; (iii) fund capitalized interest on the Bonds, if applicable; and (iv) pay the costs of issuing the Bonds. Pursuant to Section 190.016(1) of the Act, the Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the Expansion Area Project or may be sold at public or private sale.

Section 2. Certain Details of the Bonds. The Bonds and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), Miami-Dade County, Florida (the “County”) or of the State of Florida (the “State”), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on property within the District benefited by the Expansion Area Project and subject to assessment, as set forth in the

Indenture, and neither the faith and credit nor any taxing power of the District, the County or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

The Bonds shall:

- (i) be issued in one or more series and may be delivered in payment of the purchase price of the Expansion Area Project or sold at public or private sale, as provided in Section 190.016(1), Florida Statutes, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the Bonds issued may not exceed \$13,000,000 unless this Resolution is amended prior to the validation of the Bonds authorized herein;
- (ii) be issued in fully registered form in a minimum principal denomination of \$5,000 and any integral multiple of \$5,000 in excess thereof, except as otherwise provided in the herein defined Indenture;
- (iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided in one or more resolutions adopted by the District prior to the issuance and delivery of the Bonds of any series;
- (iv) the Bonds of each series shall be payable in not more than 30 annual installments of principal; and
- (v) be dated as provided in a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed, by the Indenture hereinafter referred to or by one or more resolutions of the District to be adopted prior to the delivery of the Bonds of any series. In other respects, the Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the Indenture hereinafter referred to, the form of which is set out as composite **Exhibit “A”** attached hereto.

Prior to the issuance and delivery of the Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings and the adoption of resolutions in order to levy and collect Special Assessments upon the lands within the District subject to assessment, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

Section 3. Designation of Attesting Members. Each Assistant Secretary of the Board of Supervisors (the “Board”) of the District (each individually a “Designated Member”) and the Secretary, or any other appointed Assistant Secretary, are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice

Chairperson of the Board as they appear on the Bonds, the Indenture and any other documents which may be necessary or helpful in connection with the issuance and delivery of the Bonds and in connection with the application of the proceeds thereof.

Section 4. Authorization of Execution and Delivery of a Second Supplemental

Trust Indenture and Application of Master Indenture. The District does authorize the application of that certain Master Trust Indenture dated as of January 1, 2022 by and between the District and the Trustee (as defined below) (the “Master Indenture”). The District does hereby authorize and approve the execution by the Chairperson or Vice Chairperson and any Designated Member and the delivery of a Second Supplemental Trust Indenture of the Bonds (the “Second Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), between the District and the Trustee named in Section 6 of this Resolution. The Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of such Bonds. The Second Supplemental Indenture shall be in substantially the form thereof attached hereto and marked **Exhibit “A”** and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or in his or her absence, the Vice Chairperson) executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of Indenture attached hereto.

Section 5. Sale of Bonds. Pursuant to the provisions of Section 190.016(1) of the Act, the Bonds may be delivered in payment of all or a portion of the purchase price of the Expansion Area Project or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

Section 6. Appointment of Trustee. The District hereby appoints U.S. Bank Trust Company, National Association to act as trustee under the Indenture (the “Trustee”). The Trustee shall also serve as the Paying Agent and Registrar under the Indenture.

Section 7. Bond Validation. District Counsel is hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, for validation and the proceedings incident thereto for the Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairperson, Vice Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager and the engineer or engineering firm serving as engineer to the District are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 8. Further Official Action; Ratification of Prior and Subsequent Acts.

The Chairperson, the Vice Chairperson, the Secretary and each Designated Member and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Bonds, any documents required in connection with implementation of a book-entry system of registration, any funding agreements,

acquisition agreements, true-up agreements, collateral assignments and/or completion agreements with the Developer (as such term is defined in the Indenture), and investment agreements relating to the investment of the proceeds of the Bonds and any agreements in connection with maintaining the exclusion of interest on the Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Designated Member is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 9. Bond Anticipation Notes. The District may, if it determines it to be in its best financial interest, issue Bond Anticipation Notes (“BANs”) in order to temporarily finance the costs of all or a portion of the Expansion Area Project. The District shall by proper proceedings authorize the issuance and establish the details of such BANs pursuant to the provisions of Section 190.014, Florida Statutes, as amended other applicable provisions of laws.

Section 10. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series of Bonds, fixing the details of such series of Bonds remaining to be specified or delegating to the Chairperson, the Vice Chairperson or a Designated Member the authority to fix such details.

Section 11. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 12. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED in Public Session of the Board of Supervisors of Silver Palms West Community Development District, this 15th day of January, 2026.

**SILVER PALMS WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: Chairperson/Vice Chairperson
Board of Supervisors

By: _____

Name: Juliana Duque

Title: Assistant Secretary, Board of Supervisors

SCHEDULE I

DESCRIPTION OF THE EXPANSION AREA PROJECT

The Expansion Area Project includes, but is not limited to, the following improvements:

Roadway improvements, including applicable mobility fees;
Stormwater management and control facilities, including but not limited to, related earthwork;
Water and wastewater facilities, including any applicable connection fees;
Certain off-site public improvements; and
Related soft and incidental costs.

EXHIBIT A

FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE

717698946v4

SECOND SUPPLEMENTAL TRUST INDENTURE

BETWEEN

SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Dated as of _____, 2026

Authorizing and Securing
\$
SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(EXPANSION AREA PROJECT)

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EXHIBIT A DESCRIPTION OF THE EXPANSION AREA PROJECT

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EXHIBIT C FORMS OF REQUISITIONS

EXHIBIT D FORM OF INVESTOR LETTER

THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the “Second Supplemental Indenture”), dated as of _____, 2026 between the SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the “Issuer”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a corporate trust office in Fort Lauderdale, Florida, as trustee (said banking association and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the “Trustee”);

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Ordinance No. 20-126 enacted by the Board of County Commissioners of Miami-Dade County, Florida (the “BCC”), on December 1, 2020, becoming effective on December 11, 2020 (the “Original Ordinance”); and

WHEREAS, the Original Ordinance was amended by Ordinance No. 25-119 enacted by the BCC on December 16, 2025 and effective on December 26, 2025 whereby the boundaries of the District (as defined below) were expanded by approximately 9.36 acres (the “Expansion Area”); and

WHEREAS, the premises governed by the Issuer, as described more fully in the Original Ordinance, as amended, consisting of approximately 88.22 acres of land (herein, the “District Lands” or “District”), are located entirely within the incorporated area of the County; and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more phases, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the assessable lands within the Expansion Area; and

WHEREAS, the Issuer has previously issued its Special Assessment Bonds, Series 2022 to finance certain public infrastructure for the benefit of assessable lands within the original boundaries of the District; and

WHEREAS, the Issuer previously adopted Resolution No. 2026-03 on January 15, 2026 authorizing the issuance of not to exceed \$13,000,000 in aggregate principal amount of its Special Assessment Bonds, Series 2026 (Expansion Area Project) to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the Expansion Area or portions thereof and approving the form of and authorizing the execution and delivery of this Second Supplemental Indenture and authorize the use of the herein defined Master Indenture in connection with the issuance of the Bonds; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of January 1, 2022 (the “Master Indenture”) and this Second Supplemental Indenture, both by and between the Issuer and the Trustee, the Issuer proposes to issue its Series 2026 Bonds; and

WHEREAS, to the extent not constructed by the Issuer, Lennar Homes, LLC, a Florida limited liability company (the “Developer”) is the master developer of a residential community located within the Expansion Area and shall construct all of the public infrastructure necessary to serve such residential community referred to as “[Corsica]” located within the Expansion Area of the District (herein, the “Development”); and

WHEREAS, the public infrastructure as described on Exhibit A necessary for the development of the Development within the Expansion Area is herein referred to as the “Expansion Area Project,” which will be financed with a portion of the Series 2026 Bonds; and

WHEREAS, the Issuer has determined to issue the Series 2026 Bonds pursuant to the Master Indenture and this Second Supplemental Indenture (hereinafter sometimes collectively referred to as the “Indenture”); and

WHEREAS, in the manner provided herein, the proceeds of the Series 2026 Bonds will be used to provide funds for (i) the Costs of acquiring and/or constructing a portion of the Expansion Area Project, (ii) paying interest on the Series 2026 Bonds through at least _____ 15, 2026, (iii) the funding of the Series 2026 Reserve Account, and (iv) the payment of the costs of issuance of the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds will be secured by a pledge of Series 2026 Pledged Revenues (as hereinafter defined) to the extent provided herein.

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2026 Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2026 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2026 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2026 Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2026 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2026 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2026 Bonds issued and to be issued under this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Second Supplemental Indenture) of any one Series 2026 Bond over any other Series 2026 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2026 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2026 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Second Supplemental Indenture to be and remain in full force and effect.

ARTICLE I **DEFINITIONS**

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

“Acquisition Agreement” shall mean that certain Acquisition Agreement relating to the acquisition of the Expansion Area Project, by and between the Developer and the Issuer.

“Arbitrage Certificate” shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Series 2026 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Bonds.

“Assessment Resolutions” shall mean Resolution No. 2026-01, Resolution No. 2026-02, and Resolution 2026-__ of the Issuer adopted on January 15, 2026, January 15, 2026 and _____, 2026, respectively, as amended and supplemented from time to time.

“Authorized Denomination” shall mean, with respect to the Series 2026 Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof provided, however, if any initial beneficial owner does not purchase at least \$100,000 of the Series 2026 Bonds at the time of initial delivery of the Series 2026 Bonds, such beneficial owner must either execute and deliver to the Underwriter on the date of delivery of the Series 2026 Bonds the investor letter substantially in the form attached hereto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such beneficial owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

“Bonds” shall mean the Issuer’s Special Assessment Bonds issued pursuant to the Master Indenture.

“Collateral Assignment” shall mean that certain instrument executed by the Developer and the Land Bank in favor of the Issuer whereby certain of the Project Documents and other material documents necessary to complete all of the development planned for the Expansion Area Project) are collaterally assigned as security for the Developer’s obligation to pay the Series 2026 Special Assessments imposed against lands within the Expansion Area within the District owned by the Developer from time to time.

“Consulting Engineer” shall mean Alvarez Engineers, Inc. and its successors.

“Continuing Disclosure Agreement” shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2026 Bonds, dated the date of delivery of the Series 2026 Bonds, by and among the Issuer, the Developer, the Land Bank, the dissemination agent named therein, and joined by the Trustee, in connection with the issuance of the Series 2026 Bonds.

“District Manager” shall mean Special District Services, Inc., and its successors and assigns.

“Indenture” shall mean collectively, the Master Indenture and this Second Supplemental Indenture.

“Interest Payment Date” shall mean June 15 and December 15 of each year, commencing _____ 15, 2026 and on any date principal of the Series 2026 Bonds is paid including any Quarterly Redemption Date.

“Land Bank” shall mean TPG AG EHC (LEN) Multistate 1, LLC, a Delaware limited liability company.

“Majority Holders” means the beneficial owners of more than fifty percent (50%) of the Outstanding principal amount of the Series 2026 Bonds.

“Master Indenture” shall mean the Master Trust Indenture, dated as of January 1, 2022, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2026 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2026 Bonds as specifically defined in this Second Supplemental Indenture).

“Paying Agent” shall mean U.S. Bank Trust Company, National Association, and its successors and assigns as Paying Agent hereunder.

“Prepayment” shall mean the payment by any owner of property within the Expansion Area within the District of the amount of the Series 2026 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term “Prepayment” also means any proceeds received as a result of accelerating and/or foreclosing the Series 2026 Special Assessments or as a result of a true-up payment. “Prepayments” shall include, without limitation, Series 2026 Prepayment Principal.

“Quarterly Redemption Date” shall mean March 15, June 15, September 15, and December 15 of any calendar year.

“Redemption Price” shall mean the principal amount of any Series 2026 Bond payable upon redemption thereof pursuant to this Second Supplemental Indenture.

“Registrar” shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder.

“Regular Record Date” shall mean the first day (whether or not a Business Day) of the calendar month for which an Interest Payment Date occurs.

“Release Conditions” shall mean all of the following:

(a) all of the principal portion of the Series 2026 Special Assessments has been assigned to residential units and each have received a certificate of occupancy; and

(b) no Event of Default under the Master Indenture has occurred, all as evidenced pursuant to Section 4.01(f) hereof.

“Resolution” shall mean, collectively, (i) Resolution No. 2026-03 of the Issuer adopted on January 15, 2026, pursuant to which the Issuer authorized the issuance of not exceeding \$13,000,000 aggregate principal amount of its Bonds to finance the construction or acquisition of public infrastructure within the Expansion Area within the District, and (ii) Resolution No. 2026-_____ of the Issuer adopted on _____, 2026, pursuant to which the Issuer authorized, among other things, the issuance of the Series 2026 Bonds in an aggregate principal amount of not exceeding \$_____ to finance a portion of the acquisition of the Expansion Area Project, specifying the details of the Series 2026 Bonds and awarding the Series 2026 Bonds to the Underwriter of the Series 2026 Bonds.

“Series 2026 Acquisition and Construction Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

“Series 2026 Bond Redemption Account” shall mean the Series 2026 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2026 Bonds” shall mean the \$_____ aggregate principal amount of Silver Palms West Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Second Supplemental Indenture, and secured and authorized by the Master Indenture and this Second Supplemental Indenture.

“Series 2026 Costs of Issuance Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

“Series 2026 General Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2026 Interest Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

“Series 2026 Optional Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2026 Pledged Revenues” shall mean (a) all revenues received by the Issuer from the Series 2026 Special Assessments levied and collected on the assessable lands within the Expansion Area of the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2026 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2026 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2026 Bonds; provided, however, that Series 2026 Pledged Revenues shall not include (A) any moneys transferred to the Series 2026 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) special assessments levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

“Series 2026 Prepayment Principal” shall mean the portion of a Prepayment corresponding to the principal amount of Series 2026 Special Assessments being prepaid pursuant to Section 4.05 of this Second Supplemental Indenture or as a result of an acceleration of the Series 2026 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2026 Special Assessments are being collected through a direct billing method.

“Series 2026 Prepayment Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2026 Principal Account” shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

“Series 2026 Rebate Fund” shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Second Supplemental Indenture.

“Series 2026 Reserve Account” shall mean the Series 2026 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

“Series 2026 Reserve Requirement” or “Reserve Requirement” shall mean an amount initially equal to fifty percent (50%) of the maximum annual debt service with respect to the initial principal amount of the Series 2026 Bonds determined on the date of issue. Upon satisfaction of

the Release Conditions, the Series 2026 Reserve Requirement shall be reduced to an amount equal to ten percent (10%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Series 2026 Bonds. If a portion of the Series 2026 Bonds are redeemed pursuant to Section 3.01(b)(i) or Section 3.01(b)(iii), the Reserve Requirement shall be reduced to fifty percent (50%) of the maximum annual debt service of the Series 2026 Bonds after taking into account such extraordinary mandatory redemption (prior to satisfaction of the Release Conditions) or ten percent (10%) (after satisfaction of the Release Conditions) of the maximum annual debt service of the Series 2026 Bonds after taking into account such extraordinary mandatory redemption. Any amount in the Series 2026 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2026 Bonds be used to pay principal of and interest on the Series 2026 Bonds at that time. The initial Series 2026 Reserve Requirement shall be equal to \$_____.

“Series 2026 Revenue Account” shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

“Series 2026 Sinking Fund Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

“Series 2026 Special Assessments” shall mean the Special Assessments levied on the assessable lands within the Expansion Area of the District as a result of the Issuer’s acquisition and/or construction of a portion of the Expansion Area Project, corresponding in amount to the debt service on the Series 2026 Bonds and designated as such in the methodology report relating thereto.

“Substantially Absorbed” means the date at least 75% of the principal portion of the Series 2026 Special Assessments have been assigned to residential units within the Expansion Area within the District that have received certificates of occupancy.

“Expansion Areas Project” shall mean all of the public infrastructure deemed necessary for the development of _____ platted residential units within the Expansion Area of the District generally described on Exhibit A attached hereto.

“Underwriter” shall mean FMSbonds, Inc., the underwriter of the Series 2026 Bonds.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Series 2026 Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II THE SERIES 2026 BONDS

SECTION 2.01. Amounts and Terms of Series 2026 Bonds; Issue of Series 2026 Bonds. No Series 2026 Bonds may be issued under this Second Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2026 Bonds that are to be issued under this Second Supplemental Indenture is expressly limited to \$ _____. The Series 2026 Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Series 2026 Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2026 Bonds upon execution of this Second Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2026 Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Series 2026 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Series 2026 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2026 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2026 Bonds.

(a) The Series 2026 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring and/or constructing all or a portion of the Expansion Area Project, (ii) to pay interest on the Series 2026 Bonds through at least _____ 15, 2026, (iii) to fund the Series 2026 Reserve Account in an amount equal to the initial Series 2026 Reserve Requirement; and (iv) to pay the costs of issuance of the Series 2026 Bonds. The Series 2026 Bonds shall be designated "Silver Palms West Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project)," and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2026 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2026 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Series 2026 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a June 15 or December 15 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to _____ 15, 2026, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2026 Bonds, the principal or Redemption Price of the Series 2026 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2026 Bonds. Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2026 Bonds, the payment of interest on the Series 2026 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2026 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2026 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Series 2026 Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2026 Bonds in an aggregate principal amount of at least \$1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

SECTION 2.05. Details of the Series 2026 Bonds.

(a) The Series 2026 Bonds will mature on June 15 in the years and in the principal amounts, and bear interest at the rates all as set forth below, subject to the right of prior redemption in accordance with their terms.

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
-------------	---------------	----------------------

*Serial Bonds
**Term Bonds

(b) Interest on the Series 2026 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2026 Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Series 2026 Bond Proceeds. From the net proceeds of the Series 2026 Bonds received by the Trustee in the amount of \$_____:

(a) \$_____ derived from the net proceeds of the Series 2026 Bonds shall be deposited in the Series 2026 Interest Account;

(b) \$_____ derived from the net proceeds of the Series 2026 Bonds (which is an amount equal to the initial Series 2026 Reserve Requirement) shall be deposited in the Series 2026 Reserve Account of the Debt Service Reserve Fund;

(c) \$_____ derived from the net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Series 2026 Bonds; and

(d) \$_____ representing the balance of the net proceeds of the Series 2026 Bonds shall be deposited in the Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture and the terms of the Acquisition Agreement.

SECTION 2.07. Book-Entry Form of Series 2026 Bonds. The Series 2026 Bonds shall be issued as one fully registered bond for each maturity of Series 2026 Bonds and deposited with The Depository Trust Company (“DTC”), which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2026 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants (“Direct Participants”) and other institutions that clear through or maintain a custodial

relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2026 Bonds (“Beneficial Owners”).

The Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation to any Direct Participant or to any Indirect Participant. Without limiting the immediately preceding sentence, the Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Direct Participant or Indirect Participant with respect to any ownership interest in the Series 2026 Bonds, (b) the delivery to any Direct Participant or Indirect Participant or any other person other than an Owner, as shown in the registration books kept by the Registrar, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (c) the payment to any Direct Participant or Indirect Participant or any other person, other than an Owner, as shown in the registration books kept by the Registrar, of any amount with respect to principal of, or interest on the Series 2026 Bonds. The Issuer, the Trustee, the Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Registrar as the absolute Owner of such Series 2026 Bond for the purpose of payment of principal and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of registering transfers with respect to such Series 2026 Bond, and for all other purposes whatsoever. Notwithstanding any of the foregoing, the Trustee is authorized to recognize the Beneficial Owner of the Series 2026 Bonds for purposes of this Section 2.07 if beneficial ownership is proven to the satisfaction of the Trustee.

Principal and interest on the Series 2026 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2026 Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2026 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement

Series 2026 Bonds in the form of fully registered Series 2026 Bonds in accordance with the instructions from Cede & Co.

Upon receipt by the Trustee or the Issuer of written notice from DTC (a) confirming that DTC has received written notice from the Issuer to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2026 Bonds, or (b) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute bond depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names registered owners transferring or exchanging the Series 2026 Bonds shall designate, in accordance with the provisions hereof.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the written instructions from DTC or its successor and after such time Series 2026 Bonds may be exchanged for an equal aggregate principal amount of Series 2026 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the "Bond Register") for the registration, transfer and exchange of the Series 2026 Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank Trust Company, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank Trust Company, National Association as Paying Agent for the Series 2026 Bonds. U.S. Bank Trust Company, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Series 2026 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2026 Bonds, all the Series 2026 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Resolutions;
- (b) Executed originals of the Master Indenture and this Second Supplemental Indenture;

(c) An opinion of Counsel to the District, also addressed to the Trustee, substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act to construct and/or purchase the Expansion Area Project being financed with the proceeds of the Series 2026 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the Expansion Area Project, (iii) all proceedings undertaken by the Issuer with respect to the Series 2026 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2026 Special Assessments, and (v) the Series 2026 Special Assessments are legal, valid and binding liens upon the property against which such Series 2026 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(d) A certificate of an authorized officer of the Issuer to the effect that, upon the authentication and delivery of the Series 2026 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture; and

(e) An executed copy of the Collateral Assignment.

Receipt by the Trustee of the net proceeds from the initial sale of the Series 2026 Bonds shall constitute conclusive evidence of the fulfillment of the conditions precedent for the issuance of the Series 2026 Bonds set forth in this Section 2.09 to the satisfaction of the District and the Underwriter.

[END OF ARTICLE II]

ARTICLE III

REDEMPTION OF SERIES 2026 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2026 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2026 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2026 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2026 Bonds or portions of the Series 2026 Bonds to be redeemed pursuant to Section 8.04 of the Master Indenture. Partial redemptions of Series 2026 Bonds shall be made in such a manner that the remaining Series 2026 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2026 Bond.

The Series 2026 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2026 Bonds shall be made on the dates specified below.

(a) Optional Redemption. The Series 2026 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after [June 15], 20XX (less than all Series 2026 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2026 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2026 Optional Redemption Subaccount of the Series 2026 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2026 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2026 Bonds is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2026 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2026 Prepayment Principal (including amounts transferred from the Series 2026 Reserve Account as a credit against the amount of the Series 2026 Prepayment Principal due and owing) deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account following the payment in whole or in part of Series 2026 Special Assessments on any assessable property within the Expansion Area of the District in accordance with the provisions of Section 4.05 of this Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2026 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2026 Rebate Fund, the Series 2026 Costs of Issuance Account and the Series 2026 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2026 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) from any funds remaining on deposit in the Series 2026 Acquisition and Construction Account not otherwise reserved to complete the Expansion Area Project (including any amounts transferred from the Series 2026 Reserve Account) all of which have been transferred to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

(c) Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	Mandatory Sinking Fund Redemption Amount
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*Maturity

The Series 2026 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	Mandatory Sinking Fund Redemption Amount
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*Maturity

The Series 2026 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

Upon any redemption of Series 2026 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the Issuer shall cause to be recalculated and delivered to the Trustee in writing revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2026 Bonds in any year. In the event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

SECTION 3.02. Notice of Redemption. When required to redeem Series 2026 Bonds under any provision of this Second Supplemental Indenture or directed to redeem Series 2026 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2026 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS;
ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS;
REMOVAL OF SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the “Series 2026 Acquisition and Construction Account.” Net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Acquisition and Construction Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, together with any other moneys that may be transferred to the Series 2026 Acquisition and Construction Account as provided for herein. Such moneys in the Series 2026 Acquisition and Construction Account shall be disbursed by the Trustee as set forth in Section 5.01 of the Master Indenture and this Section 4.01(a), and upon disbursement, the Issuer shall apply such moneys as provided for herein and in the Acquisition Agreement. Subject to the provisions of Section 4.01(f) hereof, any moneys remaining in the Series 2026 Acquisition and Construction Account after the Completion Date, and after the expenditure of all moneys remaining therein that have not been requisitioned after satisfaction of the Release Conditions, notice of the same given to the Trustee by the District Manager, except for any moneys reserved therein for the payment of any costs of the 2025 Project owed but not yet requisitioned, as evidenced in a certificate from the District Manager to the Trustee, upon which the Trustee may conclusively rely, and the adoption of a resolution by the Issuer accepting the 2025 Project, a copy of which shall be delivered to the Trustee, upon which the Trustee may conclusively rely, shall be transferred by the Trustee to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account. Subject to the provisions of Section 4.01(f) hereof, the Series 2026 Acquisition and Construction Account shall be closed upon the expenditure or transfer of all funds therein including moneys deposited therein as a result of satisfaction of the Release Conditions. Upon presentment by the District Manager or the Issuer to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2026 Acquisition and Construction Account and pay such moneys to the Person such requisition so directs. Pursuant to the Master Indenture, the Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the “Series 2026 Costs of Issuance Account.” Net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Costs of Issuance Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture. Upon presentment by the District Manager or the Issuer to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2026 Costs of Issuance Account to pay the costs of issuing the Series 2026 Bonds. Six months after the issuance of the Series 2026 Bonds, any moneys remaining in the Series 2026 Costs of Issuance Account in excess of the amounts requested to be disbursed by the Issuer shall be deposited into the Series 2026 Interest Account. Any deficiency in the amount allocated to pay the cost of issuing the Series 2026 Bonds shall be paid from excess Series 2026 Pledged Revenues on deposit in the Series 2026 Revenue Account in accordance with Section 4.02 SEVENTH. When there are no further moneys therein, the Series 2026 Costs of Issuance Account shall be closed.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the “Series 2026 Revenue Account.” Series 2026 Special Assessments (except for Prepayments of Series 2026 Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Series 2026 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2026 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture. The Trustee may conclusively rely that unless expressly indicated in writing by the Issuer as a Prepayment upon deposit thereof with the Trustee, payments of Series 2026 Special Assessments otherwise received by the Trustee are to be deposited into the Series 2026 Revenue Account.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the “Series 2026 Principal Account.” Moneys shall be deposited into the Series 2026 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the “Series 2026 Interest Account.” Moneys deposited into the Series 2026 Interest Account pursuant to Section 6.04 of the Master Indenture and Sections 2.06 and 4.02 of this Second Supplemental Indenture, shall be applied for the purposes provided therein.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish another separate Account within the Debt Service Fund designated as the “Series 2026 Sinking Fund Account.” Moneys shall be deposited into the Series 2026 Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Second Supplemental Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the “Series 2026 Reserve Account.” Proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Reserve Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, and such moneys, together with any other moneys deposited into the Series 2026 Reserve Account shall be applied for the purposes provided therein and in this Section 4.01(f) of this Second Supplemental Indenture.

On each May 1 and November 1 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2026 Reserve Account and prior to the Completion Date transfer any excess therein above the Reserve Requirement for the Series 2026 Bonds caused by investment earnings to the Series 2026 Acquisition and Construction Account and, after the Completion Date, to the Series 2026 Revenue Account to be applied in accordance with 4.02 hereof.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2026 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2026 Bonds to the Series 2026 General Redemption Subaccount of the Series

2026 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2026 Special Assessments and applied to redeem a portion of the Series 2026 Bonds is less than the principal amount of Series 2026 Bonds indebtedness attributable to such lands.

Subject to the provisions of Section 4.05 hereof, on any date the Issuer or the District Manager, on behalf of the Issuer, receives notice that a landowner wishes to prepay its Series 2026 Special Assessments relating to the benefited property of such landowner within the District, or as a result of a mandatory true-up payment, the Issuer shall, or cause the District Manager, on behalf of the Issuer to, calculate the principal amount of such Prepayment taking into account a credit against the amount of the Series 2026 Prepayment Principal due by the amount of money in the Series 2026 Reserve Account that will be in excess of the applicable Reserve Requirement, taking into account the proposed Prepayment. Such excess in the Series 2026 Reserve Account shall be transferred by the Trustee to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account, as a result of such Prepayment. The District Manager, on behalf of the Issuer, shall make such calculation within ten (10) Business Days after receiving notice of such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Series 2026 Reserve Account to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account to be used for the extraordinary mandatory redemption of the Series 2026 Bonds in accordance with Section 3.01(b)(i) hereof. The Trustee is authorized to make such transfers and has no duty to verify such calculations. Notwithstanding the foregoing and as further described in the next succeeding paragraph, upon satisfaction of the Release Conditions, the Trustee shall deposit such excess on deposit in the Series 2026 Reserve Account as described below to the Series 2026 Acquisition and Construction Account and pay such amount deposited in the Series 2026 Acquisition and Construction Account to the Person or Persons designated in a requisition in the form attached hereto as Exhibit "C" submitted to the Issuer by the Developer, which requisition shall be executed by the Issuer and the Consulting Engineer. Such payment is authorized notwithstanding that the Completion Date might have been declared provided that there are Costs of the Series 2026 Project that were not paid from moneys initially deposited in the Series 2026 Acquisition and Construction Account and the Trustee has on file one or more properly executed unfunded requisitions. In the event there are multiple unfunded requisitions on file with the Trustee, the Trustee shall fund such requisitions in the order the Trustee has received them (from oldest to newest). In the event that there are no unfunded requisitions on file with the Trustee, such excess moneys transferred from the Series 2026 Reserve Account to the Series 2026 Acquisition and Construction Account shall be deposited into the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

Upon satisfaction of the Release Conditions, as evidenced by a written certificate of the District Manager delivered to the Issuer and the Trustee, stating that the Release Conditions have been satisfied and setting forth the amount of the new Series 2026 Reserve Requirement, the Trustee shall without further direction reduce the Series 2026 Reserve Requirement to ten percent (10%) upon satisfaction of Release Conditions of the maximum annual debt service of the then Outstanding principal amount of the Series 2026 Bonds as calculated by the District Manager. The excess amount in the Series 2026 Reserve Account as a result of satisfaction of Release Conditions shall be transferred to the Series 2026 Acquisition and Construction Account. The Trustee may conclusively rely on such written certificate of the District Manager.

In addition, in the event of an extraordinary mandatory redemption pursuant to Section 3.01(b)(iii), the District Manager shall calculate the applicable Reserve Requirement and communicate the same to the Trustee and the Trustee shall apply any excess in the Series 2026 Reserve Account toward such extraordinary mandatory redemption.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the “Series 2026 Bond Redemption Account” and within such Account, a “Series 2026 General Redemption Subaccount,” a “Series 2026 Optional Redemption Subaccount,” and a “Series 2026 Prepayment Subaccount.” Except as otherwise provided in this Second Supplemental Indenture regarding Prepayments or in connection with the optional redemption of the Series 2026 Bonds, moneys to be deposited into the Series 2026 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

(h) Moneys that are deposited into the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2026 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account (including all earnings on investments held in such Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2026 Bonds equal to the amount of money transferred to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof.

(j) The Issuer hereby directs the Trustee to establish a Series 2026 Rebate Fund designated as the “Series 2026 Rebate Fund.” Moneys shall be deposited into the Series 2026 Rebate Fund, as provided in the Arbitrage Certificate and applied for the purposes provided therein.

(k) Any moneys on deposit in the Series 2026 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2026 Bonds pursuant to Section 3.01(a) hereof.

SECTION 4.02. Series 2026 Revenue Account. The Trustee shall transfer from amounts on deposit in the Series 2026 Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each _____ 15 commencing _____ 15, 2026, to the Series 2026 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2026 Bonds becoming due on the next succeeding _____ 15, less any amount on deposit in the Series 2026 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each _____ 15 commencing _____ 15, 2026, to the Series 2026 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2026 Bonds becoming due on the next succeeding _____ 15, less any amounts on deposit in the Series 2026 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each June 15, commencing June 15, 20XX, to the Series 2026 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2026 Bonds subject to sinking fund redemption on such June 15, less any amount on deposit in the Series 2026 Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding each June 15, which is a principal payment date for any Series 2026 Bonds, to the Series 2026 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2026 Bonds Outstanding maturing on such June 15, less any amounts on deposit in the Series 2026 Principal Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2026 Bonds are subject to redemption on a date which is not a June 15 or December 15 Interest Payment Date, the Trustee shall be authorized to transfer from the Series 2026 Revenue Account to the Series 2026 Interest Account, the amount necessary to pay interest on the Series 2026 Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2026 Bonds remain Outstanding, to the Series 2026 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Series 2026 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited into the Series 2026 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2026 Bonds and next, any balance in the Series 2026 Revenue Account shall remain on deposit in such Series 2026 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2026 Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Series 2026 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2026 Bonds, to execute and deliver the Indenture and to pledge the Series 2026 Pledged Revenues for the benefit of the Series 2026 Bonds to the extent set forth herein. The Series 2026 Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Series 2026 Bonds, except as otherwise permitted under the Master Indenture. The Series 2026 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights

of the Owners of the Series 2026 Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. Expansion Area Project to Conform to Consulting Engineers Report. Upon the issuance of the Series 2026 Bonds, the Issuer will promptly proceed to construct or acquire the Expansion Area Project, as described in Exhibit A hereto and in the Consulting Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

SECTION 4.05. Prepayments; Removal of the Series 2026 Special Assessment Liens.

(a) At any time any owner of property within the Expansion Area within the District, which property is subject to the Series 2026 Special Assessments may, at its option, or as a result of acceleration of the Series 2026 Special Assessments because of non-payment thereof, or as a result of a true-up payment, shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2026 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2026 Special Assessment, which shall constitute Series 2026 Prepayment Principal, plus, accrued interest to the next succeeding Quarterly Redemption Date (or the second succeeding Quarterly Redemption Date if such Prepayment is made within forty-five (45) calendar days before a Quarterly Redemption Date), attributable to the property subject to the Special Assessment owned by such owner.

(b) Upon receipt of Series 2026 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the District that the Series 2026 Special Assessment has been paid in whole or in part and that such Series 2026 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

(c) The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Series 2026 Bonds pursuant to Section 3.01(b)(i) hereof forty-five (45) days prior to each Quarterly Redemption Date and will withdraw money from the Series 2026 Reserve Account as a credit against the amount of Prepayment that is owed in an amount as directed by the District. No credit shall be given if as a result the Reserve Requirement shall be less than is required after taking into account the proposed extraordinary mandatory redemption pursuant to Section 3.01(b)(i) hereof. At any time such Prepayment is not in an integral multiple of \$5,000, the Trustee shall withdraw moneys from the Series 2026 Revenue Account to round-up to an integral multiple of \$5,000 and deposit such amount into the Series 2026 Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Series 2026 Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made to the next succeeding Interest Payment Date.

[END OF ARTICLE IV]

ARTICLE V

COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Series 2026 Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Series 2026 Special Assessments relating to the acquisition and construction of the Expansion Area Project through the Uniform Method of Collection (the “Uniform Method”) afforded by Section 197.3622, Florida Statutes. Pursuant to the terms and provisions of the Master Indenture, the Issuer shall, pursuant to the provisions of the Assessment Resolutions, directly collect the Series 2026 Special Assessments levied in lieu of the Uniform Method with respect to any assessable lands which have not yet been platted, unless the Trustee at the direction of the Majority Holders directs the Issuer otherwise or the timing for using the Uniform Method will not yet allow for using such method,. In addition, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2026 Special Assessments, and to levy the Series 2026 Special Assessments in such manner as will generate funds sufficient to pay debt service on the Series 2026 Bonds when due. All Series 2026 Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute and Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds and Accounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2026 Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2026 Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding bonds. In addition, the Issuer covenants not to issue any other Bonds or debt obligations secured by Special Assessments on assessable lands within the Expansion Area within the District that are subject to the Series 2026 Special Assessments unless the Series 2026 Special Assessments levied within the District have been Substantially Absorbed, provided the foregoing shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. The Trustee and the Issuer may rely on a written certificate from the District Manager regarding the occurrence of the Series 2026 Special Assessments being Substantially Absorbed. Notwithstanding any provision in the Indenture to the contrary, the Issuer may issue other Bonds or debt obligations secured by Special Assessments, other than the Series 2026 Special Assessments, at any time upon the written consent of the Majority Holders.

SECTION 5.05. Acknowledgement Regarding Series 2026 Acquisition and Construction Account Moneys Following an Event of Default. In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the Series 2026 Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that, upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Revenues which include, without limitation, all amounts on deposit in the Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee may not be used by the Issuer (whether to pay costs of the Expansion Area Project or otherwise) without the consent of the Majority Holders. The Series 2026 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The Issuer covenants not to enter into any contract regarding the Expansion Area Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Series 2026 Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2026 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

SECTION 6.03. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VI]

ARTICLE VII MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of Second Supplemental Indenture. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2026 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Second Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts and Electronically Signed and/or Transmitted Signatures. This Second Supplemental Indenture may be executed in counterparts, and all counterparts together shall be construed as one document. Executed counterparts of this Second Supplemental Indenture with signatures sent by electronic mail (i.e., in PDF format) or signed electronically via DocuSign or other electronic means may be used in the place of original signatures on this Second Supplemental Indenture. The parties intend to be bound by the signatures of the electronically mailed or signed signatures and the delivery of the same shall be effective as delivery of an original executed counterpart of this Second Supplemental Indenture. Subject to the provisions of Section 11.08 of the Master Indenture applicable to the Trustee the parties to this Second Supplemental Indenture hereby waive any defenses to the enforcement of the terms of this Second Supplemental Indenture based on the form of the signature, and hereby agree that such electronically mailed or signed signatures shall be conclusive proof, admissible in judicial proceedings, of the parties' execution of this Second Supplemental Indenture.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2026 Bonds or the date fixed for the redemption of any Series 2026 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2026 Bonds.

SECTION 7.07. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation

and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Silver Palms West Community Development District has caused this Second Supplemental Trust Indenture to be executed by the Chairperson or Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by an Assistant Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year above written.

SILVER PALMS WEST COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: Juliana Duque
Title: Assistant Secretary
Board of Supervisors

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee,
Paying Agent and Registrar

By: _____
Name: Scott A. Schuhle
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, Chairperson of Silver Palms West Community Development District (the “Issuer”), who acknowledged that he/she did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is his/her free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that he/she appeared before me this day in person and severally acknowledged that he/she, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. He/She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by Juliana Duque, Assistant Secretary of Silver Palms West Community Development District (the "Issuer"), who acknowledged that she did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is her free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that she appeared before me this day in person and acknowledged that she, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by Scott A. Schuhle, a Vice President of U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), who acknowledged that he did so sign said instrument as such officer for and on behalf of the Trustee; that the same is his free act and deed as such officer and the free act and deed of the Trustee; that he appeared before me on this day in person and acknowledged that he, being thereunto duly authorized, signed, for the uses and purposes therein set forth. He is personally known to me or produced as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires _____

EXHIBIT A
DESCRIPTION OF EXPANSION AREA PROJECT

The Expansion Area Project includes, but is not limited to, the following improvements:

Stormwater management and control facilities, including, but not limited to, related earthwork; and
Roadway improvements including mobility fees;
Water and wastewater facilities including connection fees;
Offsite improvements; and
All related soft and incidental costs.

EXHIBIT B
[FORM OF SERIES 2026 BOND]

R-1

\$ _____

UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF MIAMI-DADE
SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2026
(EXPANSION AREA PROJECT)

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issuance</u>	<u>CUSIP</u>
_____ %			

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Silver Palms West Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2026 Bonds are in book-entry only form such presentation shall not be required), at the designated corporate trust office of U.S. Bank Trust Company, National Association, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on a 360-day year of twelve 30-day months), said principal payable on the Maturity Date stated above. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Fort Lauderdale, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each June 15 and December 15, commencing

15, 2026 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor registrar being herein called the "Registrar") at the close of business on the first day (whether or not a Business Day) of the calendar month for which an interest payment date occurs (the "Record Date"). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a June 15 or December 15 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to 15, 2026, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose

name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by U.S. Bank Trust Company, National Association, as Trustee (said U.S. Bank Trust Company, National Association and any successor trustee being herein called the “Trustee”), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY FROM THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, MIAMI-DADE COUNTY, FLORIDA (THE “COUNTY”), THE STATE OF FLORIDA (THE “STATE”), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE SERIES 2026 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Silver Palms West Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the “Act”) and Ordinance No. 20-126 of the Board of County Commissioners of Miami-Dade County, Florida (“BCC”) enacted on December 1, 2020 and becoming effective on December 11, 2020, as amended by Ordinance No. 25-119 enacted by the BCC on December 16, 2025 and effective on December 26, 2025, designated as “Silver Palms West Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project)” (the “Bonds” or the “Series 2026 Bonds”), in the aggregate principal amount of _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$_____.00) of like date, tenor and effect, except as to number, denomination, interest rate and maturity date. The Series 2026 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of constructing and/or acquiring the Expansion Area Project (as defined in the herein referred to Indenture). The Series 2026 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of January 1, 2022 (the “Master Indenture”), as amended by a Second Supplemental Trust Indenture dated as of _____, 2026 (the “Second Supplemental Indenture” and together with the Master Indenture, the “Indenture”), each by and between the Issuer and the Trustee, executed counterparts

of which are on file at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2026 Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Series 2026 Reserve Account within the Debt Service Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2026 Bonds, the levy and the evidencing and certifying for collection, of the Series 2026 Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Series 2026 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2026 Bonds, the conditions under which such Indenture may be amended with the consent of the Majority Holders of the Series 2026 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2026 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for the Series 2026 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2026 Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of the Series 2026 Special Assessments to secure and pay the Bonds.

The Series 2026 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2026 Bonds shall be made on the dates specified below. Upon any redemption of Series 2026 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2026 Bonds in any year. In the

event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2026 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after [June 15], 20XX (less than all Series 2026 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2026 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2026 Optional Redemption Subaccount of the Series 2026 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2026 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2026 Bonds is substantially level.

Mandatory Sinking Fund Redemption

The Series 2026 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	---

*Maturity

The Series 2026 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption

price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund Redemption Amount
-------------	---

*Maturity

The Series 2026 Bonds maturing on June 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on June 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund Redemption Amount
-------------	---

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on an Interest Payment Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2026 Prepayment Principal (including amounts transferred from the Series 2026 Reserve Account as a credit against the amount of the Series 2026 Prepayment Principal due and owing) deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account following the payment in whole or in part of Series 2026 Special Assessments on any assessable property within the Expansion Area of the District in accordance with the provisions of Section 4.05 of the Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2026 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2026 Rebate Fund, the Series 2026 Costs of Issuance Account and the Series 2026 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2026 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) from any funds remaining on deposit in the Series 2026 Acquisition and Construction Account not otherwise reserved to complete the Expansion Area Project (including any amounts transferred from the Series 2026 Reserve Account) all of which have been transferred to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

Except as otherwise provided in the Indenture, if less than all of the Bonds subject to redemption shall be called for redemption, the particular such Bonds or portions of such Bonds to be redeemed shall be selected randomly by the Trustee, as provided in the Indenture.

Notice of each redemption of the Bonds is required to be mailed by the Trustee by first class mail, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Trustee or the Paying Agent, all as provided in the Indenture, the Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent. Further notice of redemption shall be given by the Trustee to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption.

if notice thereof is given as above prescribed. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Master Indenture.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, upon request of the Issuer and pursuant to the conditions set forth in the Master Indenture, and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Bonds at the designated corporate trust office of the Registrar in Fort Lauderdale, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute

owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Silver Palms West Community Development District has caused this Bond to be signed by the manual signature of the Chairperson or Vice Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of an Assistant Secretary of its Board of Supervisors, all as of the date hereof.

SILVER PALMS WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee

By: _____
Vice President

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, rendered on the _____ day of _____, 2026.

SILVER PALMS WEST COMMUNITY
DEVELOPMENT DISTRICT

By:

Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Assistant Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) _____ (Minor) _____

Under Uniform Transfer to Minors Act _____
(State) _____

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C

FORMS OF REQUISITIONS

SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (EXPANSION AREA PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Silver Palms West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of January 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of _____, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
- (D) Amount Payable:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Expansion Area Project; and
4. each disbursement represents a Cost of the Expansion Area Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SILVER PALMS WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Expansion Area Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

**SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(EXPANSION AREA PROJECT)**

(Costs of Issuance)

The undersigned, a Responsible Officer of the Silver Palms West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of January 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of _____, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Amount Payable:
- (C) Purpose for which paid or incurred: Costs of Issuance
- (D) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2026 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2026 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

SILVER PALMS WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

EXHIBIT D
FORM OF INVESTOR LETTER

[Date]

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: \$ _____ Silver Palms West Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the “Investor”) of \$ _____ of the above-referenced Bonds [state maturing on June 15, _____, bearing interest at the rate of ____% per annum and CUSIP #] (herein, the “Investor Bonds”).

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an “accredited investor” as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”) summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

a bank, registered broker, dealer or investment adviser (or investment adviser exempt from registration under Section 203(l) or (m) within the meaning of the Investment Advisers Act of 1940), insurance company, registered investment company, business development company, small business investment company; or rural business investment company;

an employee benefit plan, within the meaning of the Employee Retirement Income Security Act of 1974, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the employee benefit plan has total assets in excess of \$5 million;

- an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, corporation, Massachusetts or similar business trust partnership, or limited liability company, not formed for the specific purpose of acquiring the Investor Bonds with assets exceeding \$5,000,000;
- a business in which all the equity owners are “accredited investors”;
- a natural person who has individual net worth, or joint net worth with the person’s spouse or spousal equivalent, that exceeds \$1,000,000 at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;
- a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse or spousal equivalent exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year;
- a trust with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person;
- an entity, of a type other than those set forth above, that owns investments in excess of \$5,000,000 and that was not formed for the specific purpose of acquiring the Investor Bonds;
- a natural person holding in good standing one or more professional certifications or designations or credentials from a designated accredited educational institution qualifying an individual for “accredited investor” status;
- a “family office” with at least \$5,000,000 in assets under management, that was not formed for the specific purpose of acquiring the Investor Bonds, and whose prospective investment is directed by a person capable of evaluating the merits and risks of the prospective investment; or
- a “family client” of a family office described in the prior bullet point whose prospective investment is directed by that family office.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated _____, 2026 of the Issuer and relating to the Bonds (the “Offering Document”) and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____

Name: _____

Title: _____

Date: _____

Or

[Name], an Individual

717698043v5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT, PROVIDING THE DISTRICT MANAGER WITH LIMITED DISCRETIONARY SPENDING AUTHORITY UNDER CONDITIONS SPECIFIED HEREIN; AUTHORIZING THE DISTRICT MANAGER TO EXECUTE CERTAIN AGREEMENTS AND PROPOSALS ON BEHALF OF THE DISTRICT IN CONNECTION WITH SUCH AUTHORITY; PROVIDING FOR REPORTING TO AND RATIFICATION BY THE BOARD OF SUPERVISORS; AND PROVIDING FOR AN EFFECTIVE DATE AND FOR TERMINATION

WHEREAS, the Silver Palms West Community Development District (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and having those powers set forth in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the “Board”) has determined that it is appropriate to provide the District Manager of the District, as named herein (the “Manager”) with certain discretionary authority to make certain expenditures and purchases and enter into certain limited agreements, contracts and proposals (collectively referred to herein as, “Agreements”) with contractors, consultants, and vendors (each a “Service Provider”) with respect to services benefiting and on behalf of the District, provided that such an expenditure does not exceed established thresholds that the expenditure is contemplated or within the funding designated for such service, as reflected in the applicable fiscal year budget for the District, and the expenditure is for a one-time repair, purchase or maintenance item; and

WHEREAS, the Board has determined that it is in the best interest of the public and the residents of the District to delegate such discretionary spending authority to the District Manager, which will provide for greater efficiency in the delivery of services required by the District, and will therefore benefit those residing within the boundaries of the District.

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

Section 1. The above recitals, true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The Manager is hereby authorized to make certain expenditures and purchases, and enter into Agreements with Service Providers with respect to items benefiting the District, provided each of the following conditions are satisfied:

A. The expenditure of District funds is for one-time repair, purchase, maintenance items or other expenditure of a limited duration.

B. The amount to be paid to any Service Provider does not exceed _____ **AND 00/100 (\$_____)** **Dollars** for any one-time repair, purchase, maintenance item or other expenditure.

C. The expenditure for such service or purchase does not exceed that which is contemplated or designated for such service or purchase in the applicable fiscal year budget for the District. The recognized exception to this condition is if the District Manager determines that an emergency exists, which necessitates that a Service Provider be engaged immediately to prevent further damage or injury to persons or property for which the District would be responsible.

D. The expenditure is within the District's power as reflected in the District Charter and in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, or District Rule of Procedure.

E. Prior to execution of any Agreement on behalf of the District, the legal form of any Agreement has been reviewed and approved by District Counsel.

Section 3. Any Agreement entered in accordance with this Resolution shall be reported to the Board at the following regularly scheduled meeting or Special Meeting of the Board. A copy of the Agreement along with any other proposals solicited shall be provided with the agenda materials distributed to the Board for purposes of Board ratification. Although not required, Members of the Board shall make every effort, individually, to direct any questions each individual Supervisor may have to the District Manager prior to the meeting of the Board in which the Agreement is reported. The failure to report or ratify an Agreement pursuant to this Resolution shall not have the effect, nor shall it be construed, to invalidate or void such an Agreement.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repelled to the extent of such conflict.

Section 5. If any clause, section or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied it shall not affect the validity of the remaining portions or the applications of the Resolution.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

**SILVER PALMS WEST COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Print name: _____
Secretary/Assistant Secretary
Board of Supervisors

By: _____
Print name: _____
Chair/Vice-Chair

Silver Palms West Community Development District
Request for Proposals for Annual Audit Services

The Silver Palms West Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for ten (10) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Miami-Dade County and is approximately 79.27 acres in area. The District currently has an operating budget of approximately \$745,151.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Governmental Auditing Standards", as adopted by the Florida Board of Accountancy. The Audit shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers are available from the District's Manager at the address and telephone number listed below.

Proposers must provide (1) electronic copy emailed to RFP@GMSSF.COM and one (1) hardcopy of their proposal to Silver Palms West Community Development District, Attn: District Manager, 5385 N Nob Hill Road, Sunrise, Florida 33351, Telephone (954) 721-8681, in an envelope marked on the outside "Auditing Services, Silver Palms West Community Development District." Proposals must be received by **11:00 am. on April 23, 2026**, at the offices listed above. Please direct all questions regarding this notice to the Treasurer, Patti Powers at (954) 721-8681.

Patti Powers
Treasurer

SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2026
Miami-Dade County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than 11:00 am, **April 23, 2026**, at the offices of District Manager, located at 5385 N Nob Hill Road, Sunrise, FL 33351. Proposals will be publicly opened at that time.

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

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

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

SECTION 5. SUBMISSION OF PROPOSAL. Submit (1) hardcopy and (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein. Hardcopy shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Silver Palms West Community Development District" on the face of it. Electronic copy shall be emailed to RFP@gmssf.com

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

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

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

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

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

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

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

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

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

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

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

1. *Ability of Personnel.* (20 Points)

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

2. *Proposer's Experience.* (20 Points)

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

3. *Understanding of Scope of Work.* (20 Points)

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

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. *Price.* (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

SILVER PALMS - SW 120 AVE PAVING, GRADING & DRAINAGE PLAN

EARTHWORK/FILL NOTES:

IT IS ASSUMED THAT STRIPPING OF 6" OF MATERIAL, OR WHAT IS REQUIRED FROM THE WHOLE SITE WILL OCCUR PRIOR TO ANY FILLING OR EXCAVATION.

CONTRACTOR UNDERSTANDS THAT THE WORK TO BE PERFORMED IS ALL WORK AS NOTED ON THE DRAWINGS AND IS INCLUSIVE, WHETHER STATED IN THE PLANS OR NOT, THE WORK INCLUDES BUT IS NOT LIMITED TO: CLEARING AND GRUBBING, DEMUCKING, Dewatering (including dewatering permits), TURBIDITY AND EROSION BARRIERS, ANY AND ALL ORANGE SNOW FENCING OR OTHER APPROVED METHOD OF DELINEATING AS REQUIRED BY OWNER, ALL DRAINAGE PIPES, ALL ENDWALLS, FILLING SITE WITH STRUCTURAL FILL, EXCAVATING/GRADING LAKES, CONSTRUCTING BERMS, ALL LAKE SLOPING, FINISHED GRADING OF COMMON AREAS, BLANKET FILLING OF THE SITE, COORDINATING ALL REQUIRED DENSITY TESTING WITH SOILS ENGINEER/TESTING LAB, REMOVAL OF ANY AND ALL EXCESS, UNUSABLE, OR UNSUITABLE MATERIAL, INCLUDING TRASH, SEED AND MULCH ON ALL BERMS AND LAKE SLOPES, MAINTENANCE OF TRAFFIC, AND ANY AND ALL WORK DIRECTED BY THE OWNER OR ENGINEER IN ORDER TO COMPLETE THE WORK ON-SITE AND OFF-SITE.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFF-SITE DISCHARGES (29 NTU ABOVE BACKGROUND FOR TURBIDITY). THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FLORIDA DEPT. OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES 102 AND 103 AND TYPICAL INSTALLATION DETAILS.

SITE-GRADING FILL SHALL CONSIST OF CLEAN, GRANULAR MATERIALS THAT ARE FREE OF DEBRIS, CINDERS, COMBUSTIBLES, ROOTS, SODS, WOOD, CELLULOSE, ORGANIC MATERIALS, AND MATERIALS SUBJECT TO TERMITE ATTACK. THE ORGANIC CONTENT OF THE FILL SHALL BE LESS THAN 2% (BY WEIGHT). FILL SHALL HAVE LESS THAN 10 PERCENT PASSING THE U.S. STANDARD NO. 200 SIEVE (DRY WEIGHT BASIS) AND HAVE NO PARTICLE SIZE LARGER THAN 3 INCHES UNLESS IT CAN BE DEMONSTRATED THAT SUCH PARTICLES CAN BE BROKEN DOWN TO THE MAXIMUM SPECIFIED SIZE UNDER THE TRAFFIC OF THE EARTHWORK SPREADING AND COMPACTION EQUIPMENT.

ALL FILL FOR STRUCTURAL BUILDING PADS SHALL BE CLEAN SAND OR ROCK, FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. THE MAXIMUM SIZE OF ROCK WITHIN TWELVE (12) INCHES BELOW THE FLOOR SLAB IN COMPACTED FILL SHALL BE THREE INCHES IN DIAMETER. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95 % OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES (350 mm).

FILL FOR LANDSCAPE BERMS, COMMON AREAS, OR OTHER AREAS THAT DO NOT REQUIRE STRUCTURAL FILL SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 162.

CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.

GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE CONSTRUCTION AREA ONE FOOT BELOW THE SUBGRADE EXTENSIONS HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.

MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD RIGHTS OF WAY, THEY WILL BE REMOVED COMPLETELY FROM THE AREA OF CONSTRUCTION TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.

SEQUENCE OF CONSTRUCTION - SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO ROADWAY CONSTRUCTION.

TRAFFIC GENERAL NOTES & CONDITIONS

1. ENGINEER SHALL PREPARE SIGNING & PAVEMENT MARKINGS PLANS IN A SEPARATE SHEET (1"=50' SCALE MINIMUM).
2. ENGINEER SHALL VISIT SITE & VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING & PAVEMENT MARKINGS PLANS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTING SIDE STREETS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
7. ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7100 NW 36 STREET, MIAMI, FLORIDA.
8. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS AND CROSSWALKS WHERE SIDEWALK EXISTS &/OR PROPOSED (ADA) (TYP.-PVM)

CONTACT PERSON INFORMATION

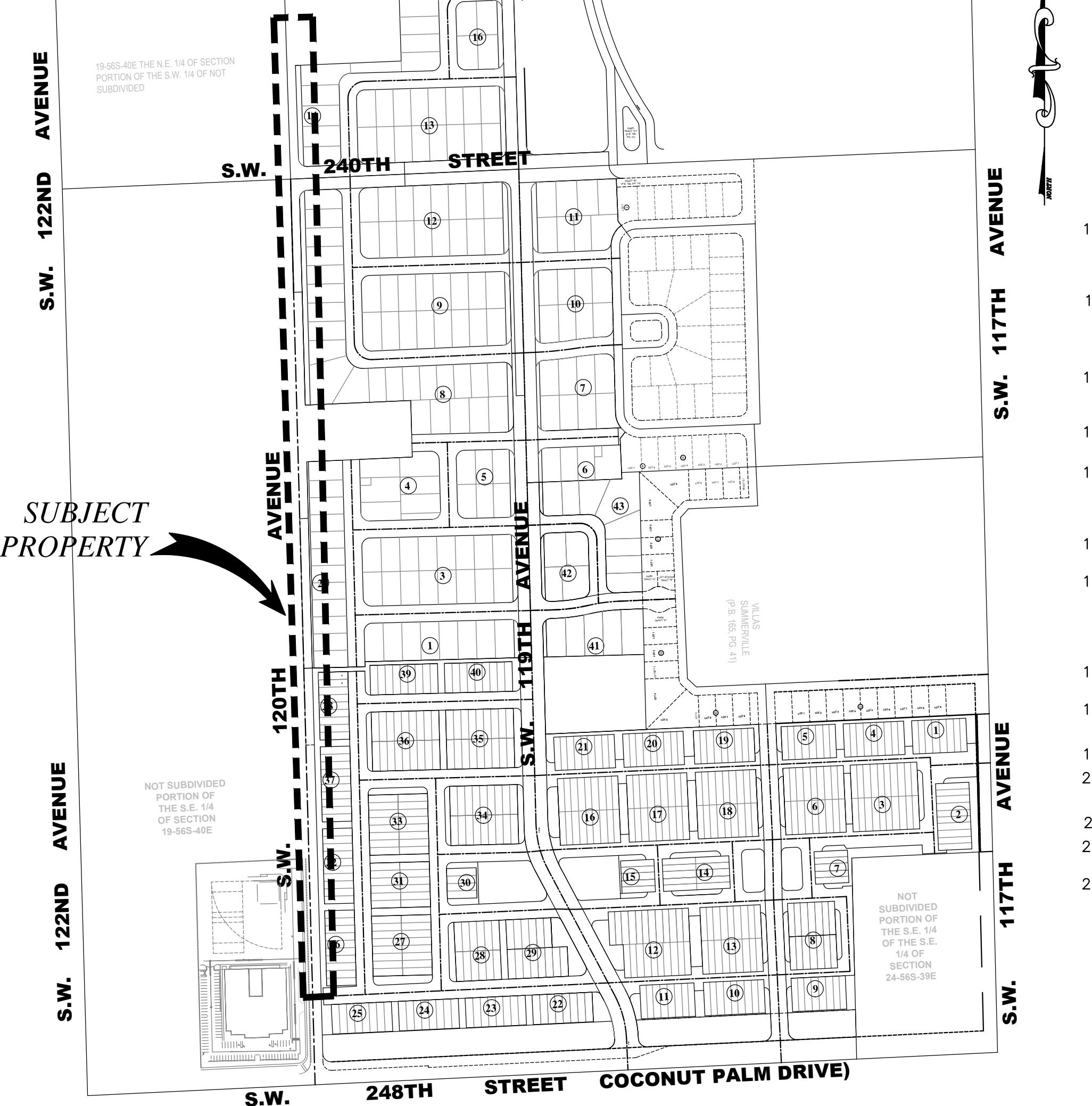
MIGUEL HERNANDEZ, P.E.
TELEPHONE NUMBER: 305-477-6472
FAX NUMBER: 305-470-2805
E-MAIL ADDRESS: MIGUELH@FORDCO.COM

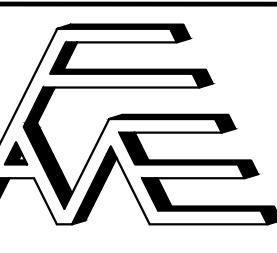
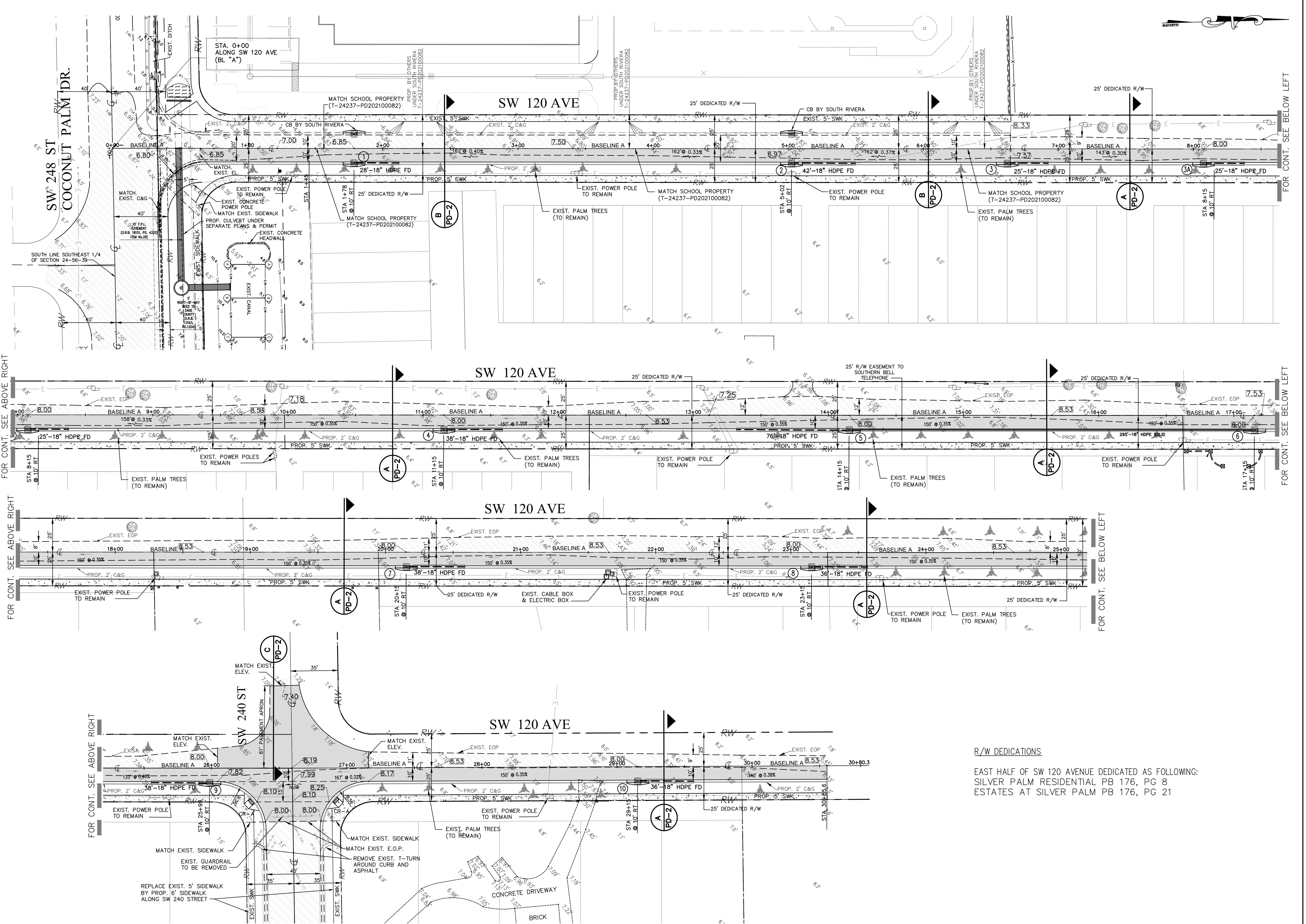


Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PORTION OF NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

T-24461 / T-24466





FORD ENGINEERS, INC.
N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-8054

RAWINGS AND SPECIFICATIONS AS
MENTS OF SERVICE ARE AND SHALL
THE PROPERTY OF FORD ENGINEERS,
WHETHER THE PROJECT FOR WHICH
ARE MADE IS EXECUTED OR NOT. THEY
NOT TO BE USED BY OWNER ON OTHER
JECT EXCEPT BY AGREEMENT IN WRITING
WITH APPROPRIATE COMPENSATION TO
FORD ENGINEERS, INC.

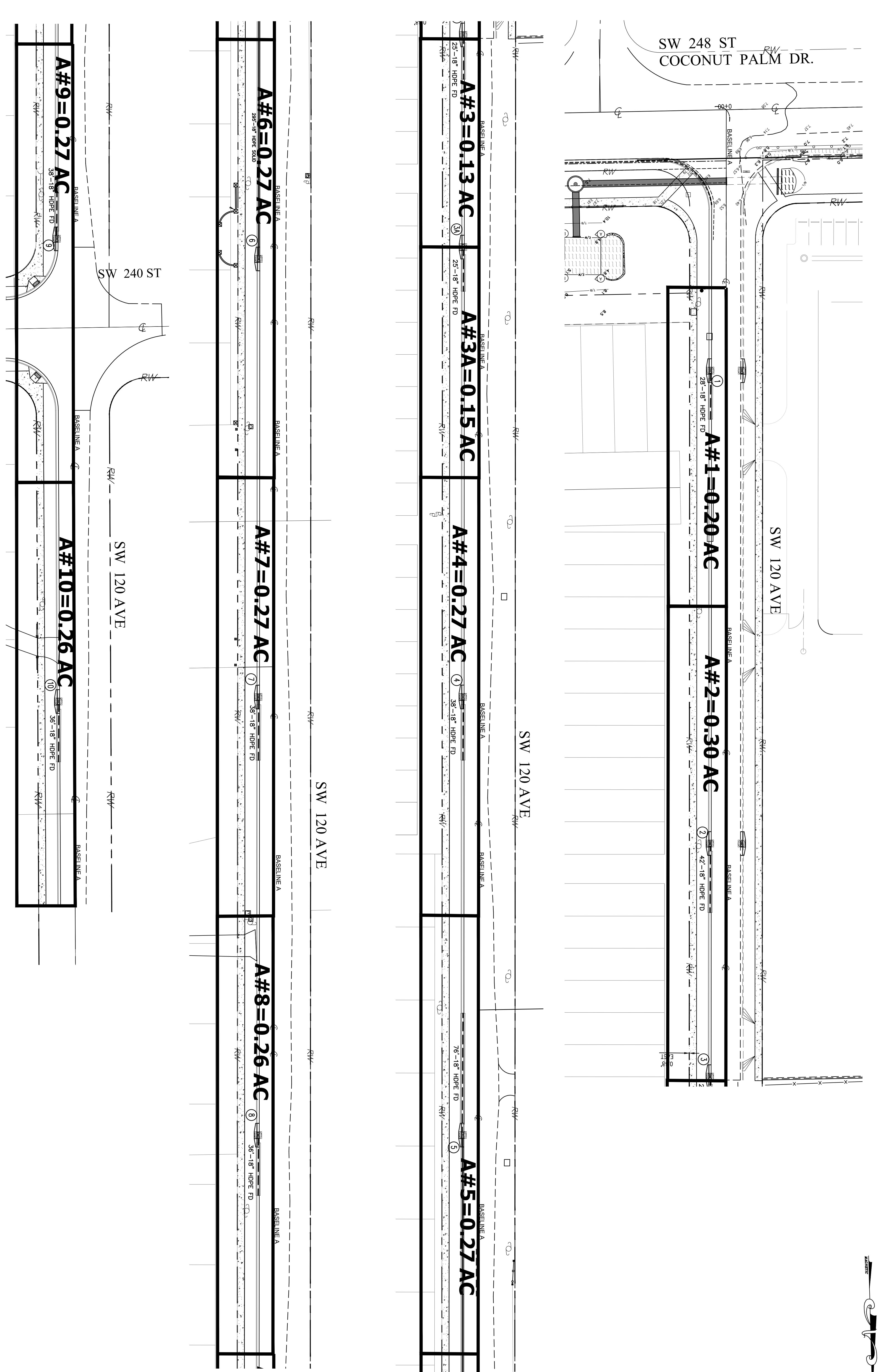
OF PROJECT:	PAVING, GRADING & DRAINAGE PLANS
CLIENT:	LENNAR HOMES
AT ADDRESS:	5500 BLUE LAGOON DR, SUITTE 500 PROJ. LOC.: SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI, FLORIDA 33126

05/14/25
has been digitally signed
by Miguel A. Hernandez, PE
adjacent to the seal.
Copies of this document are
signed and sealed and
must be verified on
the original.

onic copies.
OF AUTHORIZATION No. 6921
1"=30'
BY: O.ROCHA
: O.ROCHA
BY: M. HERNANDEZ
SEE LABELS

11/16/22

PD-1 20E7

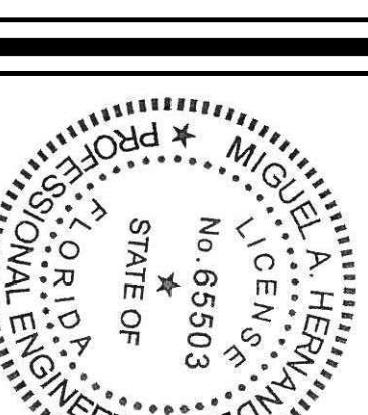


SILVER PALMS SW 120 AVE

TYPE OF PROJECT: DRAINAGE BASIN AREAS

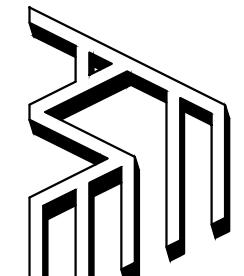
CLIENT: LENNAR HOMES

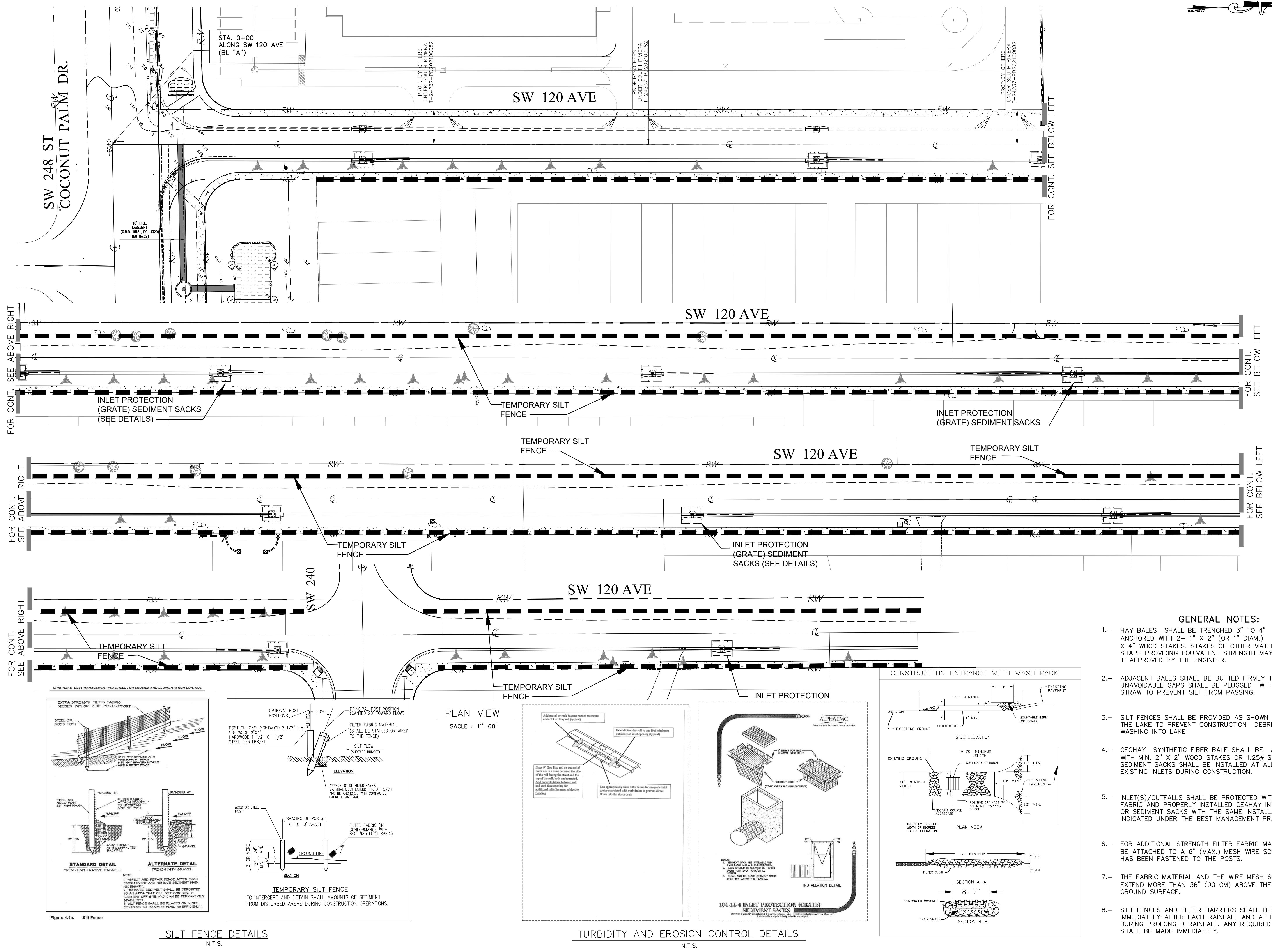
CLIENT ADDRESS: 5500 BLUE LAGOON DR, SUITE 500 PROJ. LOC: SECTION 24, TOWNSHIP 56 SOUTH, RANGE 38 EAST MIAMI, FLORIDA 33126



No.	DATE	DESCRIPTION	BY	APP
1	2/22/23	REVISED TO DELIMIT CONSTRUCTION BOUNDARY	OR	MH
2	3/31/23	UPDATED BY TREES SURVEY / ADDED MONITORING WELLS	OR	MH
3	10/10/23	REVISED PER DERM PRS COMMENTS	MH	MH
4	1/31/24	REVISED TO MATCH APPROVED PLANS FOR SCHOOL, SHOW PROP. CULVERT	MH	MH
5	4/17/24	REVISED TO CONNECT SW 120 AVE & SW 240 ST	MH	MH
6	6/4/24	REVISED PER MD-PWD REVIEW COMMENTS	MH	MH

FOD ENGINEERS, INC.
1930 NW 94th NEU, SUITE 200
MIAMI, FLORIDA 33172
PH: (305) 775-6172
FAX: (305) 775-3834



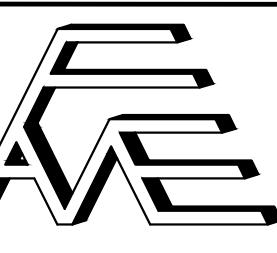
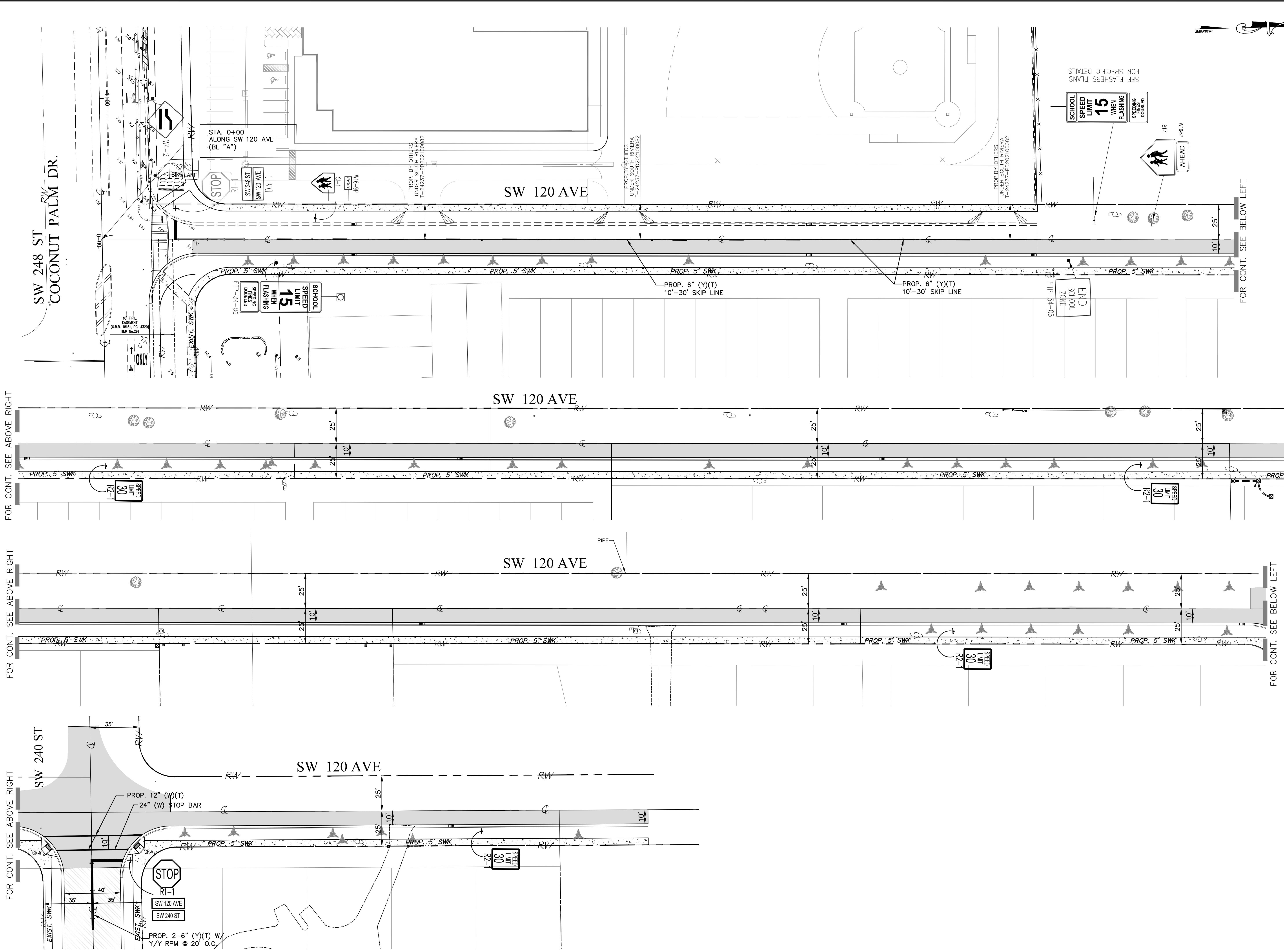


FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-8054

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. UNLESS THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT THEY ARE MADE, IN WHICH CASE THE OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE WRITTEN APPROVAL OF FORD ENGINEERS, INC.

RECORD BY APP. RECORD BY APP.

<p



FORD ENGINEERS, INC.
N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-8054

RAWINGS AND SPECIFICATIONS AS
MENTS OF SERVICE ARE AND SHALL
THE PROPERTY OF FORD ENGINEERS,
WHETHER THE PROJECT FOR WHICH
ARE MADE IS EXECUTED OR NOT. THEY
OT TO BE USED BY OWNER OR OTHER
CT EXCEPT BY AGREEMENT IN WRITING
ITH APPROPRIATE COMPENSATION TO
FORD ENGINEERS INC.

STRIDING & SIGNAGE IN

STRIPING & SIGNAGE PLAN

A Florida Professional Engineer license card. The card is circular with a decorative border. The text "MIGUEL A. HERNANDEZ" is at the top, "LICENSE NO. 65503" is in the center, and "STATE OF FLORIDA PROFESSIONAL ENGINEER" is around the bottom. The card is dated 05/14/25.

05/14/25
has been digitally signed
by Miguel A. Hernandez, PE
Site adjacent to the seal.
Copies of this document are
considered signed and sealed and
signature must be verified on
the original.

ronic copies.
1"=30'
BY: O.ROCHA
: O.ROCHA
BY: M. HERNANDEZ

SEE LABELS
11/16/22
lo: 22 037

22-057

ST 1

ST-1
6 OF 7

Silver Palms West CDD



FIELD REPORT

January 15, 2026



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LANDSCAPING

- Landscaping services were provided by Veridian Group.



Field Maintenance

- Several inspections have been conducted to ensure all holiday lighting/displays were installed and functional. Light strings were installed prior to November 27, 2025. Missing décor at 117 AVE and SW 246 LN were not installed until December 6, 2025.

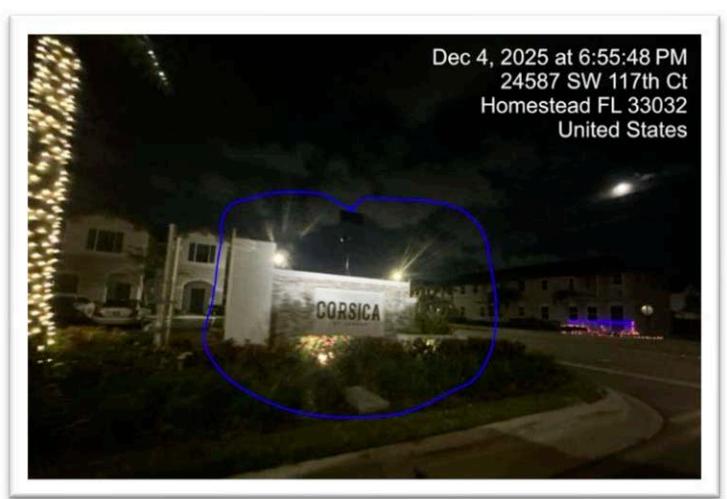




EXHIBIT A
 District Ownership Map



Exhibit B
 Latest Service reports from Holiday Outdoor Décor



General Service Report Form

Service

Service Tech Name / Nombre del técnico del servicio	Phil
Date / Fecha	2025-12-28
Property-Job Name / Nombre del Trabajo	CORSICA

Area Reports / Informes de área

Service - Location - 1

Area No	1
Location - GPS	 Lat: 25.545547 Long: -80.384238
Time	12:02 AM (-5 GMT)
Service Performed - Lights / Servicio realizado - Juegos de luces	Replaced Light Sets
Lights - Notes / Juegos de luces - Nota	S4 ww twinkle replaced
Service Performed - Other / Servicio realizado - Otra	Greener



General Service Report Form

Other - Notes / Otra - Nota	Did necessary repairs.	
Photos of completed service / Fotos de servicio completo		
	📍 25.545553, -80.384225	2025-12-28 12:06 AM

Service - Location - 2

Area No	2
Location - GPS	 Lat: 25.542557 Long: -80.384245
Time	12:06 AM (-5 GMT)
Service Performed - Lights / Servicio realizado - Juegos de luces	Replaced Light Sets
Service Performed - Other / Servicio realizado - Otra	Greener



General Service Report Form

Photos of completed service / Fotos de servicio completo



Page - 3



General Service Report Form

	25.542535, -80.384241
	2025-12-28 12:26 AM

Service - Location - 3

Area No	3
Location - GPS	<p>Lat: 25.540213 Long: -80.384018</p>
Time	12:27 AM (-5 GMT)
Service Performed - Lights / Servicio realizado - Juegos de luces	Nothing Needed - Area 100%



General Service Report Form

Photos of completed service / Fotos de servicio completo



📍 25.539868, -80.383824

2025-12-28 12:29 AM

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General Service Report Form

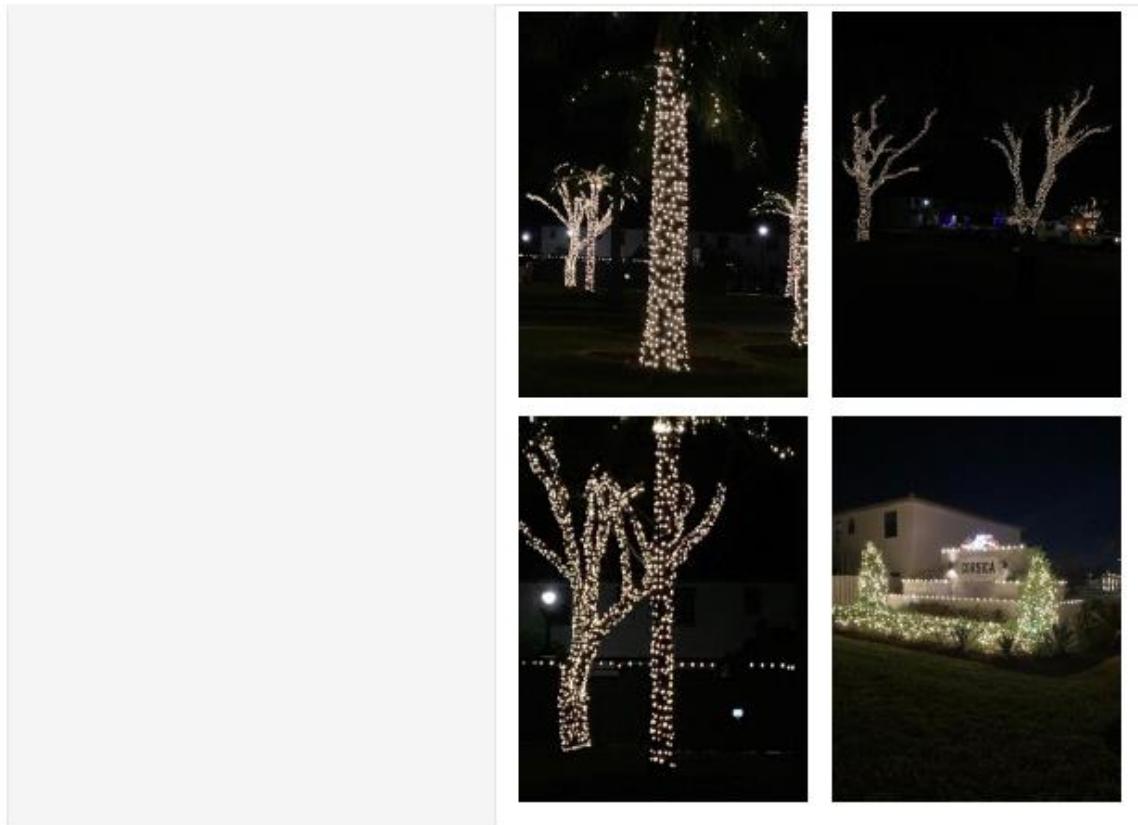
Service - Location - 4

Area No	4
Location - GPS	 Lat: 25.538308 Long: -80.384032
Time	12:31 AM (-5 GMT)
Photos of completed service / Fotos de servicio completo	

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General Service Report Form





General Service Report Form

		
	 25.537491, -80.383472	2025-12-28 12:38 AM

Weather / Clima	Good / Bueno, Windy / Ventoso
Job Complete - 100% Lit / Trabajo completado: 100% iluminado	Yes

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General Service Report Form

Service

Service Tech Name / Nombre del técnico del servicio	Philtavious
Date / Fecha	2025-12-29
Property-Job Name / Nombre del Trabajo	CORSICA

Area Reports / Informes de área

Service - Location - 1

Area No	1
Location - GPS	 A map showing a specific location marked with a red pin. The map includes street names such as 15th Ave, 8th St, SW 20th Ave, SW 24th St, and W 20th Ave. The red pin is located near the intersection of SW 24th St and W 20th Ave. Lat: 25.537248 Long: -80.383340
Time	02:05 AM (-5 GMT)
Service Performed - Lights / Servicio realizado - Juegos de luces	Nothing Needed - Area 100%

Page - 1



General Service Report Form

Photos of completed service / Fotos de servicio completo



25.537174, -80.383461 2025-12-29 02:06 AM

Service - Location - 2

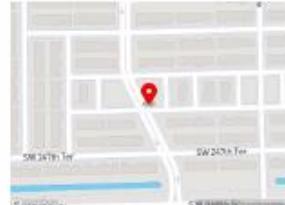
Area No	2
---------	---

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Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



General Service Report Form

Location - GPS	 Lat: 25.538361 Long: -80.383826
Time	02:07 AM (-5 GMT)
Service Performed - Lights / Servicio realizado - Juegos de luces	Nothing Needed - Area 100%
Photos of completed service / Fotos de servicio completo	 

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General Service Report Form

 A nighttime photograph showing a street lined with palm trees and decorative string lights. The scene is dimly lit, with the lights on the trees and a street lamp providing illumination.	
 25.538350, -80.383811	2025-12-29 02:08 AM

Service - Location - 3

Area No	3
Location - GPS	 A map of a residential area showing a grid of streets. A red location pin is placed on a specific corner. The map includes labels for 'SW 12th St', 'SW 11th St', 'SW 10th St', 'SW 9th St', 'SW 8th St', 'SW 7th St', 'SW 6th St', 'SW 5th St', 'SW 4th St', 'SW 3rd St', 'SW 2nd St', 'SW 1st St', and 'SW 12th Ave'. Lat: 25.539368 Long: -80.380532
Time	02:08 AM (-5 GMT)
Service Performed - Lights / Servicio realizado - Juegos de luces	Nothing Needed - Area 100%



General Service Report Form

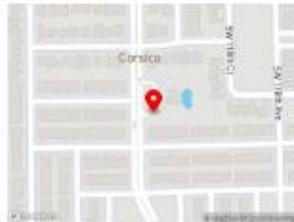
Photos of completed service / Fotos de servicio completo



📍 25.539287, -80.380480

2025-12-29 02:11 AM

Service - Location - 4

Area No	4
Location - GPS	 <p>Lat: 25.539825 Long: -80.383956</p>
Time	02:11 AM (-5 GMT)
Service Performed - Lights / Servicio realizado - Juegos de luces	Nothing Needed - Area 100%

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General Service Report Form

Photos of completed service / Fotos de servicio completo





General Service Report Form

		
	 25.540170, -80.383874	2025-12-29 02:14 AM

Weather / Clima	Good / Bueno
Job Complete - 100% Lit / Trabajo completado: 100% iluminado	Yes

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Silver Palms West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

10/01/25 - 12/31/25

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
10/1 - 10/31	173 - 175	\$ 8,326.27
11/1 - 11/30	176 - 181	\$ 38,917.88
12/1 - 12/31	182 - 186	\$ 1,408,124.36
TOTAL		\$1,455,368.51

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT	#
10/03/25	00016	9/30/25	IN59473	202509	310-51300-48000					*	325.92		
			NOTICE OF MEETINGS						MCCLATCHY COMPANY, LLC			325.92	000173
10/16/25	00003	9/30/25	195506	202509	310-51300-31500					*	500.00		
			SEP 25 - GENERAL COUNSEL						BILLING COCHRAN, P.A.			500.00	000174
10/16/25	00001	9/15/25	66	202510	310-51300-31400					*	3,000.00		
			ASSESSMENT ROLL FY26										
		10/01/25	67	202510	310-51300-34000					*	3,091.25		
			OCT 25 - MGMT FEES										
		10/01/25	67	202510	310-51300-35100					*	47.67		
			SEP 25 - COMPUTER TIME										
		10/01/25	67	202510	310-51300-31300					*	190.83		
			SEP 25 - DISSEMINATION										
		10/01/25	67	202510	310-51300-49500					*	95.42		
			SEP 25 - WEBSITE ADMIN										
		10/01/25	67	202510	310-51300-42000					*	5.18		
			SEP 25 - POSTAGE										
		10/01/25	68	202510	320-53800-34000					*	1,070.00		
			OCT 25 - FIELD SERVICES										
									GMS-SF, LLC			7,500.35	000175
11/06/25	00008	9/30/25	8791	202509	310-51300-31100					*	195.00		
			SEP 25 - ENGINEERING SVCS										
									ALVAREZ ENGINEERS			195.00	000176
11/06/25	00017	10/01/25	93513	202510	310-51300-54000					*	175.00		
			SPECIAL DISTRICT FEE FY26										
									FLORIDACOMMERCE			175.00	000177
11/06/25	00001	11/01/25	73	202511	320-53800-34000					*	1,070.00		
			NOV 25 - FIELD SERVICES										
		11/01/25	74	202511	310-51300-34000					*	3,091.25		
			NOV 25 - MGMT FEES										
		11/01/25	74	202511	310-51300-35100					*	47.67		
			NOV 25 - COMPUTER TIME										
		11/01/25	74	202511	310-51300-31300					*	190.83		
			NOV 25 - DISSEMINATION										
		11/01/25	74	202511	310-51300-49500					*	95.42		
			NOV 25 - WEBSITE ADMIN										
		11/01/25	74	202511	310-51300-42000					*	3.70		
			NOV 25 - POSTAGE										
									GMS-SF, LLC			4,408.87	000178

SPW SILVER PALMS W SRINKUS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
11/20/25	00003	10/31/25	196020	202510	310-51300-31500					*	3,416.50	
			OCT 25	-	GENERAL COUNSEL							
									BILLING COCHRAN, P.A.		3,416.50	000179
11/20/25	00019	11/18/25	29936	202511	320-53800-46000					*	2,775.00	
			INSTALL	ELECTRICAL	BOXES							
									ORTIZ CONSTRUCTION SERVICES		2,775.00	000180
11/25/25	00012	11/25/25	11252025	202511	300-20700-10000					*	27,857.51	
			TRANSFER	OF TAX	RECEIPTS							
									SILVER PALMS WEST CDD		27,857.51	000181
12/04/25	00001	12/01/25	75	202512	320-53800-34000					*	1,070.00	
			DEC 25	-	FIELD SERVICES							
			12/01/25	76	202512	310-51300-34000				*	3,091.25	
				DEC 25	-	MGMT FEES						
			12/01/25	76	202512	310-51300-35100				*	47.67	
				DEC 25	-	COMPUTER TIME						
			12/01/25	76	202512	310-51300-31300				*	190.83	
				DEC 25	-	DISSEMINATION						
			12/01/25	76	202512	310-51300-49500				*	95.42	
				DEC 25	-	WEBSITE ADMIN						
			12/01/25	76	202512	310-51300-42000				*	1.48	
				DEC 25	-	POSTAGE						
									GMS-SF, LLC		4,496.65	000182
12/04/25	00012	12/02/25	12022025	202512	300-20700-10000					*	72,404.86	
			TRANSFER	OF TAX	RECEIPTS							
									SILVER PALMS WEST CDD		72,404.86	000183
12/10/25	00003	11/30/25	196298	202511	310-51300-31500					*	500.00	
			NOV 25	-	GENERAL COUNSEL							
									BILLING COCHRAN, P.A.		500.00	000184
12/10/25	00012	12/09/25	12092025	202512	300-20700-10000					*	630,722.85	
			TRANSFER	OF TAX	RECEIPTS							
									SILVER PALMS WEST CDD		630,722.85	000185
12/18/25	00018	12/18/25	12182025	202512	300-15100-10000					*	700,000.00	
			TXFER	FUNDS	TO OPEN SBA							
									SILVER PALMS WEST CDD		700,000.00	000186
									TOTAL FOR BANK A		1,455,368.51	
									TOTAL FOR REGISTER		1,455,368.51	

SPW SILVER PALMS W SRINKUS

Silver Palms West
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2022</u>
5	<u>Capital Project Fund Series 2022</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Silver Palms West
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 150,945	\$ -	\$ -	\$ 150,945
Due from General Fund	- -	22,516	- -	22,516
<u>Investments:</u>				
State Board of Administration (SBA)	909,166	- -	- -	909,166
<u>Series 2022</u>				
Reserve	- -	416,453	- -	416,453
Revenue	- -	812,870	- -	812,870
Acq & Construction	- -	- -	99,279	99,279
Total Assets	\$ 1,060,111	\$ 1,251,839	\$ 99,279	\$ 2,411,229
Liabilities:				
Accounts Payable	\$ - -	\$ - -	\$ - -	\$ - -
Due to Debt Service	22,516	- -	- -	22,516
Total Liabilities	\$ 22,516	\$ - -	\$ - -	\$ 22,516
Fund Balance:				
Restricted for:				
Debt Service	\$ - -	\$ 1,251,839	\$ - -	\$ 1,251,839
Capital Project	- -	- -	99,279	99,279
Unassigned	1,037,595	- -	- -	1,037,595
Total Fund Balances	\$ 1,037,595	\$ 1,251,839	\$ 99,279	\$ 2,388,713
Total Liabilities & Fund Balance	\$ 1,060,111	\$ 1,251,839	\$ 99,279	\$ 2,411,229

Silver Palms West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 12/31/25	Thru 12/31/25	
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 742,151	\$ 671,400	\$ 671,400	\$ -
Interest Income	3,000	750	2,773	2,023
Total Revenues	\$ 745,151	\$ 672,150	\$ 674,172	\$ 2,023
<u>Expenditures:</u>				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 600	\$ 2,400
FICA Taxes	918	230	46	184
Engineering	10,000	2,500	-	2,500
Attorney	15,000	3,750	3,917	(167)
Annual Audit	5,200	-	-	-
Assessment Administration	3,000	3,000	3,000	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,290	573	572	-
Trustee Fees	4,434	-	-	-
Management Fees	37,095	9,274	9,274	-
Information Technology	572	143	143	-
Website Maintenance	1,145	286	286	-
Telephone	50	13	-	13
Postage & Delivery	150	38	10	27
Insurance General Liability	7,041	7,041	6,163	878
Printing & Binding	750	188	-	188
Legal Advertising	2,000	500	-	500
Other Current Charges	1,500	375	445	(70)
Office Supplies	90	23	-	23
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 103,960	\$ 31,106	\$ 24,631	\$ 6,475

Silver Palms West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<u>Field Expenditures</u>				
<u>Field Expenditures</u>				
Field Management	\$ 12,840	\$ 3,210	\$ 3,210	\$ -
Landscape Maintenance	195,000	48,750	-	48,750
Landscape - One Time Enhancement Project	112,500	28,125	-	28,125
Security Service	253,000	63,250	-	63,250
Porter Services	12,000	3,000	-	3,000
Plant Replacement	10,000	2,500	-	2,500
Repairs & Maintenance	11,000	2,750	2,775	(25)
Drainage Maintenance	10,000	2,500	-	2,500
Sidewalk Repair	14,851	3,713	-	3,713
Contingency	10,000	2,500	-	2,500
Subtotal Field Expenditures	\$ 641,191	\$ 160,298	\$ 5,985	\$ 154,313
Total Expenditures	\$ 745,151	\$ 191,404	\$ 30,616	\$ 160,787
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 480,746	\$ 643,556	\$ 162,810
Net Change in Fund Balance	\$ -	\$ 480,746	\$ 643,556	\$ 162,810
Fund Balance - Beginning	\$ -		\$ 394,039	
Fund Balance - Ending	\$ -		\$ 1,037,595	

Silver Palms West
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
Revenues:						
Special Assessments - Tax Roll	\$ 832,906	\$ 753,501	\$ 753,501	\$ -	\$ -	
Interest Income	15,000	3,750	6,661	\$ 2,911	\$ -	
Total Revenues	\$ 847,906	\$ 757,251	\$ 760,162	\$ 2,911		
Expenditures:						
Interest - 12/15	\$ 250,819	\$ 250,819	\$ 250,819	\$ -	\$ -	
Principal - 06/15	335,000	-	-	\$ -	\$ -	
Interest - 06/15	250,819	-	-	\$ -	\$ -	
Total Expenditures	\$ 836,638	\$ 250,819	\$ 250,819	\$ -		
Excess (Deficiency) of Revenues over Expenditures	\$ 11,268	\$ 506,432	\$ 509,343	\$ 2,911		
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ (10,000)	\$ (2,500)	\$ (3,713)	\$ (1,213)	\$ -	
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (2,500)	\$ (3,713)	\$ (1,213)		
Net Change in Fund Balance	\$ 1,268	\$ 503,932	\$ 505,630	\$ 1,698		
Fund Balance - Beginning	\$ 276,168		\$ 746,209			
Fund Balance - Ending	\$ 277,436		\$ 1,251,839			

Silver Palms West
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 857	\$ 857
Total Revenues	\$ -	\$ -	\$ 857	\$ 857
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 857	\$ 857
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,713	\$ 3,713
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,713	\$ 3,713
Net Change in Fund Balance	\$ -		\$ 4,570	
Fund Balance - Beginning	\$ -		\$ 94,710	
Fund Balance - Ending	\$ -		\$ 99,279	

Silver Palms West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 89,338	\$ 582,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671,400
Interest Income	752	706	1,315	-	-	-	-	-	-	-	-	-	2,773
Total Revenues	\$ 752	\$ 90,044	\$ 583,377	\$ -	\$ 674,172								
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Taxes	46	-	-	-	-	-	-	-	-	-	-	-	\$ 46
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Attorney	3,417	500	-	-	-	-	-	-	-	-	-	-	\$ 3,917
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Assessment Administration	3,000	-	-	-	-	-	-	-	-	-	-	-	\$ 3,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Dissemination Agent	191	191	191	-	-	-	-	-	-	-	-	-	\$ 572
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Management Fees	3,091	3,091	3,091	-	-	-	-	-	-	-	-	-	\$ 9,274
Information Technology	48	48	48	-	-	-	-	-	-	-	-	-	\$ 143
Website Maintenance	95	95	95	-	-	-	-	-	-	-	-	-	\$ 286
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Postage & Delivery	5	4	1	-	-	-	-	-	-	-	-	-	\$ 10
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	\$ 6,163
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Other Current Charges	136	153	156	-	-	-	-	-	-	-	-	-	\$ 445
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	\$ 175
Total General & Administrative	\$ 16,967	\$ 4,081	\$ 3,583	\$ -	\$ 24,631								

Silver Palms West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,070	\$ 1,070	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,210
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape - One Time Enhancement Project	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Porter Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	2,775	-	-	-	-	-	-	-	-	-	-	2,775
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 1,070	\$ 3,845	\$ 1,070	\$ -	\$ 5,985								
Total Expenditures	\$ 18,037	\$ 7,926	\$ 4,653	\$ -	\$ 30,616								
Excess (Deficiency) of Revenues over Exper	\$ (17,286)	\$ 82,117	\$ 578,724	\$ -	\$ 643,556								
Net Change in Fund Balance	\$ (17,286)	\$ 82,117	\$ 578,724	\$ -	\$ 643,556								

Silver Palms West
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Bonds		
Original Bond Issue Amount:		\$15,085,000
Term 1:	\$1,625,000	
Interest Rate:	2.60%	
Maturity Date:	June 15, 2027	
Term 1:	\$1,865,000	
Interest Rate:	3.00%	
Maturity Date:	June 15, 2032	
Term 1:	\$4,755,000	
Interest Rate:	3.25%	
Maturity Date:	June 15, 2042	
Term 1:	\$6,840,000	
Interest Rate:	4.00%	
Maturity Date:	June 15, 2052	
Reserve Fund Definition		50% of Maximum Annual Debt Service
Reserve Fund Requirement		\$416,453
Reserve Fund Balance		416,453
Bonds Outstanding - 1/31/22		\$15,085,000
Less: Principal Payment - 6/15/23		(\$310,000)
Less: Principal Payment - 6/15/24		(\$315,000)
Less: Principal Payment - 6/15/25		(\$325,000)
Current Bonds Outstanding		\$14,135,000

Silver Palms West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

Gross Assessments	\$ 781,213.36	\$ 876,743.15	\$ 1,657,956.51
Net Assessments	\$ 742,152.69	\$ 832,905.99	\$ 1,575,058.68

ON ROLL ASSESSMENTS

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2022		Debt Service	Total
							allocation in %	47.12%	52.88%	
11/14/25	\$ 51,853.93	\$ 2,074.11	\$ 497.80	-	\$ 49,282.02	\$ 23,221.22	\$ 26,060.80	\$ 49,282.02		
11/15/25	3,589.35	157.38	34.32	-	3,397.65	1,600.94	1,796.71	3,397.65		
11/28/25	144,066.02	5,762.50	1,383.03	-	136,920.49	64,515.63	72,404.86	136,920.49		
12/05/25	1,254,969.00	50,199.06	12,047.70	-	1,192,722.24	561,999.39	630,722.85	1,192,722.24		
12/19/25	44,546.81	1,538.48	430.09	-	42,578.24	20,062.46	22,515.78	42,578.24		
-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-		
TOTAL	\$ 1,499,025.11	\$ 59,731.53	\$ 14,392.94	-	\$ 1,424,900.64	\$ 671,399.64	\$ 753,501.00	\$ 1,424,900.64		

90.41%	Percent Collected
\$ 158,931.40	Balance Remaining to Collect