



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Ben Quesada
District Manager
GMS-SF

Silver Palms West COMMUNITY DEVELOPMENT
DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Ben Quesada
District Manager
GMS-SF

Silver palms West Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

- **October 16, 2025**
- **November 20, 2025** - Cancelled
- **December 18, 2025** - Cancelled
- **January 15, 2026** -
- **February 19, 2026** - Cancelled
- **Special Meeting February 26, 2026 at 4PM**
- **March 19, 2026**
- **April 16, 2026**
- **May 21, 2026**
- **June 18, 2026**
- **July 16, 2026** - Cancelled
- **August 20, 2026**
- **September 17, 2026**

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

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Result: Standard achieved. – Field Reports were distributed monthly and included on every meeting agenda.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved. – Annual Engineering Report was accepted on August 20, 2026.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved. – Fiscal Year 2027 Budget was adopted on August 20, 2026.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved. – FY 2025 Audit Completed and included on the September 17, 2026 agenda.

4. Five Year Stormwater Maintenance Plan Update

Phase I Stormwater Maintenance in Progress:

Phase 1 of annual stormwater maintenance was approved by the Board and work is ongoing. A full report will be added to an upcoming agenda upon completion.

5. Engineer's Annual Report Summary (2025)

The District's public infrastructure, including lakes, drainage, access roads, and landscape buffers, is in generally good repair, working order, and condition as of the most recent inspection in June 2026 by Alvarez Engineers

The proposed FY2026-2027 budget is deemed adequate for maintenance, repairs, and operations.

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District Manager
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The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

Overall Determination

The Downtown Doral South Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled. The CDD also progressed substantially fully completed Phase I stormwater mainetnance, and funded Phase II, with engineering oversight confirming system integrity and planned improvements.

Signed by: Yani Lopez Castillo
Chair/Vice Chair: DCAE9D93B19C48E...
Print Name: Yani Lopez Castillo
Silver Palms West Community Development District

Date: 2026-09-18

DocuSigned by: Ben Quesada
District Manager: 07C0606FB7194F3...
Print Name: Ben Quesada
Silver Palms West Community Development District

Date: 2026-09-18

Ben Quesada
District Manager
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