

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

July 16, 2021

REGULAR MEETING AGENDA

Silverado Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 9, 2021

Board of Supervisors
Silverado Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on July 16, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2020, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.
4. Consideration of Resolution 2021-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020
5. Discussion/Consideration: First Amendment to Infrastructure Management and Maintenance Services Agreement [Spending Authority]
6. Consideration of Landscaping Proposal
7. Acceptance of Unaudited Financial Statements as of May 31, 2021
8. Approval of May 7, 2021 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Stantec*
 - Update: Drainage Concerns Along Saddle Palm Way/CDD Open Area
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: August 27, 2021 at 10:00 AM {Adoption of FY 2022 Budget}

○ QUORUM CHECK

MARY MOULTON	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
CHRISTIAN COTTER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
RYAN ZOOK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
ANDRE CARMACK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
TY VINCENT	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Carbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

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SILVERADO COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2020

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2020

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Silverado Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Silverado Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 - 7 and page 26 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 11, 2021, on our consideration of Silverado Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Silverado Community Development District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 11, 2021 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 11, 2021

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2020

Our discussion and analysis of Silverado Community Development District, Pasco County, Florida (“District”) financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$12,144,234.
- The change in the District's total net position in comparison with the prior fiscal year was \$3,614,875 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$1,260,402. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2020

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2020

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2020	2019
Current assets	\$ 1,687,755	\$ 1,913,255
Capital assets	16,700,297	14,059,395
Total assets	18,388,052	15,972,650
Deferred outflows of resources	47,205	47,747
Current liabilities	639,193	893,515
Long-term liabilities	5,651,830	6,597,523
Total liabilities	6,291,023	7,491,038
Net position		
Net invested in capital assets	10,890,143	7,371,872
Restricted for debt service	1,282,575	1,094,429
Restricted for capital projects	(168,935)	594
Unrestricted	140,451	62,464
Total net position	\$ 12,144,234	\$ 8,529,359

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2020	2019
Program revenues	\$ 4,536,968	\$ 5,062,586
General revenues	6,282	31,821
Total revenues	4,543,250	5,094,407
Expenses		
General government	106,711	103,050
Physical environment	487,802	362,475
Interest on long-term debt	333,862	404,178
Total expenses	928,375	869,703
Change in net position	3,614,875	4,224,704
Net position - beginning of year	8,529,359	4,304,655
Net position - end of year	\$ 12,144,234	\$ 8,529,359

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2020

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$928,375 which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. General fund expenditures exceeded revenues in 2020 funded by prior year surpluses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$16,700,297 invested in construction in process and equipment and furniture. Construction in process has not completed as of September 30, 2020 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$5,732,830 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2021, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2020

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Silverado Community Development District's Finance Department at 250 International Parkway, Suite 280, Lake Mary, Florida 32746.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2020

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 10,623
Accounts receivable	21,210
Assessments receivable	112,166
Deposits	2,881
Due from developer	126,407
Restricted assets:	
Investments	1,413,413
Assessments receivable	1,056
Capital assets:	
Non-depreciable	16,693,238
Depreciable	7,059
TOTAL ASSETS	<u>18,388,052</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred refunding obligation	47,205
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 18,435,257</u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 236,811
Accrued interest payable	130,840
Retainage payable	77,324
Deferred Revenue	113,218
Bonds payable, due within one year	81,000
Bonds payable, due in more than one year	5,651,830
TOTAL LIABILITIES	<u>6,291,023</u>
NET POSITION	
Net investment in capital assets	10,890,143
Restricted for:	
Debt service	1,282,575
Capital projects	(168,935)
Unrestricted	140,451
TOTAL NET POSITION	<u>\$ 12,144,234</u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Contributions	Revenues and Changes in Net Position
				Governmental Activities
Governmental activities				
General government	\$ 106,711	\$ -	\$ 2,472,266	\$ 2,365,555
Physical environment	487,802	595,326	-	107,524
Interest on long-term debt	333,862	1,469,376	-	1,135,514
Total governmental activities	<u>\$ 928,375</u>	<u>\$ 2,064,702</u>	<u>\$ 2,472,266</u>	<u>3,608,593</u>
General revenues:				
				6,282
				<u>6,282</u>
				3,614,875
				<u>8,529,359</u>
				<u>\$ 12,144,234</u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2020

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 8,510	\$ -	\$ 2,113	\$ 10,623
Accounts receivable	-	-	21,210	21,210
Assessments receivable	112,166	-	-	112,166
Deposits	2,881	-	-	2,881
Due from developer	49,083	-	77,324	126,407
Restricted assets:				
Investments	-	1,413,413	-	1,413,413
Assessments receivable	-	1,056	-	1,056
TOTAL ASSETS	\$172,639	\$ 1,414,469	\$ 100,647	\$ 1,687,755
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 44,553	\$ -	\$ 192,258	\$ 236,811
Retainage payable	-	-	77,324	77,324
Deferred Revenue	112,164	1,054	-	113,218
TOTAL LIABILITIES	156,717	1,054	269,582	427,353
FUND BALANCES				
Nonspendable:				
Deposits	2,880	-	-	2,880
Restricted for:				
Debt service	-	1,413,415	-	1,413,415
Capital projects	-	-	(168,935)	(168,935)
Unassigned	13,042	-	-	13,042
TOTAL FUND BALANCES	15,922	1,413,415	(168,935)	1,260,402
TOTAL LIABILITIES AND FUND BALANCES	\$172,639	\$ 1,414,469	\$ 100,647	\$ 1,687,755

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances in the Balance Sheet, Page 10	\$ 1,260,402
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements: however, this amount is not reported in the governmental financial statements.	47,205
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	16,701,081
Less accumulated depreciation	(784)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(130,840)
Unamortized bond discount	17,170
Governmental bonds payable	(5,750,000)
Net Position of Governmental Activities, Page 8	\$ 12,144,234

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2020

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ -	\$ -	\$ 2,472,266	\$ 2,472,266
Special assessments	595,326	1,469,376	-	2,064,702
Investment earnings	-	6,271	11	6,282
TOTAL REVENUES	<u>595,326</u>	<u>1,475,647</u>	<u>2,472,277</u>	<u>4,543,250</u>
EXPENDITURES				
General government	106,711	-	-	106,711
Physical environment	487,410	-	-	487,410
Capital outlay	-	-	2,641,294	2,641,294
Debt				
Principal	-	955,000	-	955,000
Interest expense	-	354,913	-	354,913
TOTAL EXPENDITURES	<u>594,121</u>	<u>1,309,913</u>	<u>2,641,294</u>	<u>4,545,328</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	1,205	165,734	(169,017)	(2,078)
OTHER SOURCES (USES)				
Transfers in (out)	-	512	(512)	-
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>512</u>	<u>(512)</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	1,205	166,246	(169,529)	(2,078)
FUND BALANCE				
Beginning of year	14,717	1,247,169	594	1,262,480
End of year	<u>\$ 15,922</u>	<u>\$ 1,413,415</u>	<u>\$ (168,935)</u>	<u>\$ 1,260,402</u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds, Page 12 \$ (2,078)

Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay 2,641,294

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt 955,000

Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation (392)
Change in accrued interest payable 21,900
Provision for amortization of bond discount (307)
Provision for amortization of deferred charges (542)

Change in Net Position of Governmental Activities, Page 9 \$ 3,614,875

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Silverado Community Development District ("District") was created on December 8, 2014 by the City of Zephyrhills City Council, Pasco County, Florida, Ordinance 1241-14, pursuant to the Uniform Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	10 - 20
Equipment and furniture	5 - 20
Infrastructure	20 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2020:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Treasury Obligation CL Y	\$ 1,413,413	S&P AAAm	Weighted average of the fund portfolio: 50 days
Total Investments	<u>\$ 1,413,413</u>		

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Balance 10/01/2019	Increases	Decreases	Balance 09/30/2020
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 14,051,944	\$ 2,641,294	\$ -	\$ 16,693,238
Total capital assets, not being depreciated	14,051,944	2,641,294	-	16,693,238
Capital assets, being depreciated				
Equipment and furniture	7,843	-	-	7,843
Total capital assets, being depreciated	7,843	-	-	7,843
Less accumulated depreciation for:				
Equipment and furniture	392	392	-	784
Total accumulated depreciation	392	392	-	784
Total capital assets, being depreciated - net	7,451	(392)	-	7,059
Governmental activities capital assets - net	\$ 14,059,395	\$ 2,640,902	\$ -	\$ 16,700,297

NOTE F – LONG-TERM LIABILITIES

\$785,000 Capital Improvement Revenue Bonds, Series 2016A-1 – On June 16, 2016, the District issued \$785,000 in Capital Improvement Revenue Bonds, Series 2016A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest at 6.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2018.

\$735,000 Capital Improvement Revenue Bonds, Series 2017A-1 – On August 24, 2017, the District issued \$735,000 in Capital Improvement Revenue Bonds, Series 2017A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging from 5.0% to 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

November 2018.

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

\$2,105,000 Capital Improvement Revenue Bonds, Series 2018A-1 – On June 4, 2018, the District issued \$2,105,000 in Capital Improvement Revenue Bonds, Series 2018A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2048. The Bonds bear interest ranging from 5.0% to 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2019.

\$3,675,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 – On June 4, 2018, the District issued \$3,675,000 in Capital Improvement Revenue and Refunding Bonds, Series 2018A-2. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest at 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2020.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2020:

	Balance 10/1/2019	Additions	Deletions	Balance 9/30/2020	Due Within One Year
Capital Improvement Revenue Bonds, Series 2016 A-1	\$ 755,000	\$ -	\$ 10,000	\$ 745,000	\$ 11,000
Capital Improvement Revenue Bonds, Series 2017 A-1	730,000	-	10,000	720,000	10,000
Capital Improvement Revenue Bonds, Series 2018 A-1	2,105,000	-	30,000	2,075,000	30,000
Capital Improvement Revenue and Refunding Bonds, Series 2018 A-2	3,115,000	-	905,000	2,210,000	30,000
Subordinate Lien Capital Improvement Revenue Refunding Bonds, Series 2018B	-	-	-	-	-
	<u>6,705,000</u>	<u>-</u>	<u>955,000</u>	<u>5,750,000</u>	<u>81,000</u>
Unamortized bond discount	(17,477)	-	(307)	(17,170)	-
	<u>\$ 6,687,523</u>	<u>\$ -</u>	<u>\$ 954,693</u>	<u>\$ 5,732,830</u>	<u>\$ 81,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

September 30,	Principal	Interest	Total
2021	\$ 81,000	\$ 313,370	\$ 394,370
2022	87,000	308,905	395,905
2023	97,000	304,180	401,180
2024	98,000	299,005	397,005
2025	109,000	293,625	402,625
2026-2030	611,000	1,376,430	1,987,430
2031-2035	811,000	1,185,639	1,996,639
2036-2040	1,067,000	933,704	2,000,704
2041-2045	1,426,000	596,339	2,022,339
2046-2049	1,363,000	162,904	1,525,904
	<u>\$ 5,750,000</u>	<u>\$ 5,774,101</u>	<u>\$ 11,524,101</u>

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2020

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H – SUBSEQUENT EVENTS

Management has performed an analysis of the activities and transactions subsequent to September 30, 2020, to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2020. Management has performed their analysis through June 11, 2021, the audit completion date.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2020

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Developer contributions	\$ 281,610	\$ -	\$ (281,610)
Special assessments	259,460	595,326	335,866
TOTAL REVENUES	<u>541,070</u>	<u>595,326</u>	<u>54,256</u>
EXPENDITURES			
Current			
General government	143,733	106,711	37,022
Physical environment	397,337	487,410	(90,073)
TOTAL EXPENDITURES	<u>541,070</u>	<u>594,121</u>	<u>(53,051)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	1,205	1,205
OTHER FINANCING SOURCES			
Carry forward surplus	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES	<u>\$ -</u>	1,205	<u>\$ 1,205</u>
FUND BALANCES			
Beginning of year		<u>14,717</u>	
End of year		<u>\$ 15,922</u>	

* Original and final budget

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Silverado Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Silverado Community Development District, as of September 30, 2020 and for the year ended September 30, 2020, which collectively comprise Silverado Community Development District's basic financial statements and have issued our report thereon dated June 11, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 11, 2021

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Silverado Community Development District
Pasco County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Silverado Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 11, 2021

Management Letter

To the Board of Supervisors
Silverado Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of Silverado Community Development District as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 11, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 11, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report results of our determination as to whether or not Silverado Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that Silverado Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to Silverado Community Development District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for Silverado Community Development District for the fiscal year ended September 30, 2020, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2020. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Chairman and Members of the Board of Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 11, 2021

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

WHEREAS, the District's Auditor, DiBartolomeo, McBee, Hartley & Barnes, P.A. has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2020;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 16th day of July, 2021.

**SILVERADO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5

FIRST AMENDMENT TO AGREEMENT BETWEEN THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT AND ACCESS RESIDENTIAL MANAGEMENT LLC FOR INFRASTRUCTURE MANAGEMENT AND MAINTENANCE SERVICES

This *First Amendment to the Agreement for Infrastructure Management and Maintenance Services* (“**First Amendment**”) is made and entered into this ____ day of ____, 2021, by and between:

Silverado Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

Access Residential Management, LLC, a Florida corporation, whose mailing address is 215 Celebration Place, Suite 115, Celebration, Florida 34747 (“**Manager**,” together with District, “**Parties**”).

RECITALS

WHEREAS, on October 16, 2020, the District and the Manager entered into an agreement for field operations management services (“**Agreement**”) attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 14 of the Agreement, the parties desire to amend the Agreement to provide for additional service areas; and

WHEREAS, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager agree as follows:

SECTION 1. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this First Amendment.

SECTION 2. The following definitions apply to this First Amendment:

- a. “**O&M Budget**” – shall mean the annual operations and maintenance budget adopted by the District’s Board of Supervisors (“**Board**”) for each fiscal year and as may be amended from time to time.
- b. “**Operations Expenses**” – shall mean all expenses pertaining to the operations of the District Property, including, but not be limited to, the

following: courier expenses (such as Federal Express, UPS), telephone, utilities, retail product expense, operating supplies, computer and software expenses, and other related expenses as outlined in the O&M Budget.

- c. **“Program Expenses”** – shall mean all expenses associated with providing the various activities, events and programs for patrons, as outlined in the O&M Budget.

SECTION 3. The District and Manager agree to the following obligations with regard to the purchase of supplies and inventory for the District Property:

- a. **Purchases by the District.** Except as provided in Section 4 herein, the District shall be responsible, and shall directly pay vendors, for all Operations Expenses and Program Expenses.
- b. **Manager Initiated Purchasers.** If the Manager desires that a purchase be made by the District for Operations Expenses or Program Expenses, the Manager shall furnish a request (**“Payment Request”**) to the **“District Manager”** (i.e., Wrathell Hunt & Associates, LLC or its successor) detailing the proposed supplier, the nature of the supplies or inventory, and the costs thereof. Such request may be made by e-mail to the District Manager. The Manager may authorize the purchase of goods and/or services on the District’s behalf as it relates to Operations Expenses or Program Expenses up to \$7,500.00, provided, however, that such purchases shall not exceed the budgeted amount for the applicable line items set forth in the annual O & M Budget.
- c. **Purchase Order Issuance.** Upon receipt of a Payment Request, the District shall review the Payment Request, and issue a District purchase order directly to the supplier, with delivery to be made to the District if:
 - (1) The Payment Request is \$7,500.00 or less and is authorized by the Manager in accordance with this Amendment;
 - (2) The Payment Request is in excess of \$7,500.00 and is previously approved in writing by the District Manager and is consistent with the applicable line items set forth in the annual O&M Budget and/or is approved by the District’s Board of Supervisors.
- d. **Sales Tax Exemption.** The purchase order issued by the District shall include the District’s consumer certificate of exemption number issued for Florida sales and use tax purposes.
- e. **Inspection and Bailment.** The Manager shall inspect, accept delivery of and store the materials pending the use of the supplies and/or sale of the inventory. The Manager’s possession of the supplies and inventory will constitute a bailment. The Manager, as bailee, shall have the duty to safeguard, store, and protect the supplies and inventory while in the Manager’s possession.

- f. **Invoice Processing.** After verifying that delivery is in accordance with the purchase order, the Manager shall submit a list indicating acceptance of goods from the supplier and concurrence with the District's issuance of payment to the supplier. The District will process the invoices and issue payment directly to the supplier.
- g. **Insurance.** The District shall purchase and maintain any necessary risk insurance sufficient to cover the supplies and inventory purchased directly by the District.

SECTION 4. The Manager's specific duties as set forth in Exhibit A of the Agreement are hereby amended to read as set forth below. Text indicated in strikethrough type is deleted and text indicated by underline type is added:

~~Upon review,~~ The Manager shall have the authority to make payment directly to vendors for small or emergency purchases of goods and/or services on the District's behalf as it relates to operation and maintenance of the District up to \$500.00 per purchase with the District issued ~~debit~~ debit card, provided, however, that any such purchase shall not exceed the budgeted amount for the applicable line item set forth in the annual O & M Budget. To the extent feasible, the Manager shall take all necessary steps to ensure that any purchases pursuant to this paragraph are made on a tax-exempt basis. Any purchase pursuant to this paragraph that would require spending in excess of the applicable line item amounts set forth in the O & M Budget shall require prior approval of the Board. The Manager shall be responsible for any purchases made that are not supported by appropriate receipts or that are not approved as part of the O & M Budget or by the Board.

SECTION 5. The Agreement is hereby affirmed and shall remain in full force and effect, except as specifically amended by this First Amendment.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this First Amendment to the *Field Operations Agreement* on the day and year first written above.

ATTEST:

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

ACCESS RESIDENTIAL MANAGEMENT, LLC

By: _____

By: _____
Its: _____

Exhibit A: Field Operations Agreement

EXHIBIT A

AGREEMENT BETWEEN THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT AND ACCESS RESIDENTIAL MANAGEMENT LLC FOR INFRASTRUCTURE MANAGEMENT AND MAINTENANCE SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this 16th day of October, 2020, by and between:

Silverado Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Zephyrhills, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”); and

Access Residential Management, LLC, a Florida limited liability company whose mailing address is 215 Celebration Place, Suite 115, Celebration, Florida 34747 (“Access”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District has constructed and/or acquired various systems, facilities and infrastructure and other facilities requiring inspection, operation and maintenance services; and

WHEREAS, the District desires to provide inspection, operation and maintenance services for certain improvements and areas within the District, including recreation facilities, common area hardscape and landscaping, and stormwater facilities located within the District’s boundaries (“District Property”); and

WHEREAS, Access is a limited liability company which has expertise in overseeing the maintenance and operations of improvements and facilities such as District Property; and

WHEREAS, the District desires to contract with Access to manage and maintain the District Property; and

WHEREAS, Access represents that it is qualified, through its officers, employees, contractors and affiliates, to manage and maintain the District Property and desires to contract with the District to do so in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the District and Access (collectively, the “Parties”), the Parties agree as follows:



SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. ACCESS'S OBLIGATION.

A. Specific duties. In addition to performing the duties set forth herein, Access shall perform the duties described on the document attached hereto as **Exhibit A** and incorporated herein by reference/

B. General duties. Access shall be responsible for the management and oversight of District vendors for the District Property in an efficient, lawful and satisfactory manner and in accordance with the District's bond covenants relating to such maintenance under the District's direction.

Access is responsible for the overall supervision of service contractors and maintenance staff, as well as arranging for certain repair and maintenance work. Access shall report directly to the District Manager and the Board of Supervisors. Access shall attend monthly Board Meetings when requested by the District Manager or Board of Supervisors.

C. Inspection. Access shall conduct regular inspections of all District Property and report any irregularities to the District Manager, or his designated representative, and shall correct any irregularities in accordance with the terms of this Agreement.

D. Investigation and Report of Accidents/Claims. Access shall promptly notify the District Manager as to all accidents or claims for damage relating to the management of the District and maintenance and operation of District Property. Such report shall at a minimum include a description of any damage or destruction of property. Access shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim. Access shall not file any claims with the District's insurance company without the prior consent of the District Manager or his designee.

E. Compliance with Government Rules, Regulations, Requirements and Orders. Access shall take such action as is necessary to comply promptly with any and all orders or requirements affecting District Property placed thereon by any governmental authority having jurisdiction. Access shall immediately notify the District Manager and District Counsel in writing of all such orders or requirements. At the request of the District, Access shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the ownership, maintenance and operation of the District Property.

F. Adherence to District Rules, Regulations and Policies. To the extent they apply to Access's performance herein, Access's personnel shall be familiar with any and all District policies and procedures, if any, and shall ensure that all persons using District Property are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and ensure that said persons conform



therewith. Access may adopt such policies and procedures as it deems necessary to the fulfillment of its obligations under this Agreement provided that copies of such policies and procedures shall be provided to the District at all times. Access assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.

G. Care of the Property. Access shall use all due care to protect the property of the District, its residents and landowners from damage by Access, its employees or contractors.

SECTION 3. COMPENSATION. The District shall pay Access the sum of \$1,200.00 per month for a total of \$14,400.00 per year. Access agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require Access to provide.

SECTION 4. TERM. This Agreement shall be for a period of one year commencing on October 1, 2020 and shall automatically renew for one year periods unless canceled by either party at least 60 days prior to the annual renewal date. At any time after the end of each one year term of this Agreement, Access shall have the right to adjust its monthly management fee. The District shall have 30 days to accept the proposed adjustments. If after 30 days the District does not accept the proposed adjustment, Access, at its option, may terminate this Agreement or continue under the then existing terms and conditions.

Failure by the Parties to this Agreement to insist upon the strict performance of any term of this Agreement or to exercise any right, power or remedy upon a breach thereof by the Parties shall not constitute a waiver of any such term of any such breach. Waiver of any breach shall not affect or alter this agreement, which shall continue in full force and effect with respect to any other then-existing or subsequent breach by the Parties.

SECTION 5. TERMINATION. Either party may terminate this Agreement with or without cause by providing sixty (60) days written notice of termination. Access agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to Access. Upon any termination of this Agreement, Access shall be entitled to payment pursuant to Section Three of this Agreement and through the time of the effective termination of this Agreement, but subject to whatever claims or off-sets the District may have against Access including but not limited to Access's failure to provide services through the effective termination of this Agreement.

SECTION 6. INSURANCE.

A. Access shall maintain throughout the term of this Agreement the following insurance:



- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering Access's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, and including, at a minimum, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Access of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insureds. Access shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C.** If Access fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Access shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Access agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or



damages of any nature, arising out of, or in connection with, the work to be performed by Access, including litigation or any appellate proceedings with respect thereto. Access further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Access shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 6.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District shall be entitled to recover from Access all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 10. ASSIGNMENT. Neither the District nor Access may assign this Agreement without the prior written approval of the other.

SECTION 11. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Access shall be acting as an independent contractor. Neither Access nor employees of Access, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Access agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Access, if there are any, in the performance of this Agreement. Access shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Access shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement. Nothing herein shall preclude Access and the District from entering into separate agreements for the leasing of personnel or sharing of other resources.

SECTION 12. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Access relating to the subject matter of this Agreement.



SECTION 14. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Access.

SECTION 15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Access, both the District and Access have complied with all the requirements of law, and both the District and Access have full power and authority to comply with the terms and provisions of this instrument.

SECTION 16. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

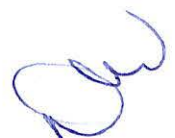
A. If to the District: Silverado Community
Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Post Office Box 6526
Tallahassee, Florida 32314
Attn: Wesley S. Haber

B. If to Access : Access Residential Management, LLC
215 Celebration Place, Suite 115,
Celebration, Florida 34747
Attn: Barry Mazzoni

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Access may deliver Notice on behalf of the District and Access. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Access and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation



other than the District and Access any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Access and their respective representatives, successors, and assigns.

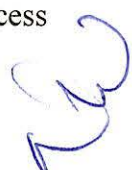
SECTION 18. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

SECTION 19. PUBLIC RECORDS. Access understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Access agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Access acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Access shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Access does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Access's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Access, Access shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF ACCESS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ACCESS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431 (561) 571-0010.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Access as an arm's length transaction. The District and Access



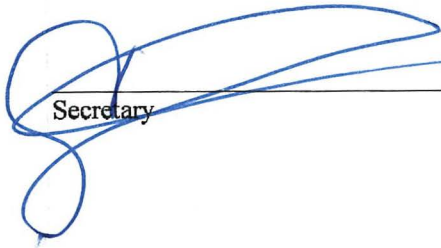
participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 22. COUNTERPARTS. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

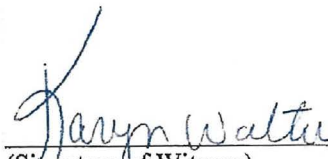
Attest:

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

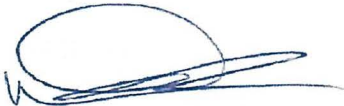

Secretary


Chairman

**ACCESS RESIDENTIAL MANAGEMENT,
LLC**


(Signature of Witness)

Karyn Walter
(Print Name of Witness)

By: 

Its: V.P. OF OPERATIONS

Exhibit A: Scope of Services



Exhibit A

SILVERADO COMMUNITY DEVELOPMENT DISTRICT FIELD OPERATIONS - SCOPE OF SERVICES AND RESPONSIBILITIES PROPOSAL BY ACCESS MANAGEMENT

- Reports directly to the CDD District Manager
- Oversees Community Support Staff, Facility Monitors, and Auxiliary Staff (AT ADDITIONAL COST / IF NECESSARY)
- Assess condition of District property resulting from neglect, vandalism, depreciation and estimate costs associated with its repair and/or replacement
- Maintain preventative maintenance records, inventories, purchases, and review of invoices
- Arrange quotes and supervise performance of outside contractors
- Perform regularly scheduled reviews of preventative maintenance records, inventories, and purchases
- Provide sign off on and code invoices, as needed and submit for payment.
- Work to ensure the community meets the quality maintenance standards set by the Board of Supervisors
- Provide budgetary input and assist in monitoring and controlling of expenditures.
- Attend monthly Board meetings and present an Operations report.
- Oversee pond maintenance and water management system provider performance through regular meetings and inspections.
- Oversee landscape/irrigation maintenance system provider performance through regular meetings and inspections
- Oversee Pool Maintenance Service and repairs as well as condition of all pools and fountains
- Advise the District of any necessary repairs, cleaning, or replacement items required due to "normal wear and tear", "acts of God", or "vandalism". Such repairs shall be billed separately, upon approval of the Community Development District
- Prepare a Facility Maintenance Plan and an Emergency Action Plan
- Resolve any issues requiring attention on behalf of the residents and/or Board of Supervisors
- Oversee aspects such as budgeting, policy recommendations and enforcement as well as safety and security recommendations
- Assume all staffing responsibilities including all duties associated with employing the recreational staff, such as recruiting, hiring, training, and overseeing and evaluating such personnel
- Conduct professional interaction and coordination with security providers (Security Company / Off Duty Sheriffs)
- Recommend on an ongoing basis, capital equipment replacements, additions, and operational improvements.
- Upon review, have the authority to purchase goods and/or services on the District's behalf as it relates to operation and maintenance of the District up to \$500.00 per purchase with the District issued debt card
- Make suggestions for new or revised rules for the Recreational Facilities when appropriate
- Assist the District in procuring and maintaining all licenses and permits required for Recreational Facilities
- At times, the work schedule of the Community Coordinator must be flexible in order to monitor resident request, supervise outside contractors and handle operational emergencies
- All other duties deemed necessary by the Board of Supervisors or District Manager to Assist residents with Facility Rental Contracts
- Assist residents with Access Cards (Costs of cards/ postage/ handling reimbursed to Access Mgmt. by CDD)

Notices/ Billing Address:

Access Management 215 Celebration Place, Suite 115 Celebration, FL 34747

Office Locations: Florida -Tampa / Sarasota/ Orlando South Carolina - Myrtle Beach

Proposed Site Visits: Weekly: Licensed Community Association Manager

Monthly: Regional Director of Operations

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6



Request for Price

Proposal # SI070121

Project Name: Silverado CDD

Date: January 29, 2021

Scope of Work:

1. Site prep for all areas to include removal of debris and backfilling low areas	\$ 750
2. <u>25,000 sf of Bahia sod @ \$.36/sf</u>	<u>\$9,000</u>
Total	\$9,750

Submitted by;

Paul Finora
(352) 567-2577
Grandview Botanicals, Inc.

Approved & Accepted: _____ Date _____

PO# _____



















SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2021**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2021**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
ASSETS							
Cash	\$314,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,341
Investments							
Revenue	-	85,678	77,311	97,023	29,222	-	289,234
Reserve	-	56,120	53,325	72,075	252,637	-	434,157
Prepayment	-	608	211	-	1,733	-	2,552
Accounts receivable	66,784	-	-	-	-	21,210	87,994
On-roll assessments receivable	1,651	-	-	-	-	-	1,651
Off-roll assessments receivable	110,513	235	221	598	-	-	111,567
Due from Developer	-	-	-	-	-	77,324	77,324
Due from general fund	-	137	129	348	219	2,113	2,946
Utility deposit	2,881	-	-	-	-	-	2,881
Total assets	<u>\$496,170</u>	<u>\$142,778</u>	<u>\$131,197</u>	<u>\$170,044</u>	<u>\$283,811</u>	<u>\$100,647</u>	<u>\$ 1,324,647</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 25,990	\$ -	\$ -	\$ -	\$ -	\$192,258	\$ 218,248
Due to debt service fund 2016A-1	137	-	-	-	-	-	137
Due to debt service fund 2017A-1	129	-	-	-	-	-	129
Due to debt service fund 2018A-1	348	-	-	-	-	-	348
Due to debt service fund 2018A-2	219	-	-	-	-	-	219
Due to capital projects fund 2018	2,113	-	-	-	-	-	2,113
Retainage payable	-	-	-	-	-	77,324	77,324
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>39,308</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>269,582</u>	<u>308,890</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	112,164	235	221	598	-	-	113,218
Total deferred inflows of resources	<u>112,164</u>	<u>235</u>	<u>221</u>	<u>598</u>	<u>-</u>	<u>-</u>	<u>113,218</u>
FUND BALANCES							
Restricted for							
Debt service	-	142,543	130,976	169,446	283,811	-	726,776
Capital projects	-	-	-	-	-	(168,935)	(168,935)
Unassigned	344,698	-	-	-	-	-	344,698
Total fund balances	<u>344,698</u>	<u>142,543</u>	<u>130,976</u>	<u>169,446</u>	<u>283,811</u>	<u>(168,935)</u>	<u>902,539</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$496,170</u>	<u>\$142,778</u>	<u>\$131,197</u>	<u>\$170,044</u>	<u>\$283,811</u>	<u>\$100,647</u>	<u>\$ 1,324,647</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget
REVENUES			
General fund revenues	\$ -	\$ 618,731	\$ 589,165
Developer funding	-	65,421	33,106
Miscellaneous	-	59	-
Total revenues	<u>-</u>	<u>684,211</u>	<u>622,271</u>
EXPENDITURES			
Professional & administrative			
General administration			
Supervisors	-	-	8,000
Payroll taxes	-	-	612
Payroll services	-	-	459
Management consulting services	4,000	24,000	25,000
Management consulting services - DPF	-	11,546	-
Planning, coordinating & contract services	-	-	36,000
Construction accounting services	-	-	1,500
Administrative services	-	-	3,600
Bank fees	-	-	175
Miscellaneous	-	338	428
Auditing services	-	-	3,250
Travel per diem	-	-	150
Insurance	-	17,639	22,272
Regulatory and permit fees	-	175	175
Legal advertising	330	1,061	1,500
Engineering	1,425	1,615	7,000
Legal	388	4,383	7,800
Website hosting	-	1,680	1,650
Debt administration			
Dissemination agent	-	6,500	6,500
Trustee fees	-	-	17,401
Trust fund accounting	-	-	3,600
Arbitrage	-	500	1,950
Total professional & administrative	<u>6,143</u>	<u>69,437</u>	<u>149,022</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>
Field operations			
Physical environment expenditures			
Streetpole lighting	2,668	46,981	97,200
Electricity (irrigation & pond pumps)	-	1,043	3,600
Water	308	1,877	-
Landscaping maintenance	15,580	124,640	243,470
Landscape replenishment	100	10,495	5,000
Plams & tree trimming	-	9,670	2,925
Irrigation maintenance	-	2,300	5,000
Pond maintenance	2,176	13,058	25,419
Pond mowing	-	4,353	-
Bush hog mowing	550	1,650	-
Fertilizer & mulch	-	19,802	-
Solid waste disposal	-	152	-
Comprehensive field tech services	1,200	8,400	13,896
Pet waste removal	172	1,206	2,100
Amenity center			
Pool service contract	1,150	7,750	16,000
Pool maintenance & repairs	4	397	2,500
Pool permit	-	-	275
Manager	-	-	4,500
Cleaning & maintenance	1,000	7,450	12,840
Internet	-	473	1,464
Electricity	-	4,204	10,620
Water	-	-	2,400
Pest control	-	1,245	1,440
Security camera install	-	5,689	8,000
Camera monitoring	-	438	3,600
Refuse service	-	-	1,000
Landscape maintenance - infill	-	-	5,000
Miscellaneous repairs & maintenance	18	2,281	5,000
Total field operations	<u>24,926</u>	<u>275,554</u>	<u>473,249</u>
Other fees & charges			
Property appraiser	150	150	-
Tax collector	-	10,292	-
Total other fees & charges	<u>150</u>	<u>10,442</u>	<u>-</u>
Total expenditures	<u>31,219</u>	<u>355,433</u>	<u>622,271</u>
Excess/(deficiency) of revenues over/(under) expenditures	(31,219)	328,778	-
Fund balances - beginning	375,917	15,920	14,609
Fund balances - ending	<u>\$ 344,698</u>	<u>\$ 344,698</u>	<u>\$ 14,609</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016A-1 BONDS
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 57,666	\$ 57,784	100%
Interest	1	7	-	N/A
Total revenues	<u>1</u>	<u>57,673</u>	<u>57,784</u>	100%
EXPENDITURES				
Debt service				
Interest - 11/1	-	22,350	22,170	101%
Interest - 5/1	22,020	22,020	22,170	99%
Principal	-	11,000	12,000	92%
Total debt service	<u>22,020</u>	<u>55,370</u>	<u>56,340</u>	98%
Other fees & charges				
Tax collector	-	908	1,204	N/A
Total other fees and charges	<u>-</u>	<u>908</u>	<u>1,204</u>	N/A
Total expenditures	<u>22,020</u>	<u>56,278</u>	<u>57,544</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(22,019)	1,395	240	
Fund balances - beginning	164,562	141,148	-	
Fund balances - ending	<u>\$ 142,543</u>	<u>\$ 142,543</u>	<u>\$ 240</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017A-1 BONDS
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 54,349	\$ 54,459	100%
Interest	1	5	-	N/A
Total revenues	<u>1</u>	<u>54,354</u>	<u>54,459</u>	100%
EXPENDITURES				
Debt service				
Interest - 11/1	-	19,525	19,275	101%
Interest - 5/1	19,275	19,275	19,275	100%
Principal	-	10,000	10,000	100%
Total debt service	<u>19,275</u>	<u>48,800</u>	<u>48,550</u>	101%
Other fees & charges				
Tax collector	-	855	1,135	N/A
Total other fees and charges	<u>-</u>	<u>855</u>	<u>1,135</u>	N/A
Total expenditures	<u>19,275</u>	<u>49,655</u>	<u>49,685</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(19,274)	4,699	4,774	
Fund balances - beginning	150,250	126,277	-	
Fund balances - ending	<u>\$ 130,976</u>	<u>\$ 130,976</u>	<u>\$ 4,774</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-1 BONDS
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 146,917	\$ 147,217	100%
Interest	1	5	-	N/A
Total revenues	<u>1</u>	<u>146,922</u>	<u>147,217</u>	100%
EXPENDITURES				
Debt service				
Interest - 11/1	-	54,700	53,950	101%
Interest - 5/1	53,950	53,950	53,950	100%
Principal	-	30,000	35,000	86%
Total debt service	<u>53,950</u>	<u>138,650</u>	<u>142,900</u>	97%
Other fees & charges				
Tax collector	-	2,312	3,067	N/A
Total other fees and charges	<u>-</u>	<u>2,312</u>	<u>3,067</u>	N/A
Total expenditures	<u>53,950</u>	<u>140,962</u>	<u>145,967</u>	97%
Excess/(deficiency) of revenues over/(under) expenditures	(53,949)	5,960	1,250	
Fund balances - beginning	<u>223,395</u>	<u>163,486</u>	-	
Fund balances - ending	<u>\$ 169,446</u>	<u>\$ 169,446</u>	<u>\$ 1,250</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date
	<u> </u>	<u> </u>
REVENUES		
Assessment levy	\$ -	\$ 92,528
Interest	-	17
Total revenues	<u>-</u>	<u>92,545</u>
EXPENDITURES		
Debt service		
Interest - 11/1	-	60,775
Interest - 5/1	44,962	45,856
Principal	25,000	25,000
Principal prepayment	-	575,000
Total debt service	<u>69,962</u>	<u>706,631</u>
Other fees & charges		
Tax collector	-	1,851
Total other fees and charges	<u>-</u>	<u>1,851</u>
Total expenditures	<u>69,962</u>	<u>708,482</u>
Excess/(deficiency) of revenues over/(under) expenditures	(69,962)	(615,937)
Fund balances - beginning	<u>353,773</u>	<u>899,748</u>
Fund balances - ending	<u>\$ 283,811</u>	<u>\$ 283,811</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 A-2 BONDS
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 (168,935)	 (168,935)
Fund balances - ending	<u><u>\$ (168,935)</u></u>	<u><u>\$ (168,935)</u></u>

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

8

DRAFT

**MINUTES OF MEETING
SILVERADO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on May 7, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present were:

Mary Moulton	Chair
Christian Cotter	Vice Chair
Raymond Demby III	Assistant Secretary
Ryan Zook (via telephone)	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Jaimie Sanchez	Wrathell, Hunt and Associates LLC
Jere Earlywine	District Counsel
Tonja Stewart (via telephone)	District Engineer
Barry Mazzoni	Operations Manager
Andre Carmack (via telephone)	Resident
Joe LoBella	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:0 a.m. Supervisors Moulton, Cotter and Demby were present in person. Supervisor Zook was attending via telephone. Supervisor Vincent was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Joe LoBella stated he is a new homeowner, residing in a cul-de-sac. He voiced his concern about an unfinished sidewalk with exposed water lines, construction debris in an empty lot near his home and defective streetlights on Silverado Ranch Boulevard. Ms. Moulton stated the Development Consultant would be asked to address the streetlights and inspect the

39 debris and exposed utilities and, if they are part of the District's current construction, the area
40 would be cleaned up. Mr. LoBella was asked to provide his contact information for
41 Management to follow up with a resolution.

42

43 **THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-06,
Approving a Proposed Budget for Fiscal
Year 2021/2022 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

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52 Ms. Cerbone presented Resolution 2021-06. She reviewed the proposed Fiscal Year
53 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the
54 Fiscal Year 2021 budget, and explained the reasons for any adjustments.

55 In response to a question regarding the "Planning, coordinating & contract services" line
56 item in the Fiscal Year 2021 budget, Ms. Cerbone stated it was related to construction
57 requisitions and any additional planning for the community.

58 Ms. Moulton asked why legal fees were increased. Mr. Earlywine stated he was unsure
59 of what the expenses would be, in terms of the amount of work for a District with an amenity
60 center but, since the Board is currently controlled by the Developers, he must perform basic
61 due diligence for budget season.

62 Regarding flood insurance, Ms. Cerbone stated, if the Board was amenable, she would
63 engage a more affordable surveyor than Ms. Stewart's firm and, if there were any issues,
64 especially in light of hurricane season, Management would revert back to Ms. Stewart.

65 Ms. Moulton asked for the District's flood category and the estimated insurance cost.
66 Ms. Cerbone stated the estimated cost from the carrier was \$1,800 for the year, which would
67 be prorated if bound within the next few months. The amount would then be increased in
68 accordance with the statewide increases per the Federal Emergency Management Agency
69 (FEMA). Ms. Cerbone stated she would check the actual elevation category and report her
70 findings at a future meeting.

71 Asked for the total unit count in the District, Ms. Cerbone stated there are 430 units.

72 Regarding the budget, Ms. Cerbone stated that the District needs additional working
73 capital for the first three months of Fiscal Year 2022 and recommended adding \$60,000 to the
74 expenses, which would result in a \$100 assessment to the property owners. Discussion ensued
75 regarding the assessment, developer lots and the public hearing. Ms. Moulton would review
76 the numbers and contact Management if she sees an opportunity to lower the proposed
77 assessment amount.

78

79 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor,**
80 **Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022**
81 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27,**
82 **2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen**
83 **Boulevard, Wesley Chapel, Florida 33545; Addressing Transmittal, Posting and**
84 **Publication Requirements; Addressing Severability; and Providing an Effective**
85 **Date, was approved.**

86

87

88 **FOURTH ORDER OF BUSINESS**

Consideration of Amenity Rentals

89

90 • **Recreational Facilities Rules & Policies**

91 ○ **Bar & Seating Area Rental Policy & Rules**

92 ○ **Resident - Bar & Seating Area Rental Form**

93 Ms. Cerbone recalled a discussion at the last meeting about establishing Amenity Rules.
94 She suggested setting the public hearing date to consider the rules for August 27, 2021. Mr.
95 Earlywine suggested authorizing the use of the Rules, in the interim, since the recreational
96 facilities are currently being utilized.

97 Mr. Earlywine reviewed the Recreational Facilities Rules & Policies, including the day-to-
98 day operational matters, nonresident amenity rates, enforcement, Consent and Waiver
99 Agreement and Rental Application form. One set of the Rules must go through the rulemaking
100 process. Asked about Section 3, on Page 9, Mr. Earlywine stated the provision involves the
101 availability of the recreational facilities and could be filled in later. By Board motion, the Rules
102 could be amended, except for the rates and nonresident user fees.

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On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Recreational Facilities Rules & Policies, in substantial form and for interim use, and setting a Public Hearing to consider the Rules on August 27, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, to Designate the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

A. Rules of Procedure

B. Rule Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

The Rules of Procedure and Rule Notices were included for informational purposes.

Ms. Cerbone presented Resolution 2021-03.

On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, Resolution 2021-03, to Designate the Date, Time and Place of August 27, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-07. The Board and Staff discussed the meeting schedule.

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On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Authorization of RFP for Landscape & Irrigation Maintenance Services**

Ms. Cerbone presented the Project Manual for Landscape & Irrigation Services. Discussion ensued regarding timing of the Request for Proposals (RFP) process, pricing, evaluation criteria and ranking.

Ms. Moulton asked if there were any unresolved landscape issues and for an opinion of the current condition of the landscaping. Mr. Mazzone stated the current vendor is very responsive and most issues are resolved within 24 to 48 hours. Overall, the landscaping is in very good condition.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Request for Proposals for Landscape & Irrigation Maintenance Services and authorizing Staff to advertise, were approved.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2021**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2021.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2021, were accepted.

NINTH ORDER OF BUSINESS **Approval of April 7, 2021 Regular Meeting Minutes**

Ms. Cerbone presented the April 7, 2021 Regular Meeting Minutes.

179 **On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, the**
180 **April 7, 2021 Regular Meeting Minutes, as presented, were adopted.**

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182

183 **TENTH ORDER OF BUSINESS****Staff Reports**

184

185 **A. District Counsel: *Hopping Green & Sams, P.A.***

186 Mr. Earlywine stated Staff was doing its due diligence on the project, including
187 reviewing the reserve accounts and making sure all real estate documents are in order.

188 **B. District Engineer: *Stantec***189 **• Update: Drainage Concerns Along Saddle Palm Way/CDD Open Area**

190 Ms. Stewart stated she was on site and reviewed the construction plans but she needs
191 to be on site when it is raining to see the direction of the flow and to note the Linear Park
192 drainage portion that the District owns. An update would be given at the next meeting.

193 **C. District Manager: *Wrathell, Hunt and Associates, LLC***194 **I. Fence Encroachment Request: Claudio Gallinea, 6877 Wagon Trail Street**

195 Ms. Cerbone stated she coordinated with Ms. Stewart regarding the fence request. The
196 area behind the resident's home is a conservation area and there can be no obstructions in
197 those areas, including fences. The resident was notified and might address the Board at a future
198 meeting.

199 **II. 550 Registered Voters in District as of April 15, 2021**

200 There were 550 registered voters residing within the District as of April 15, 2021.

201 **III. NEXT MEETING DATE: May 28, 2021 at 10:00 A.M.**202 **○ QUORUM CHECK**

203 The next meeting would likely not be held until August 27, 2021 at 10:00 a.m.

204

205 **ELEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

206

207 There being no Board Members' comments or requests, the next item followed.

208

209 **TWELFTH ORDER OF BUSINESS****Public Comments**

210

211 Mr. LoBella asked where meetings are advertised and if the meeting time could be
212 changed to 7:00 p.m., to accommodate residents that work. He asked to be contacted for the
213 area inspection. Ms. Cerbone stated that the Operations Manager was present and noted the
214 request. It is the Board’s discretion whether to change meeting times; this item is discussed at
215 every meeting. She would contact Mr. LoBella regarding construction debris, etc., and provide
216 the CDD website address where the meeting dates, times and agenda are posted.

217

218 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

219

220 There being nothing further to discuss, the meeting adjourned.

221

222 **On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the**
223 **meeting adjourned at 10:56 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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236 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

9C

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 23, 2021 <i>rescheduled to May 7, 2021</i>	Regular Meeting	10:00 AM
May 7, 2021	Regular Meeting	10:00 AM
May 28, 2021 CANCELED	Regular Meeting	10:00 AM
June 25, 2021 CANCELED	Regular Meeting	10:00 AM
July 16, 2021	Regular Meeting	10:00 AM
July 23, 2021 CANCELED	Regular Meeting	10:00 AM
August 27, 2021	Public Hearing & Regular Meeting	10:00 AM
September 24, 2021	Regular Meeting	10:00 AM

CALL-IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8518503