

# **SILVERADO**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 27, 2023**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**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**

April 20, 2023

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

Board of Supervisors  
Silverado Community Development District

**NOTE: Meeting Time**

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on April 27, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; Term Expires November 2026
  - A. Candidates
    - I. Edgar (Ted) Caffyn
    - II. Thomas J. Smith
  - B. Administration of Oath of Office to Appointed Supervisors *(the following to be provided in a separate package)*
    - Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - Membership, Obligations and Responsibilities
    - Financial Disclosure Forms
      - Form 1: Statement of Financial Interests
      - Form 1X: Amendment to Form 1, Statement of Financial Interests
      - Form 1F: Final Statement of Financial Interests
    - Form 8B – Memorandum of Voting Conflict
  - C. Consideration of Resolution 2023-04, Designating Certain Officers of the District and Providing for an Effective Date

4. Update: Transition to Juniper Landscaping of Florida, LLC
  - A. Annuals
  - B. Pine Straw/Mulch
  - C. Maintenance/Beautification Recommendations
5. Consideration of Juniper Landscaping of Florida, LLC, Proposal 212949 for Initial Irrigation Inspection
6. Discussion/Consideration: Pool Area Action Items
  - Proposals for Hotel Grade Pool Furniture
7. Consideration of Patriot Amenity Services Group, LLC Estimates
  - A. Bridge Repair
  - B. Installation of Electrical Outlet for Entry Monument Lighting
8. Consideration of Proposals/Estimates for Holiday Lighting
  - A. Decorating Elves
  - B. Patriot Amenity Services Group, LLC
  - C. Trimmers Holiday Decor Tampa, Estimate #652
9. Consideration of 2023 Proposed Community Event Approval Requests
10. Acceptance of Unaudited Financial Statements
  - A. as of February 28, 2023
  - B. as of March 31, 2023
11. Approval of Minutes
  - A. February 23, 2023 Regular Meeting
  - B. March 23, 2023 Workshop
  - C. March 23, 2023 Regular Meeting
12. Staff Reports
  - A. District Counsel: *Kilinski / Van Wyk*
  - B. District Engineer: *Stantec*
  - C. Operations Manager: *Access Management*

D. District Manager: *Wrathell, Hunt & Associates, LLC*

- \_\_\_ Registered Voters in District as of April 15, 2023
- NEXT MEETING DATE: May 25, 2023 at 6:00 PM
- QUORUM CHECK

|        |                     |                          |           |                          |       |                          |    |
|--------|---------------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | MICHAEL OZOROWSKY   | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 2 |                     | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 3 | LEE CHAMOFF         | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 4 | MARTHA O'NEAL       | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 5 | FRANCISCO ALEXANDER | <input type="checkbox"/> | IN-PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |

13. Board Members' Comments/Requests

- Board Member Suggested CDD Projects "aka" Wish List
- Community Pool Concerns

14. Public Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

*Cindy Carbone*  
 Cindy Carbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 131 733 0895**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3AI**

**From:** Edgar Caffyn <toolman14546@gmail.com>  
**Sent:** Thursday, April 13, 2023 5:19 PM  
**To:** Jamie Sanchez <sanchezj@whhassociates.com>  
**Subject:** open CDD seat

Ms. Sanchez,

I would like to submit my name for the open seat on the CDD board, I have been a resident of Silverado since we closed in November of 2018.

I would like to serve because of the newness of the community and it is important to keep expenses down during these difficult economic times.

Thank you and the other Board members for taking the time to read and act on my request

Edgar (Ted) Caffyn

6573 Wagon Trail Street

Edgar (Ted) Caffyn

6573 Wagon Trail St. Zephyrhills, FL 33541  
(732) 915-3049  
Toolman14546@Gmail.com

## Professional Summary

Retired Service Manager with 41 years of Automotive experience. Proficient in business practices, standards of operation.

## Accomplishments

Certified ASE Master Automotive Technician

Member of Oceanport NJ Volunteer Fire Department and First Aid squad. before Moving to Florida in 2018

Served on finance and admission committees for Eatonbrook Cooperative before moving to Florida in 2018

Served 10 plus years on the Eatontown NJ Recreational Advisory Committe before moving to Florida in 2018

## Skills

Vendor Sourcing  
EPA Requirements  
Staff Motivation  
Team Scheduling  
Job Assignments

Overseeing Technicians  
Employee Supervision  
Service Scheduling  
Preventive Maintenance  
Cost Estimates

## Work History

September 1977 - December 2018  
Arrow Limousine Service - Red Bank, NJ  
Service Manager

Ran day to day operations for the vehicle maintenance department. Including scheduling vehicles when due for service.  
Supervised and directed 4 full time Mechanics and 3 Automotive detailers.  
Check and securing pricing for purchasing fuel for vehicle use  
Purchased Automotive parts and supplies for the 75 vehicle fleet  
Assisted in the purchasing of new vehicles.  
Meet with all suppliers to make sure business was getting the best value for price.

## Education

June 1971  
Shore Regional High School West Long Branch, NJ  
High School Diploma



July 1973  
Lincoln Technical Institute - Edison Iselin, NJ  
Automotive Mechanics

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A11**

**From:** Smith,Thomas J. <Thomas.Smith@cna.com>  
**Sent:** Thursday, April 13, 2023 3:55 PM  
**To:** Jamie Sanchez <sanchezj@whhassociates.com>  
**Subject:** Silverado Ranch CDD

Members of the board, my name is Thomas J. Smith. I enclose a brief resume including some of my qualifications to fill the open position on the CDD board. My wife, my adult son and I moved to Silverado Ranch in '2020. Prior to moving to Florida, we lived in Illinois. While in Illinois, I served on a Park District Board. There, they refer to the Open Meetings Act. From listening to much of the workshop held recently, much of Florida's Sunshine Amendment seems based upon similar principles. Accordingly, I am familiar with and have worked within the guidelines for proper governance. In a similar situation, I was first appointed to fill an open position on the PD board and then when the seat came up for general election, I won an election for the position and served for two more years.

In both my day job and in my position as a Commissioner of the Worth Park District, I operated within strict budgeting constraints and have learned how to balance wants and needs with the resources available. Through years of negotiating, I've learned how to reach compromise with others to reach goals. I have years of reading legal contracts. While with the Worth PD, I contributed to the planning for the redevelopment of Smile Park, assisted with the search for and interview of Director of Parks and Rec, and participated in an investigation into alleged inappropriate conduct.

I believe I have good experience that I can bring to the CDD and that I can hit the ground running so to speak, being able to get right into the flow without need for a lot of instruction about procedures. My family and I plan to live in this community for years to come and I would love to help shape its future.

**Thomas J Smith, AIC, CPCU, CCP**  
Claims Consultant  
PO Box 8317  
Chicago, Illinois 60680-8317  
708-334-7538  
[Thomas.smith@cna.com](mailto:Thomas.smith@cna.com)

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Thomas J Smith

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35917 Saddle Palm Way, Zephyrhills, FL 33541  
708-334-7538

## **WORK EXPERIENCE**

### **CNA Insurance**

*February 2005 to present*

Complex Claims Consultant – Lawyer’s Professional Liability

### Relevant Work Skills

- Proficient in reading/understanding legal contracts
- Customer Service Skills - helping policyholders deal with difficult situations
- Negotiating skills – Identifying opportunities for and reaching compromises
- Fiscal responsibility

### **Community Service**

Worth Park District – Commissioner

- Appointed
- Elected

### Key Accomplishments

- Oversaw the redesign of the Smile Park location
- Participated in the planning of and execution of Worth Days (2014-2015)
- Participated in the development of the 6-year Plan for the Worth Park District
- Operated in a very fixed and limited budgetary environment to provide the community recreational services

## **EDUCATION**

**University of Illinois, Urbana-Champaign**

**AIC Completed 2009**

**CPCU Completed 2012**

**CCP Completed 2015**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3C**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Silverado Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**Jamie Sanchez** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 27th day of April, 2023.

ATTEST:

**SILVERADO COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5**





## Proposal

**Proposal No.:** 212949

**Proposed Date:** 04/18/23

| PROPERTY:   | FOR:                          |
|---|-------------------------------|
| Silverado CDD - Maintenance<br>Alex Gormley<br>6270 Silverado Ranch Blvd<br>Zephyrhills, FL 33541 | Initial Irrigation Inspection |

The initial irrigation inspection was completed on 4.14.23. Repairs needed are listed below.

The fist controller was not able to be fully inspected. The irrigation well keeps tripping and does not provide constant pressure for us to complete a full evaluation. The repair of this irrigation well is included in this proposal. After it is repaired, we will return to complete the inspection on this controller.

Please note:

\*There are some zones that need to be troubleshooted and diagnosed. Once we determine what these zones require to be corrected, a change order will be submitted for approval before we continue.

| ITEM  | QTY   | UOM | UNIT PRICE | EXT. PRICE | TOTAL              |
|---|-------|-----|------------|------------|--------------------|
| <b>Control Components</b>                   |       |     |            |            | <b>\$10,695.94</b> |
| RAINBIRD NOZZLE                             | 18.00 | EA  | \$2.02     | \$36.37    |                    |
| Bubblers                                    | 3.00  | EA  | \$1.89     | \$5.66     |                    |
| Hunter Pro-Spray 6 in. Pop Up No Side Inlet | 9.00  | EA  | \$8.20     | \$73.80    |                    |
| Duracell Procell 9 V Battery                | 2.00  | EA  | \$13.15    | \$26.29    |                    |
| Misc Fittings - 1.25" - 2"                  | 2.00  | EA  | \$8.57     | \$17.14    |                    |
| ACC2 Replacement Facepack                   | 1.00  | EA  | \$580.22   | \$580.22   |                    |
| Pump and Motor Replacement                  | 1.00  | EA  | \$8,816.46 | \$8,816.46 |                    |
| Repair Labor                                | 8.00  | HR  | \$75.00    | \$600.00   |                    |

|  |          |    |         |               |                    |
|--|----------|----|---------|---------------|--------------------|
| Diagnostics Labor - Alarms 9, 15, & 67 | 6.00     | HR | \$90.00 | \$540.00      |                    |
| <b>Fuel Surcharge 3.0%</b>             |          |    |         |               | <b>\$320.88</b>    |
| Fuel Surcharge                         | 10695.94 | EA | \$0.03  | \$320.88      |                    |
|  |          |    |         | <b>Total:</b> | <b>\$11,016.82</b> |

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

|  |             |
|--|-------------|
| _____  | _____       |
| <b>Signature (Owner/Property Manager)</b>    | <b>Date</b> |
| _____  |             |
| <b>Printed Name (Owner/Property Manager)</b> |             |
| _____  | _____       |
| <b>Signature - Representative</b>            | <b>Date</b> |

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**



### Omega Sling

\$260.00 Each plus shipping from Miami.  
In stock and available 3-4 week delivery

Inexpensive and ready to ship.

Plastic Resin Chaise Lounge, 30 lbs.

Features:

- Top selling sling chaise lounge
- Seat height: 15 inches
- Recessed wheels for easy mobility
- UV inhibited plastic resin frame
- Commercial grade sling fabric
- Constructed in Italy - 2-year warranty

Description:

The Omega sling chaise lounge provides comfort and a European flair to any poolside venue such as hotels, swim clubs, and cruise lines. The sleek curved lines of the commercial grade plastic resin frame make it a favorite across the country. The frame is treated with anti-UV agents for long lasting color and is resistant to salt air, mildew, and most common stains ensuring low maintenance for years to come. For greater levels of comfort, this chaise has 4-position adjustable backrest and can lay flat for stackable storage.

The best feature this Italian chaise lounge has to offer is an increased seat height making getting up and down easier for guests. The breathable polyester sling fabric is vinyl coated for strength and weatherproofing; also, it is replaceable so repairing or refurbishment is a breeze! Slip-resistant nylon glides along the bottom feet provide security and recessed wheels behind the back legs allow easy relocation. This chaise is backed by a globally recognized 2-year commercial warranty.

#### **About Nardi:**

Pool Furniture Supply is a proud distributor of Nardi Italian products. Nardi has been designing and producing award-winning commercial quality outdoor furniture for over 30 years. Becoming increasingly recognized for their unique design, top-notch quality, and sustainable practices. Their polypropylene resin is color separated, never contaminated by other materials, and production waste is reprocessed for 100% recyclability. Everything is crafted in Italy while being respectful of the environment; from their solar-powered factories and recyclable materials to the 75% recycled fiber packaging.



**Only 20 in stock when contacted.**

**\$585.00 each plus shipping**

**This is Management's recommendation. No sling to tear. Sturdy with good warranty.**

**Java Wicker Chaise Lounge, 40 lbs.**

**Features:**

- Easy to Clean
- Made in the USA
- 3 Year Commercial Warranty
- Easily Replaceable Wicker Frame
- High Strength Resin Wicker Frame

**Description:**

Revitalize the look of your venue with the Java All Weather Wicker Chaise Lounge. This chaise lounge is suitable for poolside environments and features a high strength resin wicker frame for maximum endurance. The VIRO fiber used is highly flexible, easy to clean, and very resistant to color fading, peeling, breaking, and cracking. All Java Chaises also have a 4-position adjustable back and are stackable for convenient storage. Hard wearing foot pads and recessed wheels can also be found on the frame for ease of transportation. This chaise lounge comes with a 3-year commercial warranty and is made in the USA.

**About Grosfillex:**

Grosfillex is an international company that exceeds industry standards by blending quality and value with unique designs. For over thirty years they continue to be the leading commercial-grade resin manufacturer in North America. Carefully formulated, their resin composite passes rigorous performance standards set by the American Society of Testing Material (ASTM) ensuring not only durability but safety for all their commercial resin products. Pool Furniture Supply is proud to be recognized by Grosfillex as one of its top distributors of products across North America.



## Telescope Casual Sling Chaise Lounge Set

TCSET00301 [+ Quick Ship Collection](#) by [+ Telescope Casual](#)

**Expected to ship within 9 - 13 weeks**

**Special Order**

**\$540.00 each.**

**Light weight and only one year sling warranty.**

**Gardenella Sling Armless Chaise Lounge, 15.5 lbs.**

**Features:**

- **Stackable Folding Frame**
- **Adjustable Four-Position Backrest**
- **3 Year Commercial Warranty on Frame**

**Description:**

Perfect for relaxing by the poolside or soaking up the sun, the Gardenella Armless Chaise Lounge offers a simple design at a moderate price. Featuring a comfortable 14.5" seat height, four-position adjustable back, and anti-tip front sled legs. Folds completely flat for easy stacking and convenient storage. Pick from our wide selection of heavy-duty sling fabrics that are fade and weather resistant. The aluminum frame is powder-coated to prevent rust, chip, and degradation from exposure. We support this product with a 3-year commercial warranty on frame and 1-year warranty on sling fabric.



**\$840.00 each plus shipping.**

**Made to order in 10 – 12 weeks.**

## **Malibu Armless Chaise Lounge Fabric Sling with Marine Grade Polymer Stackable Frame, 40 lbs.**

### **Malibu Armless Chaise Lounge, 40 lbs.**

#### **Features:**

- No Assembly
- Made in the USA!
- Seat Height of 16"
- Dimension: W 25" x D 79" x H 42"
- Marine Grade Polymer Frame with Fabric Sling
- 5 Year Frame Warranty; 1 Year Sling Warranty

#### **Description:**

Our Malibu Armless Chaise Lounge is where comfort meets modern-day design. This Malibu collection is a perfect addition to hotels, resorts, and country clubs for its long-lasting structure. The frame is made from solid Marine Grade Polymer (MGP), which is the best material to use in problematic corrosive areas, such as beaches or chemically treated pools. Double-stitched and heat-sealed for durability, the B gradesling fabric is specially designed for heavy commercial use. Pick the color for the frame and sling to tie the complete pool deck color scheme together. Stackable for fast, easy storage during the slow months. Fastened with stainless steel hardware. We support this Malibu collection with a 5-year warranty against frame breakage and a 1 year for slings under normal conditions.





Item #: S648061

[Woodard Reunion Furniture Collection](#)

**LOW PRICE GUARANTEE**

**FREE NATIONWIDE DELIVERY!**

**\$3,391.50**

Management Recommendation as seating option to replace sofa seating.  
Sturdy with internal cushion.  
Arrives in 4-6 weeks.

#### Description

Make your next gathering one for the books with the Reunion Curved Sofa by Woodard. This sofa is designed to bring the best of modern style to your yard with a curved seat and a faux wood frame. For added luxury, hidden reticulated foam seating provide all the comfort of cushions without the maintenance. The Reunion collection is built to withstand the elements with aluminum frames and durable synthetic wicker. The wicker will not crack, peel, or chip making it an excellent choice for year round outdoor use.

- Modern style
- Mixed Brown Calico wicker
- Hidden reticulated foam cushions

- American made

| Overall                     | Weight   | Seat Height | Arm Height |
|-----------------------------|----------|-------------|------------|
| 84.38"W x 38.38"D x 29.88"H | 100 lbs. | 16"H        | N/A"H      |

**Style:** Modern

**Material:** Wicker

**Seat Type:** No Cushions

**Collection:** Woodard Reunion Furniture Collection



Woodard Reunion  
Outdoor Wicker Patio...

**\$10,980.20**

6291 Thomas Road Fort Myers, FL 33912 | [suncoast@suncoastfurniture.com](mailto:suncoast@suncoastfurniture.com) | [Facebook](#) [Instagram](#) [LinkedIn](#) [Pinterest](#) [Twitter](#)

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FURNITURE

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Other Florida option supplier.

<https://suncoastfurniture.s3.us-east-2.amazonaws.com/2021-2023-Retail-Catalog-Suncoast-Furniture.pdf>

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

# PATRIOT AMENITY SERVICES GROUP, LLC

Brent Henman, Owner Cell: 352-549-4468  
Email: patriotamenityservicesgroup@gmail.com



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## Bill To

Estimate for Silverado

## Estimate Date

2023

| Description  | Amount  |
|--|---|
| <p>Proposal to remove the existing to Bridges in disrepair. Dismantle/disassemble and removal of existing two bridges including proper disposal. This excludes any restoration of the surrounding area such as leveling of the grade or replacement of sod.</p> <p>Repair of existing bridge to the north with pressure treated lumber is estimated from visual inpection.</p> <p>Repair of the existing bridge to the south with pressure treated lumber is estimated from visual inspection.</p> <p>Trex material costs are double that of lumber. If reconstruction with Trex quote is desired it will be calculated at approximately \$36.00 per square foot. Permit Costs if required would be additional. Dismantle and removal costs still apply as provided.</p> <p>Thank you.</p> | <p>\$7500.00 to dismantle,haul away and disposal.</p> <p>North Bridge Repair \$8500.00</p> <p>South Bridge Repair \$6500.00</p> |

**Total**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7B**

**PATRIOT AMENITY SERVICES GROUP, LLC**

Brent Henman, Owner Cell: 352-549-4468  
 Email: patriotamenityservicesgroup@gmail.com



**Bill To**  
 Estimate for Silverado

**Estimate Date** 2023

| Description   | Amount  |
|---|---|
| <p>Proposal to install electrical outlet for lighting at Entry Monument. Using existing power source within 100' and adding one commercial grade 4 plug outlet in weatherproof cover. IF additional outlet is needed across roadway and boring under the roadway is required the cost of specialized service would be added. Troubleshooting service call related to non-functioning outlets at pool bar would be the cost of a trip charge plus the time and materials. Significant failure would require expert electrician after initial review.<br/>                     Thank you.</p> | <p>700.00<br/>                     outlet<br/>                     \$250.00<br/>                     trip<br/>                     charge for<br/>                     trouble<br/>                     shoot.<br/>                     GCFI<br/>                     replaceme<br/>                     nts<br/>                     estimated<br/>                     \$300.00<br/>                     ea</p> |

**Total**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

# DECORATING ELVES

**Make it a Holiday Every Day!**

## Proposal

**"Avoid the Holiday Hassle"**

13670 Roosevelt Blvd Suite B; Clearwater, FL 33762  
[www.decoratingelves.com](http://www.decoratingelves.com) [office@decoratingelves.com](mailto:office@decoratingelves.com)

Phone 727 484 2628 1-800-MY-LITES

**Bill To:**

[agormley@accessdifference.com](mailto:agormley@accessdifference.com) Alex  
 Gormley (386) 873-5519

**DATE:**

**INVOICE #**

**LIC# ES12000805 - CLVLT #1162**

**FOR:**

*Christmas Lighting  
 and Holiday Décor*

**Install:**

Schedule will be confirmed when deposit is received

| DESCRIPTION  | AMOUNT           |
|--|------------------|
| <b><u>Amenities Center:</u></b>  |                  |
| 6 X Trees or Palms, WW trunks, green candletops  | \$ 1,725.92      |
| 3 X 36" lit wreaths evenly spaced to each of two side buildings, 6 total   | \$ 826.56        |
| 3 X 36" lit wreaths to center building between windows   | \$ 826.56        |
| 2 X Ligustrums on either side of entry, WW/Green minis   | \$ 479.36        |
| timers, wiring and system balancing  | \$ 348.00        |
| Decorating Elves Inc. reserves the right to change the schedule for any reason during the season   |                  |
| Misc extra, timers ext cords, clips, stakes, tape, fasteners, etc. additional charge as needed   |                  |
| <b>It is the responsibility of the owner to provide designated working receptacles,<br/>                     &amp; resetting gfci outlets when necessary</b> |                  |
| <b>Deposit required to reserve spot in schedule</b>  | \$ 1,472.24      |
| <b>Balance due upon completion of installation</b>   | \$ 2,734.16      |
|  | <b>THANK YOU</b> |

**Payment is due upon request.** All discounts become void on payments 10 days past due. A 1.5% monthly interest will be added to past due invoices. All Deposits are non-refundable after 5 days of being recieved. There is a 25% restocking fee on all returned or canceled orders. Customer hereby authorizes Decorating Elves, to install and / or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Decorating Elves, from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arriving out of the installation and / or removal or location of above items. Decorating Elves reserves the right to place a lien on property on any payments outstanding. By agreeing to this you also agree to all our terms and conditions located at <https://www.decoratingelves.com/terms-conditions/>

**We Also Do Outdoor Lighting Design, Install, Service, & Repairs**



**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8B**

# PATRIOT AMENITY SERVICES GROUP, LLC

Brent Henman, Owner Cell: 352-549-4468  
Email: patriotamenityservicesgroup@gmail.com



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## Bill To

Example for Silverado

## Estimate Date

2023

| Description   | Amount   |
|---|----------|
| <p>Proposal to install holiday lighting at the clubhouse for the community. Holiday lighting proposal includes spiral wrapping of approximately 20 palm trees. All palm trees will be spiral wrapped from the ground up to the palm fronds with LED lighting. Additionally, the clubhouse will have commercial C-9 lighting installed along the lower edge of the roofline on all sides that face out to the road. Including the top of the tower above the entrance to the pool.</p> <p>The up to 4 trees located in front of the clubhouse with lights . All lights, timers, and extension cords will be installed during the month of November. Lighting will be inspected once per week during November and December, any repairs will be made as needed.</p> <p>Lighting will be removed during the month of January. All supplies to include lights, timers, and extension cords are leased to the community. We are available to meet with a designated representative from the community to conduct a walk down before installation and after installation to verify the satisfaction. After the lights are removed during the month of January we will conduct another walk down to verify that no damage was done and to ensure all materials have been removed safely. 50% deposit is required in order to purchase materials and equipment for installation. Thank you.</p> | 7,500.00 |

**Total**

**\$7,500.00**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8C**



# Trimmers Holiday Decor Tampa

|               |                   |
|---------------|-------------------|
| ESTIMATE      | #652              |
| ESTIMATE DATE | Mar 7, 2023       |
| <b>TOTAL</b>  | <b>\$5,625.00</b> |

Silverado Ranch CDD  
 Access Difference  
 6270 Silverado Ranch Blvd  
 Zephyrhills, FL 33541

(813) 768-6772  
 sstafford@accessdifference.com

## CONTACT US

2234 Lithia Center Lane  
 Valrico, FL 33596

(813) 545-4782  
 patrick@trimmershd.com

## ESTIMATE

| Services   | qty | unit price | amount                        |
|--|-----|------------|-------------------------------|
| Entrance   | 1.0 | \$850.00   | \$850.00                      |
| <ul style="list-style-type: none"> <li>- Install lighted garland and bows across front roofline of entrance sign.</li> <li>- Install 60" lighted wreath and bow under garland and above sign.</li> </ul>   |     |            |                               |
| Clubhouse  | 1.0 | \$4,775.00 | \$4,775.00                    |
| <ul style="list-style-type: none"> <li>- Install lighted garland and bows across front of center tower.</li> <li>- Install 72" lighted wreath above doorway, around window.</li> <li>- Install lighted garland and bows across front of 2 gazebos (1 on each side of tower)</li> <li>- Install lighted garland around entrance to clubhouse</li> <li>- Install C9 lights across front of building and down each side of building. (1st story only)</li> <li>- Install multi color lights on 6 Palm trees in front of the building</li> </ul> |     |            |                               |
|  |     |            | Services subtotal: \$5,625.00 |
| <b>Subtotal</b>  |     |            | <b>\$5,625.00</b>             |
| <b>Total</b>   |     |            | <b>\$5,625.00</b>             |

- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.
- All lighting will be commercial grade LED lighting.
- Customer is responsible for working power outlets.
- Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

\*Installation of Lighting

\*Service calls

\*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days later than due date.

Accepted By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

\*Please print and sign, then email back to [Patrick@trimmershd.com](mailto:Patrick@trimmershd.com)

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**



## 2023 PROPOSED COMMUNITY EVENT APPROVAL REQUESTS

Dear CDD Board,

Below are requests for approval of proposed community events to be hosted by the Silverado Ranch North HOA on CDD common areas. Please advise specific requirements for insurance coverages to ensure COIs are provided in compliance no later than 14 days prior to each event.

Questions regarding any event details or information should be directed to Valerie Velazquez or Zuleika Vazquez at [silveradolifestyle@accessdifference.com](mailto:silveradolifestyle@accessdifference.com).

Thank you for your consideration.

*Submitted on behalf of Silverado Ranch North HOA and its Board of Directors.*

### SIGNATURE COMMUNITY EVENTS

*Event Title: Memorial Day Luau*

Date: Saturday, 5/27/23

Time: 5:00 – 8:00 PM

Location: Amenity area

Estimated Attendance: 100-200 guests, all ages

Food & Beverage: Catered, no alcohol. Food will be served from the bar area in the lanai.

Event Description: To celebrate Memorial day and Pacific Islander Heritage Month, the Silverado Ranch North Community will be hosting a Luau with Pacific Island entertainment including hula dancers and live musician.

Insurance: to be provided no later than 14 days prior to event.

- HOA will provide Event Liability COI with CDD listed as additional insured.
- Caterer will provide COI with CDD and HOA listed as additional insured.
- Entertainment will provide COI with CDD and HOA listed as additional insured.

*Event Title: 4<sup>th</sup> of July BBQ & Pool Party*

Date: Saturday, 7/1/23

Time: 11:00 – 2:00 PM

Location: Amenity area

Estimated Attendance: 100-200 guests, all ages

Food & Beverage: BBQ Food truck, no alcohol

Event Description: To celebrate 4<sup>th</sup> of July, the Silverado Ranch North Community will be hosting a pool party & BBQ with poolside entertainment provided by DJ.

Insurance: to be provided no later than 14 days prior to event.

- HOA will provide Event Liability COI with CDD listed as additional insured.
- Food truck will provide COI with CDD listed as additional insured.



- Entertainment/DJ will provide COI with CDD and HOA listed as additional insured.

*Event Title: Fall Fair*

Date: Saturday, 9/9/23

Time: 10:00 – 1:00 PM

Location: End of Silverado Ranch Blvd

Estimated Attendance: 150+ guests, all ages

Food & Beverage: 2 food trucks, no alcohol

Event Description: The Silverado Ranch North Community will be hosting a resident Fall Vendor Fair for residents and local businesses to showcase their products and services. Vendors will set up 10x10 tents and/or display table. No more than 40 vendors. Bounce house will be set up for event as well.

Insurance: to be provided no later than 14 days prior to event.

- HOA will provide Event Liability COI with CDD listed as additional insured.
- Food truck will provide COI with CDD listed as additional insured.
- Entertainment/Bounce house will provide COI with CDD and HOA listed as additional insured.

## MONTHLY FOOD TRUCK EVENTS

Dates: Once per month, Dates TBD

Time: 5:00 – 8:00 PM

Location: End of Silverado Ranch Blvd

Estimated Attendance: 150+ guests, all ages

Food & Beverage: 2 food trucks, no alcohol

Event Description: The Silverado Ranch North Community will be hosting monthly food truck nights for residents.

Insurance: to be provided no later than 14 days prior to event.

- Food truck will provide COI with CDD listed as additional insured.



**From:** Valerie Velazquez <[vvelazquez@accessdifference.com](mailto:vvelazquez@accessdifference.com)>  
**Sent:** Wednesday, April 5, 2023 9:26 AM  
**To:** Andrew Kantarzhi <[kantarzhia@whhassociates.com](mailto:kantarzhia@whhassociates.com)>; Jamie Sanchez <[sanchezj@whhassociates.com](mailto:sanchezj@whhassociates.com)>  
**Cc:** Francisco Alexander Jr. <[franciscoalexanderjr1@gmail.com](mailto:franciscoalexanderjr1@gmail.com)>; Silverado Ranch North Lifestyle <[silveradolifestyle@accessdifference.com](mailto:silveradolifestyle@accessdifference.com)>; Silverado Ranch North <[silverado@accessdifference.com](mailto:silverado@accessdifference.com)>  
**Subject:** Silverado Ranch North HOA - Event Approval Requests on CDD property  
**Importance:** High

Good morning Andrew and Jamie,

Please find attached request for event approvals submitted on behalf of the Silverado Ranch North HOA Board of Directors for the CDD's consideration. Note, COIs will be provided no later than 14 days prior to each event per the requirements specified by the CDD. Please advise on those limits.

Should you have any questions or need additional information, please feel free to contact us at [silveradolifestyle@accessdifference.com](mailto:silveradolifestyle@accessdifference.com) or by phone.

Kind regards,

**VALERIE VELAZQUEZ, LCAM**  
Director of Lifestyle Management  
O: 407.480.4200 x 1037  
F: 407.480.4203  
[vvelazquez@accessdifference.com](mailto:vvelazquez@accessdifference.com)

-  
Access Management  
[www.accessdifference.com](http://www.accessdifference.com)



**WE'VE MOVED! PLEASE NOTE OUR NEW CENTRAL FLORIDA OFFICE LOCATION BELOW**

**Corporate Office Locations:**

**Central Florida**  
1170 Celebration Blvd  
Suite 202  
Celebration, FL 34747

**Tampa**  
5322 Primrose Lake  
Circle  
Suite C  
Tampa, FL 33647

**Sarasota**  
2970 University Parkway  
Suite 101  
Sarasota, FL 34243

**The Carolinas**  
100 Sutter Drive  
Unit 309  
Surfside Beach, SC 29575

*Hospitality is our Foundation, Your Happiness is our Focus!*

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**A**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2023**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2023**

|   | General<br>Fund   | Debt<br>Service<br>Fund<br>Series<br>2016A-1 | Debt<br>Service<br>Fund<br>Series<br>2017A-1 | Debt<br>Service<br>Fund<br>Series<br>2018A-1 | Debt<br>Service<br>Fund<br>Series<br>2018A-2 | Capital<br>Projects<br>Fund<br>Series<br>2018A-1 | Total<br>Governmental<br>Funds |
|---|-------------------|--|--|--|--|--|--------------------------------|
| <b>ASSETS</b>   |                   |  |  |  |  |  |                                |
| Cash  | \$ 746,648        | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 746,648                     |
| Investments   |                   |  |  |  |  |  |                                |
| Revenue   | -                 | 98,289                                       | 104,175                                      | 158,032                                      | 123,065                                      | -  | 483,561                        |
| Reserve   | -                 | 55,360                                       | 53,325                                       | 72,075                                       | 252,638                                      | -  | 433,398                        |
| Prepayment  | -                 | 60   | -  | -  | -  | -  | 60                             |
| Due from Developer  | 2,792             | -  | -  | -  | -  | -  | 2,792                          |
| Due from general fund   | -                 | 154  | 145  | 392  | 308  | 66,995   | 67,994                         |
| Utility deposit   | 2,881             | -  | -  | -  | -  | -  | 2,881                          |
| Total assets  | <u>\$ 752,321</u> | <u>\$153,863</u>                             | <u>\$157,645</u>                             | <u>\$230,499</u>                             | <u>\$376,011</u>                             | <u>\$ 66,995</u>                                 | <u>\$ 1,737,334</u>            |
| <b>LIABILITIES</b>  |                   |  |  |  |  |  |                                |
| Liabilities:  |                   |  |  |  |  |  |                                |
| Accounts payable  | \$ 28,783         | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 28,783                      |
| Due to debt service fund 2016A-1                                      | 154               | -  | -  | -  | -  | -  | 154                            |
| Due to debt service fund 2017A-1                                      | 145               | -  | -  | -  | -  | -  | 145                            |
| Due to debt service fund 2018A-1                                      | 392               | -  | -  | -  | -  | -  | 392                            |
| Due to debt service fund 2018A-2                                      | 308               | -  | -  | -  | -  | -  | 308                            |
| Due to capital projects fund 2018                                     | 66,995            | -  | -  | -  | -  | -  | 66,995                         |
| Accrued taxes payable   | 153               | -  | -  | -  | -  | -  | 153                            |
| Developer advance   | 10,372            | -  | -  | -  | -  | -  | 10,372                         |
| Total liabilities   | <u>107,302</u>    | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>   | <u>107,302</u>                 |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                  |                   |  |  |  |  |  |                                |
| Deferred receipts   | 2,792             | -  | -  | -  | -  | -  | 2,792                          |
| Total deferred inflows of resources                                   | <u>2,792</u>      | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>   | <u>2,792</u>                   |
| <b>FUND BALANCES</b>  |                   |  |  |  |  |  |                                |
| Restricted for  |                   |  |  |  |  |  |                                |
| Debt service  | -                 | 153,863                                      | 157,645                                      | 230,499                                      | 376,011                                      | -  | 918,018                        |
| Capital projects  | -                 | -  | -  | -  | -  | 66,995   | 66,995                         |
| Assigned  |                   |  |  |  |  |  |                                |
| Working capital   | 193,064           | -  | -  | -  | -  | -  | 193,064                        |
| Unassigned  | 449,163           | -  | -  | -  | -  | -  | 449,163                        |
| Total fund balances   | <u>642,227</u>    | <u>153,863</u>                               | <u>157,645</u>                               | <u>230,499</u>                               | <u>376,011</u>                               | <u>66,995</u>                                    | <u>1,627,240</u>               |
| Total liabilities, deferred inflows of resources<br>and fund balances | <u>\$ 752,321</u> | <u>\$153,863</u>                             | <u>\$157,645</u>                             | <u>\$230,499</u>                             | <u>\$376,011</u>                             | <u>\$ 66,995</u>                                 | <u>\$ 1,737,334</u>            |

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

|  | Current<br>Month | Year to<br>Date | Budget         | % of<br>Budget |
|--|------------------|-----------------|----------------|----------------|
| <b>REVENUES</b>                          |                  |                 |                |                |
| General fund revenues                    | \$ 1,967         | \$ 716,214      | \$ 724,358     | 99%            |
| Developer funding                        | 6,110            | 6,710           | -              | N/A            |
| Total revenues                           | <u>8,077</u>     | <u>722,924</u>  | <u>724,358</u> | 100%           |
| <b>EXPENDITURES</b>                      |                  |                 |                |                |
| <b>Professional &amp; administrative</b> |                  |                 |                |                |
| General administration                   |                  |                 |                |                |
| Supervisors' fees and FICA               | 1,077            | 2,153           | 6,450          | 33%            |
| Management consulting services           | 4,000            | 20,000          | 48,000         | 42%            |
| Printing & Binding                       | 42               | 208             | 500            | 42%            |
| Telephone                                | 17               | 83              | 200            | 42%            |
| Other current charges                    | -                | 215             | 500            | 43%            |
| Auditing services                        | -                | -               | 3,350          | 0%             |
| Postage                                  | -                | -               | 500            | 0%             |
| Insurance                                | -                | 5,988           | 7,900          | 76%            |
| Regulatory and permit fees               | -                | 175             | 175            | 100%           |
| Legal advertising                        | -                | 747             | 1,500          | 50%            |
| Engineering                              | 746              | 4,952           | 7,000          | 71%            |
| Legal                                    | -                | -               | 25,000         | 0%             |
| Website hosting                          | -                | 705             | 705            | 100%           |
| ADA website compliance                   | -                | -               | 210            | 0%             |
| Meeting Room Rental                      | -                | 790             | -              | N/A            |
| Security patrol                          | 114              | 339             | -              | N/A            |
| Debt administration                      |                  |                 |                |                |
| Dissemination agent                      | 250              | 1,250           | 3,000          | 42%            |
| DSF Accounting                           | 2,292            | 2,292           | 5,500          | 42%            |
| Trustee fees                             | -                | 4,256           | 16,080         | 26%            |
| Arbitrage rebate calculation             | -                | -               | 3,000          | 0%             |
| Total professional & administrative      | <u>8,538</u>     | <u>44,153</u>   | <u>129,570</u> | 34%            |
| <b>Field operations</b>                  |                  |                 |                |                |
| Physical environment expenditures        |                  |                 |                |                |
| Streetpole lighting                      | 6,878            | 29,316          | 99,600         | 29%            |
| Electricity (irrigation & pond pumps)    | 130              | 1,198           | 3,600          | 33%            |

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

|  | Current<br>Month  | Year to<br>Date   | Budget            | % of<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|
| Landscaping maintenance                                      | 18,344            | 103,636           | 243,470           | 43%            |
| Landscape replenishment                                      | 100               | 500               | 5,000             | 10%            |
| Palms & tree trimming  | 612               | 612               | 15,000            | 4%             |
| Irrigation maintenance                                       | 1,152             | 1,606             | 5,000             | 32%            |
| Pond maintenance   | 2,721             | 17,836            | 35,000            | 51%            |
| Bush hog mowing  | -                 | -                 | 6,000             | 0%             |
| Fertilizer & mulch   | -                 | -                 | 20,880            | 0%             |
| Property insurance   | -                 | 14,277            | 14,933            | 96%            |
| Solid waste disposal   | -                 | 177               | -                 | N/A            |
| Comprehensive field tech services                            | 1,200             | 6,000             | 14,400            | 42%            |
| Field ops accounting   | 417               | 2,083             | 5,000             | 42%            |
| Pet waste removal  | 482               | 896               | 2,100             | 43%            |
| Signage  | 1,418             | 5,423             | -                 | N/A            |
| Wetland Maintenance  | -                 | -                 | 8,200             | 0%             |
| <b>Amenity center</b>  |                   |                   |                   |                |
| Pool service contract  | 1,150             | 5,750             | 17,600            | 33%            |
| Pool maintenance & repairs                                   | 1,920             | 2,041             | 2,000             | 102%           |
| Pool permit  | -                 | -                 | 275               | 0%             |
| Flood insurance  | -                 | -                 | 2,800             | 0%             |
| Cleaning & maintenance                                       | 1,000             | 11,000            | 14,140            | 78%            |
| Internet   | 148               | 702               | 1,464             | 48%            |
| Electricity  | 335               | 4,059             | 10,620            | 38%            |
| Water  | 377               | 1,972             | 2,400             | 82%            |
| Pest control   | -                 | 360               | 1,440             | 25%            |
| Camera monitoring  | 314               | 3,167             | 3,600             | 88%            |
| Refuse service   | -                 | -                 | 1,000             | 0%             |
| Landscape maintenance - infill                               | -                 | -                 | 5,000             | 0%             |
| Holiday Decorations  | -                 | 675               | -                 | N/A            |
| Miscellaneous repairs & maintenance                          | -                 | 1,325             | 10,000            | 13%            |
| <b>Total field operations</b>                                | <b>38,698</b>     | <b>214,611</b>    | <b>550,522</b>    | <b>39%</b>     |
| <b>Other fees &amp; charges</b>                              |                   |                   |                   |                |
| Property appraiser   | -                 | -                 | 175               | 0%             |
| Tax collector  | 39                | 14,322            | 15,091            | 95%            |
| <b>Total other fees &amp; charges</b>                        | <b>39</b>         | <b>14,322</b>     | <b>15,266</b>     | <b>94%</b>     |
| <b>Total expenditures</b>                                    | <b>47,275</b>     | <b>273,086</b>    | <b>695,358</b>    | <b>39%</b>     |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (39,198)          | 449,838           | 29,000            |                |
| Fund balances - beginning                                    | 681,425           | 192,389           | 182,585           |                |
| Fund balance - ending  |                   |                   |                   |                |
| Assigned   |                   |                   |                   |                |
| Working capital  | 193,064           | 193,064           | 193,064           |                |
| Unassigned   | 449,163           | 449,163           | 18,521            |                |
| Fund balances - ending                                       | <b>\$ 642,227</b> | <b>\$ 642,227</b> | <b>\$ 211,585</b> |                |

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy  | \$ 157                   | \$ 57,135               | \$ 57,784         | 99%                    |
| Interest   | 506                      | 1,710                   | -                 | N/A                    |
| Total revenues   | <u>663</u>               | <u>58,845</u>           | <u>57,784</u>     | 102%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Interest   | -                        | 21,360                  | 42,660            | 50%                    |
| Principal  | -                        | 12,000                  | 12,000            | 100%                   |
| Principal prepayment   | -                        | 5,000                   | -                 | N/A                    |
| Total debt service   | <u>-</u>                 | <u>38,360</u>           | <u>54,660</u>     | 70%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | <u>3</u>                 | <u>1,143</u>            | <u>1,204</u>      | 95%                    |
| Total other fees and charges                                 | <u>3</u>                 | <u>1,143</u>            | <u>1,204</u>      | 95%                    |
| Total expenditures   | <u>3</u>                 | <u>39,503</u>           | <u>55,864</u>     | 71%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 660                      | 19,342                  | 1,920             |                        |
| Fund balances - beginning                                    | <u>153,203</u>           | <u>134,521</u>          | <u>142,608</u>    |                        |
| Fund balances - ending                                       | <u>\$ 153,863</u>        | <u>\$ 153,863</u>       | <u>\$ 144,528</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 FEBRUARY 28, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy  | \$ 148                   | \$ 53,848               | \$ 54,460         | 99%                    |
| Interest   | 519                      | 1,748                   | -                 | N/A                    |
| Total revenues   | <u>667</u>               | <u>55,596</u>           | <u>54,460</u>     | 102%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Interest   | -                        | 18,900                  | 37,800            | 50%                    |
| Principal  | -                        | 10,000                  | 10,000            | 100%                   |
| Total debt service   | <u>-</u>                 | <u>28,900</u>           | <u>47,800</u>     | 60%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | 3                        | 1,077                   | 1,135             | 95%                    |
| Total other fees and charges                                 | <u>3</u>                 | <u>1,077</u>            | <u>1,135</u>      | 95%                    |
| Total expenditures   | <u>3</u>                 | <u>29,977</u>           | <u>48,935</u>     | 61%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 664                      | 25,619                  | 5,525             |                        |
| Fund balances - beginning                                    | 156,981                  | 132,026                 | 131,174           |                        |
| Fund balances - ending                                       | <u>\$ 157,645</u>        | <u>\$ 157,645</u>       | <u>\$ 136,699</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 FEBRUARY 28, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy  | \$ 400                   | \$ 145,562              | \$ 147,217        | 99%                    |
| Interest   | 755                      | 2,205                   | -                 | N/A                    |
| Total revenues   | <u>1,155</u>             | <u>147,767</u>          | <u>147,217</u>    | 100%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Interest   | -                        | 53,075                  | 105,275           | 50%                    |
| Principal  | -                        | 35,000                  | 35,000            | 100%                   |
| Total debt service   | <u>-</u>                 | <u>88,075</u>           | <u>140,275</u>    | 63%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | 8                        | 2,911                   | 3,067             | 95%                    |
| Total other fees and charges                                 | <u>8</u>                 | <u>2,911</u>            | <u>3,067</u>      | 95%                    |
| Total expenditures   | <u>8</u>                 | <u>90,986</u>           | <u>143,342</u>    | 63%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 1,147                    | 56,781                  | 3,875             |                        |
| Fund balances - beginning                                    | 229,352                  | 173,718                 | 169,615           |                        |
| Fund balances - ending                                       | <u>\$ 230,499</u>        | <u>\$ 230,499</u>       | <u>\$ 173,490</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 FEBRUARY 28, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy  | \$ 314                   | \$ 114,327              | \$ 115,623        | 99%                    |
| Interest   | 1,239                    | 4,181                   | -                 | N/A                    |
| Total revenues   | <u>1,553</u>             | <u>118,508</u>          | <u>115,623</u>    | 102%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Interest   | -                        | 43,450                  | 86,900            | 50%                    |
| Principal  | -                        | -                       | 25,000            | 0%                     |
| Total debt service   | <u>-</u>                 | <u>43,450</u>           | <u>111,900</u>    | 39%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | 6                        | 2,286                   | 2,409             | 95%                    |
| Total other fees and charges                                 | <u>6</u>                 | <u>2,286</u>            | <u>2,409</u>      | 95%                    |
| Total expenditures   | <u>6</u>                 | <u>45,736</u>           | <u>114,309</u>    | 40%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 1,547                    | 72,772                  | 1,314             |                        |
| Fund balances - beginning                                    | 374,464                  | 303,239                 | 301,759           |                        |
| Fund balances - ending                                       | <u>\$ 376,011</u>        | <u>\$ 376,011</u>       | <u>\$ 303,073</u> |                        |

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> |
|--|--------------------------|-------------------------|
| <b>REVENUES</b>  |                          |                         |
| Miscellaneous Income   | \$ 16,559                | \$ 16,559               |
| Total revenues   | <u>16,559</u>            | <u>16,559</u>           |
| <b>EXPENDITURES</b>  |                          |                         |
| Total expenditures   | <u>-</u>                 | <u>-</u>                |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 16,559                   | 16,559                  |
| Fund balances - beginning                                    | 50,436                   | 50,436                  |
| Fund balances - ending                                       | <u>\$ 66,995</u>         | <u>\$ 66,995</u>        |

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**B**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2023**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2023**

|   | General<br>Fund   | Debt<br>Service<br>Fund<br>Series<br>2016A-1 | Debt<br>Service<br>Fund<br>Series<br>2017A-1 | Debt<br>Service<br>Fund<br>Series<br>2018A-1 | Debt<br>Service<br>Fund<br>Series<br>2018A-2 | Capital<br>Projects<br>Fund<br>Series<br>2018A-1 | Total<br>Governmental<br>Funds |
|---|-------------------|--|--|--|--|--|--------------------------------|
| <b>ASSETS</b>   |                   |  |  |  |  |  |                                |
| Cash  | \$ 694,131        | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 694,131                     |
| Investments   |                   |  |  |  |  |  |                                |
| Revenue   | -                 | 98,777                                       | 104,675                                      | 158,762                                      | 124,259                                      | -  | 486,473                        |
| Reserve   | -                 | 55,360                                       | 53,325                                       | 72,075                                       | 252,638                                      | -  | 433,398                        |
| Prepayment  | -                 | 60   | -  | -  | -  | -  | 60                             |
| Due from Developer  | 2,792             | -  | -  | -  | -  | -  | 2,792                          |
| Due from general fund   | -                 | 154  | 145  | 392  | 308  | 66,995   | 67,994                         |
| Utility deposit   | 2,881             | -  | -  | -  | -  | -  | 2,881                          |
| Total assets  | <u>\$ 699,804</u> | <u>\$154,351</u>                             | <u>\$158,145</u>                             | <u>\$231,229</u>                             | <u>\$377,205</u>                             | <u>\$ 66,995</u>                                 | <u>\$ 1,687,729</u>            |
| <b>LIABILITIES</b>  |                   |  |  |  |  |  |                                |
| Liabilities:  |                   |  |  |  |  |  |                                |
| Accounts payable  | \$ 33,692         | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 33,692                      |
| Due to debt service fund 2016A-1                                      | 154               | -  | -  | -  | -  | -  | 154                            |
| Due to debt service fund 2017A-1                                      | 145               | -  | -  | -  | -  | -  | 145                            |
| Due to debt service fund 2018A-1                                      | 392               | -  | -  | -  | -  | -  | 392                            |
| Due to debt service fund 2018A-2                                      | 308               | -  | -  | -  | -  | -  | 308                            |
| Due to capital projects fund 2018                                     | 66,995            | -  | -  | -  | -  | -  | 66,995                         |
| Accrued taxes payable   | 428               | -  | -  | -  | -  | -  | 428                            |
| Developer advance   | 10,372            | -  | -  | -  | -  | -  | 10,372                         |
| Total liabilities   | <u>112,486</u>    | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>   | <u>112,486</u>                 |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                  |                   |  |  |  |  |  |                                |
| Deferred receipts   | 2,792             | -  | -  | -  | -  | -  | 2,792                          |
| Total deferred inflows of resources                                   | <u>2,792</u>      | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>                                     | <u>-</u>   | <u>2,792</u>                   |
| <b>FUND BALANCES</b>  |                   |  |  |  |  |  |                                |
| Restricted for  |                   |  |  |  |  |  |                                |
| Debt service  | -                 | 154,351                                      | 158,145                                      | 231,229                                      | 377,205                                      | -  | 920,930                        |
| Capital projects  | -                 | -  | -  | -  | -  | 66,995   | 66,995                         |
| Assigned  |                   |  |  |  |  |  |                                |
| Working capital   | 193,064           | -  | -  | -  | -  | -  | 193,064                        |
| Unassigned  | 391,462           | -  | -  | -  | -  | -  | 391,462                        |
| Total fund balances   | <u>584,526</u>    | <u>154,351</u>                               | <u>158,145</u>                               | <u>231,229</u>                               | <u>377,205</u>                               | <u>66,995</u>                                    | <u>1,572,451</u>               |
| Total liabilities, deferred inflows of resources<br>and fund balances | <u>\$ 699,804</u> | <u>\$154,351</u>                             | <u>\$158,145</u>                             | <u>\$231,229</u>                             | <u>\$377,205</u>                             | <u>\$ 66,995</u>                                 | <u>\$ 1,687,729</u>            |

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2023**

|  | Current<br>Month | Year to<br>Date | Budget         | % of<br>Budget |
|--|------------------|-----------------|----------------|----------------|
| <b>REVENUES</b>                          |                  |                 |                |                |
| General fund revenues                    | \$ -             | \$ 716,214      | \$ 724,358     | 99%            |
| Developer funding                        | -                | 6,710           | -              | N/A            |
| Total revenues                           | <u>-</u>         | <u>722,924</u>  | <u>724,358</u> | 100%           |
| <b>EXPENDITURES</b>                      |                  |                 |                |                |
| <b>Professional &amp; administrative</b> |                  |                 |                |                |
| General administration                   |                  |                 |                |                |
| Supervisors' fees and FICA               | 1,938            | 4,091           | 6,450          | 63%            |
| Management consulting services           | 4,000            | 24,000          | 48,000         | 50%            |
| Printing & Binding                       | 42               | 250             | 500            | 50%            |
| Telephone                                | 17               | 100             | 200            | 50%            |
| Other current charges                    | -                | 215             | 500            | 43%            |
| Auditing services                        | -                | -               | 3,350          | 0%             |
| Postage                                  | 45               | 45              | 500            | 9%             |
| Insurance                                | -                | 5,988           | 7,900          | 76%            |
| Regulatory and permit fees               | -                | 175             | 175            | 100%           |
| Legal advertising                        | -                | 747             | 1,500          | 50%            |
| Engineering                              | 1,910            | 6,862           | 7,000          | 98%            |
| Legal                                    | 10,641           | 10,641          | 25,000         | 43%            |
| Website hosting                          | -                | 705             | 705            | 100%           |
| ADA website compliance                   | -                | -               | 210            | 0%             |
| Meeting Room Rental                      | -                | 790             | -              | N/A            |
| Security patrol                          | -                | 339             | -              | N/A            |
| Debt administration                      |                  |                 |                |                |
| Dissemination agent                      | 250              | 1,500           | 3,000          | 50%            |
| DSF Accounting                           | 458              | 2,750           | 5,500          | 50%            |
| Trustee fees                             | -                | 4,256           | 16,080         | 26%            |
| Arbitrage rebate calculation             | -                | -               | 3,000          | 0%             |
| Total professional & administrative      | <u>19,301</u>    | <u>63,454</u>   | <u>129,570</u> | 49%            |
| <b>Field operations</b>                  |                  |                 |                |                |
| Physical environment expenditures        |                  |                 |                |                |
| Streetpole lighting                      | 9,734            | 39,050          | 99,600         | 39%            |
| Electricity (irrigation & pond pumps)    | 107              | 1,306           | 3,600          | 36%            |

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2023**

|  | Current<br>Month  | Year to<br>Date   | Budget            | % of<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|
| Landscaping maintenance                                      | 17,469            | 121,105           | 243,470           | 50%            |
| Landscape replenishment                                      | 100               | 600               | 5,000             | 12%            |
| Palms & tree trimming  | -                 | 612               | 15,000            | 4%             |
| Irrigation maintenance                                       | 1,878             | 3,483             | 5,000             | 70%            |
| Pond maintenance   | 2,721             | 20,557            | 35,000            | 59%            |
| Bush hog mowing  | -                 | -                 | 6,000             | 0%             |
| Fertilizer & mulch   | -                 | -                 | 20,880            | 0%             |
| Property insurance   | -                 | 14,277            | 14,933            | 96%            |
| Solid waste disposal   | -                 | 177               | -                 | N/A            |
| Comprehensive field tech services                            | 1,200             | 7,200             | 14,400            | 50%            |
| Field ops accounting   | 417               | 2,500             | 5,000             | 50%            |
| Pet waste removal  | 241               | 1,137             | 2,100             | 54%            |
| Signage  | -                 | 5,423             | -                 | N/A            |
| Wetland Maintenance  | -                 | -                 | 8,200             | 0%             |
| <b>Amenity center</b>  |                   |                   |                   |                |
| Pool service contract  | 1,150             | 6,900             | 17,600            | 39%            |
| Pool maintenance & repairs                                   | -                 | 2,041             | 2,000             | 102%           |
| Pool permit  | -                 | -                 | 275               | 0%             |
| Flood insurance  | -                 | -                 | 2,800             | 0%             |
| Cleaning & maintenance                                       | 1,000             | 12,000            | 14,140            | 85%            |
| Internet   | 148               | 850               | 1,464             | 58%            |
| Electricity  | 653               | 4,712             | 10,620            | 44%            |
| Water  | 898               | 2,870             | 2,400             | 120%           |
| Pest control   | 120               | 480               | 1,440             | 33%            |
| Camera monitoring  | 189               | 3,356             | 3,600             | 93%            |
| Refuse service   | -                 | -                 | 1,000             | 0%             |
| Landscape maintenance - infill                               | -                 | -                 | 5,000             | 0%             |
| Holiday Decorations  | -                 | 675               | -                 | N/A            |
| Miscellaneous repairs & maintenance                          | 375               | 1,700             | 10,000            | 17%            |
| <b>Total field operations</b>                                | <b>38,400</b>     | <b>253,011</b>    | <b>550,522</b>    | <b>46%</b>     |
| <b>Other fees &amp; charges</b>                              |                   |                   |                   |                |
| Property appraiser   | -                 | -                 | 175               | 0%             |
| Tax collector  | -                 | 14,322            | 15,091            | 95%            |
| <b>Total other fees &amp; charges</b>                        | <b>-</b>          | <b>14,322</b>     | <b>15,266</b>     | <b>94%</b>     |
| <b>Total expenditures</b>                                    | <b>57,701</b>     | <b>330,787</b>    | <b>695,358</b>    | <b>48%</b>     |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (57,701)          | 392,137           | 29,000            |                |
| Fund balances - beginning                                    | 642,227           | 192,389           | 182,585           |                |
| Fund balance - ending  |                   |                   |                   |                |
| Assigned   |                   |                   |                   |                |
| Working capital  | 193,064           | 193,064           | 193,064           |                |
| Unassigned   | 391,462           | 391,462           | 18,521            |                |
| Fund balances - ending                                       | <b>\$ 584,526</b> | <b>\$ 584,526</b> | <b>\$ 211,585</b> |                |



**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016A-1 BONDS  
FOR THE PERIOD ENDED MARCH 31, 2023**

|  | Current<br>Month  | Year To<br>Date   | Budget            | % of<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>  |                   |                   |                   |                |
| Assessment levy  | \$ -              | \$ 57,135         | \$ 57,784         | 99%            |
| Interest   | 488               | 2,198             | -                 | N/A            |
| Total revenues   | <u>488</u>        | <u>59,333</u>     | <u>57,784</u>     | 103%           |
| <b>EXPENDITURES</b>  |                   |                   |                   |                |
| <b>Debt service</b>  |                   |                   |                   |                |
| Interest   | -                 | 21,360            | 42,660            | 50%            |
| Principal  | -                 | 12,000            | 12,000            | 100%           |
| Principal prepayment   | -                 | 5,000             | -                 | N/A            |
| Total debt service   | <u>-</u>          | <u>38,360</u>     | <u>54,660</u>     | 70%            |
| <b>Other fees &amp; charges</b>                              |                   |                   |                   |                |
| Tax collector  | -                 | 1,143             | 1,204             | 95%            |
| Total other fees and charges                                 | <u>-</u>          | <u>1,143</u>      | <u>1,204</u>      | 95%            |
| Total expenditures   | <u>-</u>          | <u>39,503</u>     | <u>55,864</u>     | 71%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 488               | 19,830            | 1,920             |                |
| Fund balances - beginning                                    | <u>153,863</u>    | <u>134,521</u>    | <u>142,608</u>    |                |
| Fund balances - ending                                       | <u>\$ 154,351</u> | <u>\$ 154,351</u> | <u>\$ 144,528</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 MARCH 31, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy  | \$ -                     | \$ 53,848               | \$ 54,460         | 99%                    |
| Interest   | 500                      | 2,248                   | -                 | N/A                    |
| Total revenues   | <u>500</u>               | <u>56,096</u>           | <u>54,460</u>     | 103%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Interest   | -                        | 18,900                  | 37,800            | 50%                    |
| Principal  | -                        | 10,000                  | 10,000            | 100%                   |
| Total debt service   | <u>-</u>                 | <u>28,900</u>           | <u>47,800</u>     | 60%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | -                        | 1,077                   | 1,135             | 95%                    |
| Total other fees and charges                                 | <u>-</u>                 | <u>1,077</u>            | <u>1,135</u>      | 95%                    |
| Total expenditures   | <u>-</u>                 | <u>29,977</u>           | <u>48,935</u>     | 61%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 500                      | 26,119                  | 5,525             |                        |
| Fund balances - beginning                                    | 157,645                  | 132,026                 | 131,174           |                        |
| Fund balances - ending                                       | <u>\$ 158,145</u>        | <u>\$ 158,145</u>       | <u>\$ 136,699</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 MARCH 31, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy  | \$ -                     | \$ 145,562              | \$ 147,217        | 99%                    |
| Interest   | 730                      | 2,935                   | -                 | N/A                    |
| Total revenues   | <u>730</u>               | <u>148,497</u>          | <u>147,217</u>    | 101%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Interest   | -                        | 53,075                  | 105,275           | 50%                    |
| Principal  | -                        | 35,000                  | 35,000            | 100%                   |
| Total debt service   | <u>-</u>                 | <u>88,075</u>           | <u>140,275</u>    | 63%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | -                        | 2,911                   | 3,067             | 95%                    |
| Total other fees and charges                                 | <u>-</u>                 | <u>2,911</u>            | <u>3,067</u>      | 95%                    |
| Total expenditures   | <u>-</u>                 | <u>90,986</u>           | <u>143,342</u>    | 63%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 730                      | 57,511                  | 3,875             |                        |
| Fund balances - beginning                                    | 230,499                  | 173,718                 | 169,615           |                        |
| Fund balances - ending                                       | <u>\$ 231,229</u>        | <u>\$ 231,229</u>       | <u>\$ 173,490</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 MARCH 31, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Assessment levy  | \$ -                     | \$ 114,327              | \$ 115,623        | 99%                    |
| Interest   | 1,194                    | 5,375                   | -                 | N/A                    |
| Total revenues   | <u>1,194</u>             | <u>119,702</u>          | <u>115,623</u>    | 104%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| <b>Debt service</b>  |                          |                         |                   |                        |
| Interest   | -                        | 43,450                  | 86,900            | 50%                    |
| Principal  | -                        | -                       | 25,000            | 0%                     |
| Total debt service   | <u>-</u>                 | <u>43,450</u>           | <u>111,900</u>    | 39%                    |
| <b>Other fees &amp; charges</b>                              |                          |                         |                   |                        |
| Tax collector  | -                        | 2,286                   | 2,409             | 95%                    |
| Total other fees and charges                                 | <u>-</u>                 | <u>2,286</u>            | <u>2,409</u>      | 95%                    |
| Total expenditures   | <u>-</u>                 | <u>45,736</u>           | <u>114,309</u>    | 40%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 1,194                    | 73,966                  | 1,314             |                        |
| Fund balances - beginning                                    | 376,011                  | 303,239                 | 301,759           |                        |
| Fund balances - ending                                       | <u>\$ 377,205</u>        | <u>\$ 377,205</u>       | <u>\$ 303,073</u> |                        |

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS  
FOR THE PERIOD ENDED MARCH 31, 2023**

|  | Current<br>Month | Year To<br>Date |
|--|------------------|-----------------|
| <b>REVENUES</b>  |                  |                 |
| Miscellaneous Income   | \$ -             | \$ 16,559       |
| Total revenues   | -                | 16,559          |
| <b>EXPENDITURES</b>  | -                | -               |
| Total expenditures   | -                | -               |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | -                | 16,559          |
| Fund balances - beginning                                    | 66,995           | 50,436          |
| Fund balances - ending                                       | \$ 66,995        | \$ 66,995       |

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES A**

**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on February 23, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

**Present were:**

|                     |                     |
|---------------------|---------------------|
| Michael Ozorowsky   | Chair               |
| Thaddaeus Money     | Vice Chair          |
| Francisco Alexander | Assistant Secretary |
| Martha O’Neal       | Assistant Secretary |

**Also present, were:**

|                  |   |
|------------------|---|
| Cindy Cerbone    | District Manager                        |
| Jamie Sanchez    | Wrathell, Hunt and Associates LLC (WHA) |
| Andrew Kantarzhi | Wrathell, Hunt and Associates LLC (WHA) |
| Meredith Hammock | District Counsel                        |
| Steve Stafford   | Access Difference                       |
| Alex Gormley     | Access Difference                       |
| Michael Newsome  | Landscape Maintenance Prof. (LMP)       |
| Josh Burton      | Juniper Landscaping                     |
| Josh Hamilton    | Yellowstone Landscape                   |
| Jon Souers       | Yellowstone Landscape                   |
| Lauren Ozorowsky | Resident                                |
| Bill Thagard     | Resident                                |
| Mariano Orozco   | Resident                                |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 6:00 p.m. Supervisors Ozorowsky, Alexander, Money and O’Neal were present. Supervisor Chamoff was not present.

**SECOND ORDER OF BUSINESS**

**Update: CDD Resident Feedback to District Management**

• **Debris Removal**

Mr. Stafford stated a meeting is scheduled with D.R. Horton Representatives after this meeting to discuss debris removal and the issue of contractors leaving debris in the ponds.

Discussion ensued regarding LMP and SOLitude’s areas of responsibility.

43 Mr. Stafford will discuss the issues with both parties and report his findings at the next  
44 meeting.

45 • **Damaged Wood Bridge**

46 Proposals to repair, replace or remove the bridge will be presented at the next meeting.

47 Discussion ensued regarding sales representatives telling residents that the nature trails  
48 will be constructed but they are not in the original Development Plan. Surveying, swimming in  
49 the lakes, repairing the bridge instead of replacing it and the workshop were also discussed.

50

51 **THIRD ORDER OF BUSINESS**

**Public Comments**

52

53 Ms. Sanchez discussed the protocols and rules for public comments. After hearing all  
54 public comments, Management will make a recommendation to the Board for feedback and the  
55 Board will decide whether to respond during the meeting or at the next meeting.

56 Yellowstone Landscape (Yellowstone), LMP and Juniper Landscaping (Juniper)  
57 representatives introduced themselves. All were respondents to the Request for Proposals  
58 (RFP) for Landscape and Irrigation Maintenance Services.

59

60 **FOURTH ORDER OF BUSINESS**

**Consideration of Responses to RFP for  
Landscape and Irrigation Maintenance  
Services**

61

62

63

64 **A. Affidavit of Publication**

65 **B. Respondents**

66 **I. Juniper Landscaping**

67 **II. Landscape Maintenance Professionals, Inc.**

68 **III. United Land Services**

69 **IV. Yellowstone Landscape**

70 It was noted that Management emailed a link to the Board with each respondent's  
71 response to the RFP, in lieu of including them behind Tab 4B. Hard copies were available.

72 Representatives from Juniper, LMP and Yellowstone responded to questions. A  
73 representative from United Land Services (ULS) was not present.

74 Ms. Hammock advised the Board Members that their evaluations must be based solely  
75 on the bids submitted and not on what the representatives said tonight.

76 **C. Evaluation Criteria/Ranking**



77 Ms. Cerbone discussed the ranking criteria and RFP award process. The Board decided  
78 to adopt one slate of scores, by consensus, instead of submitting individual ranking forms.

79 Amongst themselves, the Board Members discussed scoring and reasoning for the  
80 scores for each respondent in each category. Ms. Sanchez and Ms. Cerbone explained and  
81 responded to questions about scoring.

82 Ms. Sanchez recapped the overall group scores and rankings, as follows:

|    |    |   |              |
|----|----|---|--------------|
| 83 | #1 | Juniper Landscaping                       | 99.63 Points |
| 84 | #2 | Landscape Maintenance Professionals, Inc. | 98.80 Points |
| 85 | #3 | Yellowstone Landscape                     | 98.00 Points |
| 86 | #4 | United Land Services                      | 70.12 Points |

87 **D. Award of Contract**

88

89 **On MOTION by Mr. Alexander and seconded by Ms. O’Neal, with all in favor,**  
90 **accepting the scores and rankings, and authorizing District Counsel to**  
91 **negotiate the Landscape and Irrigation Maintenance Services contract with**  
92 **Juniper Landscaping, the #1 ranked respondent to the RFP for Landscape and**  
93 **Irrigation Maintenance Services, was approved.**

94

95

96 Ms. Sanchez stated, if negotiations with Juniper fail, District Counsel will proceed with  
97 negotiations with the #2 ranked respondent and so forth, as necessary.

98

99 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Pool Area**  
**Action Items**

100

101

102 **A. Proposal for Onsite Access Employee [40 hours at pool]**

103 The Access Management proposal was included for informational purposes.

104 Ms. Sanchez asked the Board to clarify staffing of the pool area so Access can provide an  
105 appropriate proposal at the next meeting.

106 Discussion ensued regarding whether to increase the on-site frequency of the Field  
107 Operations Manager to inspect and monitor vendor services.

108 The Board had no interest in engaging an Amenity Manager and pool attendant.

109 This item was tabled.

110 **B. Proposals for Wi-Fi**

111 The DCSI, Inc. Wi-Fi estimate was included for informational purposes.

112 Mr. Stafford reviewed options to increase Wi-Fi at the pool area, including installing an  
113 amplifier to the existing equipment to boost the signal or the HOA adding the Amenity Center  
114 to its existing contract.

115 Mr. Ozorowsky provided information on this subject to Mr. Stafford and the Board, as  
116 he is well-versed in this area.

117

**On MOTION by Ms. O’Neal and seconded by Mr. Alexander, with all in favor, DCSI, Inc. “Security & Sound” Estimate #12120 to install two outdoor access points to provide Wi-Fi access around the pool and playground areas, in the amount of \$689, subject to Staff determining there is no additional monthly cost, and designating Mr. Ozorowsky to work with Mr. Stafford and be the point person to coordinate and finalize this, was approved.**

124

125

126 **C. Proposals for Hotel Grade Pool Furniture**

127 The Patio Land USA proposals were included for informational purposes.

128 Mr. Stafford stated the Board should decide on the basic amount it is willing to spend  
129 for pool furniture so he can present detailed proposals and photographs at the next meeting.

130 Discussion ensued about whether to expend funds once or over a three-year period,  
131 selecting durable materials, color choices and finding out what pool furniture Epperson Lagoon  
132 purchased. Mr. Stafford stated that most active communities purchase mesh furniture.

133 Staff was asked to obtain proposals for high and medium-grade mesh hotel pool-grade  
134 furniture and photographs to present at the next meeting.

135

136 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Repair and Replacement of Granite Countertops**

137

138

139 Mr. Stafford stated that the cost to repair the chip in the granite countertop is \$300 to  
140 \$500 or \$7,000 to \$8,000 to replace the entire countertop.

141

**On MOTION by Mr. Alexander and seconded by Mr. Money, with all in favor, repairing the chip in the granite in the front entry pool countertop, keeping the cost under \$500, if possible, and with a not-to-exceed amount of \$1,000, was approved.**

146

147

148 SEVENTH ORDER OF BUSINESS

Consideration of Tampa S.W.A.P., Invoices to Install Wildlife and No Trespassing Signs

149  
150

151 Ms. Sanchez stated that the Board deferred this item pending deciding whether to have  
152 post hole digs or hole digs and concrete.

153 Discussion ensued about the signs already being installed in the wildlife area, who  
154 authorized installation, who approved the invoice, whether concrete was used and determining  
155 sign placements in the pool area.

156 Ms. Sanchez asked Mr. Stafford to verify and advise on the actions taken. The Board  
157 designated Ms. O’Neal to work with Mr. Stafford on placement of the “No Smoking” signs at  
158 the pool.

159

160 EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Holiday Decorations

161  
162

163 Mr. Stafford stated that Christmas decor vendors will be on site to assess and provide  
164 proposals to install holiday decorations. The proposals will be presented at the next meeting.  
165 The minimum cost is typically \$5,000.

166 Discussion ensued regarding researching the budget amounts allotted by similar-sized  
167 communities, approval being dependent on pricing, 50% up-front down payment requirement,  
168 creating a new budget line item and funding the expense in the Fiscal Year 2024 budget.

169 This item will remain on the agenda.

170

171 NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2023

172  
173

174 Ms. Sanchez presented the Unaudited Financial Statements as of January 31, 2023.

175

**On MOTION by Mr. Money and seconded by Ms. O’Neal, with all in favor, the Unaudited Financial Statements as of January 31, 2022, were accepted.**

176  
177

178  
179

180 TENTH ORDER OF BUSINESS

Approval of January 26, 2023 Regular Meeting Minutes

181  
182

183 Ms. Sanchez presented January 26, 2023 Regular Meeting Minutes.

184

185 On MOTION by Mr. Money and seconded by Mr. Alexander, with all in favor,  
 186 the January 26, 2023 Regular Meeting Minutes, as presented, were approved.

189 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

191 **A. District Counsel: *Kilinski | Van Wyk***

192 Ms. Hammock stated her firm’s name changed from KE Law Group to Kilinski | Van Wyk.

193 **B. District Engineer: *Stantec***

194 There was no report.

195 **C. Operations Manager: *Access Management***

196 Mr. Stafford stated that the vendor will be on site tomorrow to repair the two broken  
 197 water lines before they can repair the crack in the pool. He responded to questions about not  
 198 draining the pool and the need for the repairs to be completed before spring break. Options to  
 199 repair the patch will be presented at the next meeting.

200 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

201 **I. Discussion: *Sample Workshop Agenda***

202 A sample Workshop Agenda was included for informational purposes.

203 Ms. Sanchez suggested scheduling the Workshop on March 23, 2023 at 5:00 p.m.,  
 204 before the Regular Meeting. Ms. Cerbone discussed workshop protocols.

206 On MOTION by Ms. O’Neal and seconded by Mr. Ozorowsky, with all in favor,  
 207 authorizing Staff to schedule and advertise the Workshop for March 23, 2023  
 208 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue  
 209 (Depot Park), Zephyrhills, Florida 33542, with the Regular Meeting  
 210 commencing immediately thereafter, was approved.

213 **II. NEXT MEETING DATE: March 23, 2023 at 6:00 PM**

214 ○ **QUORUM CHECK**

215 The next meeting will be held on March 23, 2023 at 5:00 p.m. Management will send  
 216 out updated Outlook calendar invitations.

218 **TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

- 219 • **Board Member Suggested CDD Projects “aka” Wish List.**
- 220

221 An updated Wish List Items Chart was included for informational purposes.

222 Ms. Sanchez read the following email from the District Engineer regarding expanding  
223 clubhouse parking:

224 “We have discussed the parking issue internally and I have attached a review of the  
225 design and a couple of comments. Our thoughts are that we should be able to add spaces along  
226 CDD right-of-way adjacent to the stormwater pond and CDD-owned landscape tract. We would  
227 have to remove and replace the street trees in this area and reconstruct the sidewalk to  
228 accommodate the additional space. We are thinking five to nine spaces or so depending if the  
229 spaces are parallel or angled.

230 Preliminary meetings and investigation, including stormwater pond review, is estimated  
231 to cost around \$9,500, then there will be design, survey, engineering, landscape architecture  
232 permitting, City of Zephyrhills and South Florida Water Management District and Construction  
233 Administration services that I anticipate will cost between \$20,000 and \$30,000.”

234 This item will be removed from the Wish List.

235 Ms. O’Neal asked if bond funds can be used for covered mailboxes. Ms. Cerbone stated  
236 that Ms. Stewart confirmed to Ms. Hammock that it would qualify under hardscape. She will  
237 seek clearance from Bond Counsel before starting the construction and installation process.

238

239 **THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

240

241 Resident Mariano Orozco noted that Access Management’s website and the posted  
242 messages had the wrong address for the meeting. Mr. Stafford stated he corrected the website.  
243 Ms. Sanchez suggested sending an e-blast about the error and the upcoming Workshop.

244 Ms. Hammock suggested visiting <https://www.Silveradocdd.org> for CDD information.

245 Resident Lauren Ozorowsky reported that the pillar cap entering the subdivision is  
246 damaged. Mr. Stafford he will inspect it after the meeting.

247

248 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

249

250

251 **On MOTION by Mr. Money and seconded by Mr. Ozorowsky, with all in favor,**  
252 **the meeting adjourned at 8:55 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES B**

**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held a Workshop on March 23, 2023 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue, Zephyrhills, Florida 33542.

**Present were:**

|                     |                     |
|---------------------|---------------------|
| Michael Ozorowsky   | Chair               |
| Thaddaeus Money     | Vice Chair          |
| Francisco Alexander | Assistant Secretary |
| Martha O’Neal       | Assistant Secretary |
| Lee Chamoff         | Assistant Secretary |

**Also present were:**

|                                   |   |
|-----------------------------------|---|
| Cindy Cerbone                     | District Manager                        |
| Jamie Sanchez                     | Wrathell, Hunt and Associates LLC (WHA) |
| Andrew Kantarzhi                  | Wrathell, Hunt and Associates LLC (WHA) |
| Jennifer Kilinski (via telephone) | District Counsel                        |
| Grace Kobitter                    | Kilinski   Van Wyk                      |
| Alex Gormley                      | Access Management                       |
| Mariano Orozco                    | Resident                                |
| Erik Beese                        | Resident                                |
| Lauren Hogard                     | Resident                                |
| Matthew Rush                      | Resident                                |
| Thomas Smith                      | Resident                                |
| Jim Rice                          | Resident                                |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the workshop to order at 6:00 p.m. All Supervisors were present.

Ms. Cerbone discussed actions taken to notice the delay to the workshop start time, due to turnpike lane closings. She discussed the protocols for conducting workshops, which are held for informational purposes, and stated that no action can be taken at a workshop. Action can only be taken at a regular CDD public meeting. Management will provide updates at the next meeting, if they are unable to respond to a comment during the meeting.

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Remarks**

There were no Chairman’s opening remarks.



43

44 **THIRD ORDER OF BUSINESS**44 **Discussion: CDD Background**

45

- 46 • **About the District: Silverado CDD (*created via City of Zephyrhills Ordinance No. 1241-***  
47 ***14*)**

48 Ms. Cerbone discussed Ordinance No. 1241-14 establishing the Silverado Community  
49 Development District (CDD), the criteria to establish a CDD, functions of the CDD and Board  
50 seats. This information is posted on the CDD website.

51 ○ **Board Member Comments**

52 A Board Member asked when each Board seat expires. Ms. Cerbone recapped the terms  
53 and term lengths of the individual Board Member seats. She discussed the criteria and process  
54 of transitioning from Landowner Elections to General Election. Residents interested in Seats  
55 expiring in 2024 and 2026 must qualify with the County's Supervisor of Elections office during  
56 the one-week candidate qualifying period. An e-blast seeking candidates will be sent prior to  
57 each candidate qualifying period.

58 Mr. Ozorowsky asked about the purpose of the Board Member titles/positions. Ms.  
59 Cerbone reviewed the responsibilities of the slate of officers and stated that the Chair and Vice  
60 Chair must be available to attend CDD meetings and execute documents.

61 ○ **Public Comments**

62 A resident voiced her belief that the candidates' names on the ballots were different.  
63 She was directed to discuss this with the Supervisor of Elections office.

64 A resident asked about the public communicating with Board Members. Ms. Cerbone  
65 explained that the Sunshine Law applies only to the Board Members.

66 A resident asked how Board Members are elected to the Chair and Vice Chair positions.  
67 Ms. Cerbone stated that whenever there is a change in the Board, the slate of officers is  
68 reconsidered; nominations for the positions are made and then a vote is taken.

69 Ms. Sanchez clarified that Board Members can speak to each other between meetings  
70 but they are not allowed to discuss any matters that might come before the Board for  
71 discussion or a vote.

72 A resident referred to the recent landscape bid and asked how Board Members make  
73 decisions without speaking to each other. Ms. Cerbone reviewed the Request for Proposals

74 (RFP) process and noted that Management emails the responses to each Supervisor for their  
75 individual review prior to the meeting.

76 ○ **Board Member Comments**

77 There were no Board Member comments.

78

79 **FOURTH ORDER OF BUSINESS**

**Discussion: CDD Bonds**

80

81 Ms. Cerbone reviewed the terms of the municipal bonds the CDD issued, which helped  
82 pay for the public infrastructure, as follows:

83 • **Municipal Securities Rulemaking Board: EMMA ([msrb.org](https://www.msrb.org))**

84 I. **Series 2016A-1 \$785,000 – final payment 11/2047**

85 II. **Series 2017A-1 \$735,000 – final payment 11/2047**

86 III. **Series 2018A-1 \$2,105,000 – final payment 11/2048**

87 IV. **Series 2018A-2 \$3,675,000 – final payment 5/2049**

88 Ms. Cerbone discussed the bond terms, call dates and researching to determine  
89 potential savings if the bonds are refinanced.

90 ○ **Board Member Comments**

91 A Board Member asked for the credit rating on these bonds. Ms. Cerbone stated that  
92 most were “dirt” bonds. She directed him to the Electronic Municipal Market Access (Emma)  
93 website and provided highlights from the Trust Indenture and closing documents.

94 ○ **Public Comments**

95 A resident noted that construction is still underway and asked about financing. Ms.  
96 Cerbone stated there is no development occurring; only construction of homes. If there is a  
97 need for financing to upgrade items, such as the Amenity Center, she would suggest obtaining a  
98 loan.

99 A resident asked for the name of the Underwriter and if the bonds can be refinanced if  
100 the rating changes. Ms. Cerbone stated FMSbonds, Inc. is the Underwriter; she directed him to  
101 FMS’s website. She stated, when determining if it is beneficial to refinance the bonds, it is not  
102 about the rating; rather, it is about the interest rate.

103 A resident asked if the interest rates are increasing at a fixed rate. Ms. Cerbone stated  
104 that the debt assessment portion of the total assessment amount is a fixed amount but the  
105 operations & maintenance (O&M) portion of the total assessment amount fluctuates.

106 Ms. Cerbone distributed and reviewed the bond debt assessment comparison sheet and  
107 noted property owners can pay off the debt portion in May and November by contacting the  
108 District Management firm's Finance Department in advance of those months.

109 ○ **Board Member Comments**

110 There were no Board Member comments.

111

112 **FIFTH ORDER OF BUSINESS**

**Discussion: CDD Budget**

113

114 Ms. Cerbone gave an overview of the CDD budget process, timeline for adopting the  
115 proposed budget and review each line item.

116 • **Silverado CDD Budget (*Fiscal Year 2022/2023*)**

117 ○ **Board Member Comments**

118 Mr. Ozorowsky asked if the property owners pay Wrathell Hunt directly. Ms. Cerbone  
119 stated property owners pay assessments to the County's Tax Collector who wire funds directly  
120 into the CDD's bank account.

121 Mr. Ozorowsky asked about paying the vendor for mulch they never received. Ms.  
122 Cerbone discussed Management processing recurring expenses and individual proposals are  
123 presented to the Board to approve, defer or reject. Vendors should be working with the  
124 Operations Manager and present exception items to the Board for consideration.

125 :53 Discussion ensued regarding the "Fertilizer & Mulch" budget line item, surplus fund  
126 balance will fluctuate each year and propose designating and building up reserves for items  
127 such as the road and pool resurfacing, the Amenity Center and lake bank restoration.

128 1:04 Ms. Cerbone was asked to research the outcome of the General Fund balance  
129 over the last few years and report her findings at the next meeting.

130 Mr. Alexander asked if the recent "tree pruning" cost would have been less if they  
131 adhered to the criteria in the contract. Ms. Cerbone stated yes and that is when the Field  
132 Operations Manager will manage the vendors and make sure the scope of work complies with  
133 the contract.

134 1:08 A Board Member asked about using construction funds. Ms. Cerbone stated the  
135 Trustee holds these funds, which can be used for items listed in the 2018 District Engineer's  
136 Report and is subject to the Trustee's approval, such as for the CDD bridges. She discussed  
137 depositing the recent refund on a performance bond to the construction account.

138 ○ **Public Comments**

139 A resident asked if the CDD has any legal remedy from the Builder to cover the cost to  
140 repair the pool, if the CDD is unable to allocate unused funds, or will the CDD need to assess the  
141 property owners to pay the expense. Ms. Cerbone discussed the process to determine what will  
142 be presented for consideration. Ms. Kilinski recalled a scenario where, due to time constraints,  
143 a CDD acquired a private bank loan to pay for repairs, which only happened once in 15 years.

144 A resident asked if Ms. Cerbone would advise the Board to increase the amount of  
145 unassigned funds. Ms. Cerbone replied affirmatively; she would also recommend reallocating a  
146 portion of debt savings to the reserved funds to ensure the CDD's assets are adequately  
147 protected.

148 A resident asked if the Operations Manager has leeway to spend inside/outside their  
149 spending limit on a budget line item. Ms. Cerbone stated that invoices for recurring services are  
150 not presented to the Board; the Operations Manager signs off on invoices before payment is  
151 made.

152 As a governmental entity, CDD documents are available as public record.

153 ○ **Board Member Comments**

154 There were no Board Member comments.

155

156 **SIXTH ORDER OF BUSINESS****Public Comments: *non-agenda items***

157

158 There were no public comments.

159

160 **SEVENTH ORDER OF BUSINESS****Supervisors' Requests**

161

162 There were no Supervisors' requests.

163

164 **EIGHTH ORDER OF BUSINESS****Adjournment**

165

166 There being nothing further to discuss, the workshop adjourned at 7:26 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES C**

**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on March 23, 2023, immediately following the adjournment of the Workshop, scheduled to commence at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

**Present were:**

- |                     |                     |
|---------------------|---------------------|
| Michael Ozorowsky   | Chair               |
| Thaddaeus Money     | Vice Chair          |
| Francisco Alexander | Assistant Secretary |
| Martha O’Neal       | Assistant Secretary |
| Lee Chamoff         | Assistant Secretary |

**Also present, were:**

- |                                   |   |
|-----------------------------------|---|
| Cindy Cerbone                     | District Manager                        |
| Jamie Sanchez                     | Wrathell, Hunt and Associates LLC (WHA) |
| Andrew Kantarzhi                  | Wrathell, Hunt and Associates LLC (WHA) |
| Jennifer Kilinski (via telephone) | District Counsel                        |
| Grace Kobitter                    | Kilinski   Van Wyk                      |
| Alex Gormley                      | Access Management                       |
| Mariano Orozco                    | Resident                                |
| Erik Beese                        | Resident                                |
| Lauren Hogard                     | Resident                                |
| Matthew Rush                      | Resident                                |
| Thomas Smith                      | Resident                                |
| Jim Rice                          | Resident                                |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 7:29 p.m. All Supervisors were present.  
Ms. Sanchez stated that, after hearing public comments, certain agenda items will be discussed out of order and some might be deferred, due to time constraints, as the meeting cut-off time is 1½ hours.

40 **SECOND ORDER OF BUSINESS****Update: CDD Resident Feedback to District  
Management**

41

42

43 • **Debris Removal**

44 Ms. Gormley, of Access Management, stated the vendor committed to increasing debris  
45 removal services.

46

47 **THIRD ORDER OF BUSINESS****Public Comments**

48

49 Ms. Sanchez discussed the protocols and rules for public comments. After hearing all  
50 public comments, Management will make a recommendation to the Board for feedback and the  
51 Board will decide whether to respond during the meeting or at the next meeting.

52 Resident Matt Rush asked where the CDD's areas of maintenance responsibility end,  
53 from the pool to the end of Silverado Boulevard. Mr. Alexander referred to earlier discussions  
54 and stated that this is one of the CDD common areas that the CDD maintains. Ms. Sanchez  
55 noted that the recent Request for Proposals (RFP) for Landscape and Irrigation Maintenance  
56 Services has a map of the CDD's boundaries, which identifies areas the CDD does not own but  
57 maintains.

58 ▪ **Operations Manager: *Access Management***

59 **This item, previously Item 10C, was presented out of order.**

60 • **Discussion/Consideration of Damaged Wood Bridge Repair Options**

61 Ms. Sanchez and Ms. Gormley presented proposals from Tampa Superior Washing and  
62 Painting (TSWP) to remove and rebuild CDD bridges and American Patriot to repair CDD  
63 bridges. Ms. Sanchez stated Bond Counsel confirmed that bond funds can be used for this  
64 expense and for mail box coverings.

65 Ms. Gormley stated American Patriot installed barricades to prevent possible accidents  
66 and will provide proposals to replace the two bridges; as, in their opinion, there is no need to  
67 replace the third bridge. The Board directed Staff to obtain additional proposals for repair,  
68 replacement with composite materials and removal, including the warranty details, for the next  
69 meeting. Ms. Cerbone emailed the District Engineer to determine if the CDD is required to  
70 retain the bridges.





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Ms. Cerbone asked how many of the 25 caution signs the Board wants to keep. The Board consensus was to keep all 25 signs.

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**On MOTION by Mr. Money and seconded by Ms. O’Neal, with all in favor, seeking reimbursement from Access Management for the costs the CDD incurred for installation of half of the No Trespassing signs at the ponds, was approved.**

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**On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with Mr. Ozorowsky, Mr. Chamoff and Mr. Money in favor and Ms. O’Neal dissenting, accepting the warranty terms and cost for installation of half of the signs, meaning for just the warning signs, was approved. [Motion passed 4-1]**

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Mr. Chamoff stated the \$1,000 warranty costs should be less as they are only keeping half the signs.

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**On MOTION by Mr. Money and seconded by Ms. O’Neal, with Mr. Money and Ms. O’Neal in favor and Mr. Ozorowsky, Mr. Chamoff and Mr. Alexander dissenting, replacing the previous motion and not having a warranty on the signage and requesting the \$1,000 back from the appropriate party, was not approved. [Motion failed 2-3]**

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Ms. Sanchez stated the two “No Swimming” signs at the ponds will remain on the premises.

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134

- **Consideration of Trimmers Holiday Décor Tampa, Estimate #652 for Holiday Lighting**  
**This item, previously the Seventh Order of Business, was presented out of order.**

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137

Ms. Sanchez stated that Mr. Stafford is obtaining another quote. Ms. Gormley stated she prefers having the flower beds look good all year. She suggested considering holiday lighting in five years, as she believes the CDD budget will be healthier then.

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139

Discussion ensued regarding reducing this expense by focusing on the entryway, obtaining additional quotes and designating volunteers.

140 Ms. Kilinski stated the CDD’s insurance carrier now offers a reduced volunteer policy,  
 141 which provides blanket coverage of volunteers for about \$850 per year. A Board Member  
 142 suggested the CDD use the same decorating guidelines the HOA requires homeowners to  
 143 follow. Ms. Kilinski will email a sample outline of an existing Holiday Decorating Club and Board  
 144 Members can submit their comments.

145

**On MOTION by Mr. Ozorowsky and seconded by Mr. Alexander, with all in favor, authorizing District Staff to obtain an insurance policy for coverage of volunteers, in a not-to-exceed amount of \$1,000, and prepare a draft Holiday Decorating Club waiver for volunteers to execute, was approved.**

150

151

152 Mr. Ozorowsky thinks the electrical outlet at the entrance is insufficient and needs to be  
 153 extended. The Operations Manager will have an electrician assess the area and present the  
 154 recommendations at the next meeting.

155

**FIFTH ORDER OF BUSINESS**

**Update: Transition to Juniper**

157

158

- **Annuals**
- **Pine Straw/Mulch**
- **Maintenance/Beautification Recommendations**

159

160

161 Mr. Ozorowsky asked Juniper Landscaping (Juniper) to provide recommendations and  
 162 proposals for the listed items.

163

- **Acceptance of Resignation of Supervisor Thaddeaus Money from Seat 2**

164

**This item was an addition to the agenda.**

165

Ms. Sanchez presented Mr. Thaddeaus Money’s resignation letter.

166

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the resignation of Mr. Thaddeaus Money from Seat 2, was accepted.**

167

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170

171 Ms. Sanchez stated she emailed options to the Board to fill the vacant seat. Access  
172 Management will send an e-blast advising interested residents to submit their resume to the  
173 District Manager’s office. The resume’s will be emailed to the Board prior to the next meeting.

174

175 **SIXTH ORDER OF BUSINESS** **Discussion/Consideration: Pool Area**  
176 **Action Items**

177

178 • **Proposals for Hotel Grade Pool Furniture**

179 This item was presented following the Third Order of Business.

180

181 **SEVENTH ORDER OF BUSINESS** **Consideration of Trimmers Holiday Décor**  
182 **Tampa, Estimate #652 for Holiday Lighting**

183

184 This item was presented following the Third Order of Business.

185

186 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
187 **Statements as of February 28, 2023**

188

189 This item was deferred due to time constraints.

190

191 **NINTH ORDER OF BUSINESS** **Approval of February 23, 2023 Regular**  
192 **Meeting Minutes**

193

194 This item was deferred due to time constraints.

195

196 **TENTH ORDER OF BUSINESS** **Staff Reports**

197

198 **A. District Counsel: *Kilinski | Van Wyk***

199 **B. District Engineer: *Stantec***

200 These items were deferred due to time constraints.

201 **C. Operations Manager: *Access Management***

202 • **Discussion/Consideration of Damaged Wood Bridge Repair Options**

203 This item was presented following the Third Order of Business.

204 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 205 • Discussion: May Meeting Regarding Proposed Budget Presentation
- 206 • NEXT MEETING DATE: April 27, 2023 at 6:00 PM
- 207 ○ QUORUM CHECK

208

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

210

- 211 • **Board Member Suggested CDD Projects "aka" Wish List.**

212 This item was deferred due to time constraints.

213

214 **TWELFTH ORDER OF BUSINESS** **Public Comments**

215

216 Resident Jim Rice believed the cleanliness of the pool has greatly improved since last  
 217 year. He asked if it will be a Sunshine Law violation if a Board Member heads the Volunteer  
 218 Committee. He suggested sending an e-blast asking residents interested in leading the  
 219 Volunteer Committee to submit their resume.

220 Resident Erik Beese asked if speeding issues can be addressed in the budget. He stated  
 221 that he is a recipient of verbal and physical expletives and believes the issue has worsened. He  
 222 asked if the condition of the pool is safe or if it will be closed during the summer. A Board  
 223 Member stated the speeding issue was discussed at a prior meeting. Due to time constraints,  
 224 the pool question can be discussed after the meeting.

225 Resident Matt Rush thanked everyone for addressing most of his concerns and asked  
 226 the Board to reconsider the signage and painting the posts in the pond and wetland areas  
 227 green.

228 A resident asked about the pool repair. Ms. Sanchez stated the leaks were repaired and  
 229 the pool is open. The vendor's schedule to resurface the bottom of the pool is pending.

230

231 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

232

233

234 **On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor,**  
 235 **the meeting adjourned at 9:05 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

## SILVERADO COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

*Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545*  
*<sup>1</sup>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542*

| DATE   | POTENTIAL DISCUSSION/FOCUS            | TIME      |
|--|---------------------------------------|-----------|
| <b>October 28, 2022 CANCELED</b>                                   | Regular Meeting                       | 10:00 AM  |
| <b>November 29, 2022*</b>  | Landowners' Meeting & Regular Meeting | 10:00 AM  |
| <b>January 27, 2023</b><br><i>rescheduled to January 26, 2023</i>  | Regular Meeting                       | 10:00 AM  |
| <b>January 26, 2023<sup>1</sup></b>                                | Regular Meeting                       | 6:00 PM   |
| <b>February 24 2023</b><br><i>rescheduled to February 23, 2023</i> | Regular Meeting                       | 10:00 AM  |
| <b>February 23, 2023<sup>1</sup></b>                               | Regular Meeting                       | 6:00 PM   |
| <b>March 24, 2023</b><br><i>rescheduled to March 23, 2023</i>      | Regular Meeting                       | 10:00 AM  |
| <b>March 23, 2023<sup>1</sup></b>                                  | Workshop                              | 5:00 PM   |
| <b>March 23, 2023<sup>1</sup></b>                                  | Regular Meeting                       | 5:00 PM** |
| <b>April 28, 2023</b><br><i>rescheduled to April 27, 2023</i>      | Regular Meeting                       | 10:00 AM  |
| <b>April 27, 2023<sup>1</sup></b>                                  | Regular Meeting                       | 6:00 PM   |
| <b>May 26, 2023</b><br><i>rescheduled to May 25, 2023</i>          | Regular Meeting                       | 10:00 AM  |
| <b>May 25, 2023<sup>1</sup></b>                                    | Regular Meeting                       | 6:00 PM   |
| <b>June 23, 2023</b><br><i>rescheduled to June 22, 2023</i>        | Regular Meeting                       | 10:00 AM  |



| DATE  | POTENTIAL DISCUSSION/FOCUS                  | TIME            |
|---|---|-----------------|
|   |   |                 |
| <b>June 22, 2023<sup>1</sup></b>                                      | <b>Regular Meeting</b>                      | <b>6:00 PM</b>  |
|   |   |                 |
| <b>July 28, 2023</b><br><i>rescheduled to July 27, 2023</i>           | <b>Regular Meeting</b>                      | <b>10:00 AM</b> |
|   |   |                 |
| <b>July 27, 2023<sup>1</sup></b>                                      | <b>Regular Meeting</b>                      | <b>6:00 PM</b>  |
|   |   |                 |
| <b>August 25, 2023</b><br><i>rescheduled to August 24, 2023</i>       | <b>Public Hearing &amp; Regular Meeting</b> | <b>10:00 AM</b> |
|   |   |                 |
| <b>August 24, 2023<sup>1</sup></b>                                    | <b>Regular Meeting</b>                      | <b>6:00 PM</b>  |
|   |   |                 |
| <b>September 22, 2023</b><br><i>rescheduled to September 28, 2023</i> | <b>Regular Meeting</b>                      | <b>10:00 AM</b> |
|   |   |                 |
| <b>September 28, 2023<sup>1</sup></b>                                 | <b>Regular Meeting</b>                      | <b>6:00 PM</b>  |
|   |   |                 |
| <b>CALL-IN NUMBER: 1-888-354-0094</b>                                 |   |                 |
| <b>PARTICIPANT PASSCODE: 801 901 3513</b>                             |   |                 |

**Exceptions:**

*\*November meeting date changed to accommodate Thanksgiving Holiday*

*\*\*March 23, 2023 meeting will convene immediately following adjournment of Workshop*

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**13**

| <b>CDD Proposed Projects</b>              | <b>Thad</b> | <b>Emilio</b> | <b>Michael</b> | <b>Lee</b> | <b>Martha</b> |
|---|-------------|---------------|----------------|------------|---------------|
| Covered & lighted mailboxes               | ✓           | ✓             | ✓              |            |               |
| Better lighting at front entrance         | ✓           | ✓             | ✓              |            |               |
| Fountains in major ponds                  | ✓           |               | ✓              | ✓          |               |
| Move playground / additional play area    |             | ✓             | ✓              |            |               |
| Area for community gatherings             | ✓           |               |                |            |               |
| Clubhouse for game nights/gatherings      |             |               | ✓              |            |               |
| Music system at Clubhouse                 |             |               | ✓              |            |               |
| Gym with juice bar                        |             |               | ✓              |            |               |
| Motion sensor lighting at pool/bathroom   |             | ✓             |                |            |               |
| Splash pad area for little kids at pool   |             | ✓             |                |            |               |
| Ball hockey/Basketball/Tennis Courts      |             |               | ✓              |            |               |
| Solar panels at Clubhouse                 |             |               | ✓              |            |               |
| Heat the pool (with solar energy maybe)   |             |               | ✓              |            |               |
| Front entrance banner for graduates       | ✓           |               |                |            |               |
| Bulletin Board near mailboxes             |             | ✓             |                |            |               |
| Dog park usefulness, remove fencing       |             |               |                | ✓          |               |
| Traffic lines re-paint (front entrance)   |             | ✓             |                |            |               |
| Double yellow lines painted along SR Blvd |             | ✓             |                |            |               |