

# **SILVERADO**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 24, 2023**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS AND  
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**

August 17, 2023

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

Board of Supervisors  
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold Public Hearings and a Regular Meeting on August 24, 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. Consideration of Amenity Center Related Proposals
  - A. Clean Up
4. Consideration of Proposals
  - A. Additional Pet Waste Stations
  - B. Juniper Sod/Mulch
5. Discussion: Incomplete Sidewalks on Bellington Blvd.
6. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
7. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication

- B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2023-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Acceptance of Unaudited Financial Statements as of July 31, 2023
  9. Approval of July 27, 2023 Regular Meeting Minutes
  10. Staff Reports
    - A. District Counsel: *Kilinski / Van Wyk*
    - B. District Engineer: *Stantec*
    - C. Operations Manager: *Access Management*
    - D. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: September 28, 2023 at 6:00 PM

○ QUORUM CHECK

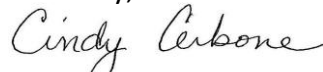
SEAT 1	MICHAEL OZOROWSKY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS SMITH	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEE CHAMOFF	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> 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

11. Public Comments

12. 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  
 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**

**3A**

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

**4A**

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

**4B**



**Proposal**

**Proposal No.:** 230964  
**Proposed Date:** 08/18/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Sod around trees and mulch fill in

Juniper would like to propose to add sod around all the trees. This will eliminate the run off of all the mulch beds. Once sod is placed we will fill in the middle with mulch.

Picture #1 shows how it will lay

Picture #2 just shows the areas we will sod around the tree rings (highlighted in green)

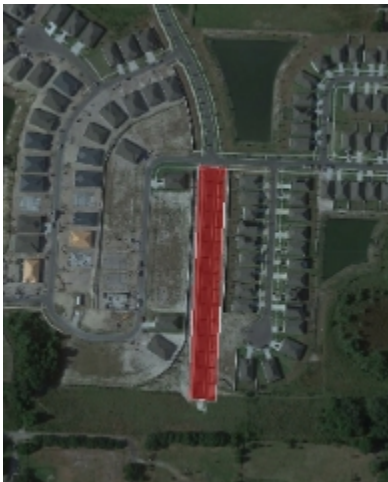
Picture #3 show the areas that we do not need to add sod (highlighted in red)

Please see below





This section does not need to be done. See below



ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			<b>\$9,897.93</b>
Installation Labor	75.00	HR	
Floritam Saint Augustine, 01 SF MATERIAL ONLY	3000.00	01SF	
Pine Bark, 03CF bag - 03CF	140.00	03CF	
<b>Fuel Surcharge 3.0%</b>			<b>\$296.94</b>

Fuel Surcharge

9897.93

EA

**Total: \$10,194.87**

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**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

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

**6A**



# Tampa Bay Times Published Daily

STATE OF FLORIDA  
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **8/ 2/23, 8/ 9/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

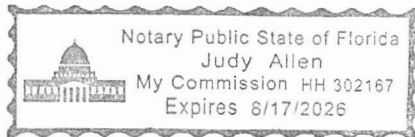
Signature Affiant

Sworn to and subscribed before me this **.08/09/2023**

Signature of Notary Public

Personally known           X           or produced identification

Type of identification produced \_\_\_\_\_



# SILVERADO COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Silverado Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: August 24, 2023  
TIME: 6:00 p.m.  
LOCATION: Zephyrhills Train Depot Museum  
39110 South Avenue (Depot Park)  
Zephyrhills, Florida 33542

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)**	Change in Annual Dollar Amount
SF 50'	145	1.00	\$1,593.13	\$1,819.27	\$226.14
SF 55'	96	1.10	\$1,752.45	\$2,001.20	\$248.75
SF 60'/65'	189	1.18	\$1,879.90	\$2,146.74	\$266.94

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

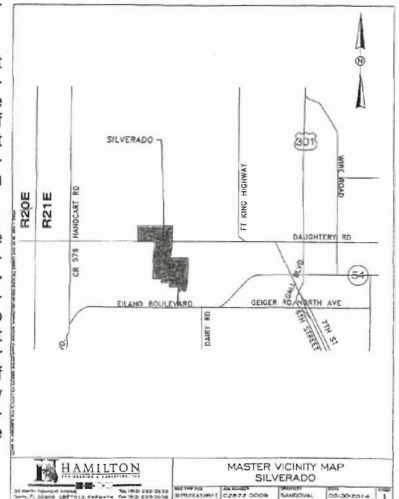
For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 1 (877) 276-0889 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

\* Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the **District Manager's Office** within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



District Manager

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

**6B**

## RESOLUTION 2023-10

### THE ANNUAL APPROPRIATION RESOLUTION OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Silverado Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Silverado Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$1,202,262 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 827,178
DEBT SERVICE FUND – SERIES 2016A-1	\$ 57,784
DEBT SERVICE FUND – SERIES 2017A-1	\$ 54,460
DEBT SERVICE FUND – SERIES 2018A-1	\$ 147,217
DEBT SERVICE FUND – SERIES 2018A-2	\$ 115,623
TOTAL ALL FUNDS	\$1,202,262

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$10,000 or 10% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2023.**

ATTEST:

**SILVERADO COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A: Fiscal Year 2023/2024 Budget**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
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**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 754,540				\$ 861,644
Allowable discounts (4%)	(30,182)				(34,466)
Assessment levy - net	724,358	\$ 716,214	\$ 8,144	\$ 724,358	827,178
Developer funding	-	6,710	-	6,710	-
Total revenues	724,358	722,924	8,144	731,068	827,178
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Supervisors' fees and FICA	6,450	4,091	2,359	6,459	12,918
Management	48,000	24,000	24,000	48,000	48,000
Audit	3,350	-	3,350	3,350	3,450
Legal - general	25,000	10,641	14,359	25,000	25,000
Engineering	7,000	6,862	138	7,000	20,000
Telephone	200	100	100	200	200
Postage	500	45	455	500	500
Insurance	7,900	5,988	-	5,988	6,586
Printing and binding	500	250	250	500	500
Legal advertising	1,500	747	753	1,500	1,500
Website hosting	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Bank fees & contingency	500	215	285	500	500
Meeting room rental	-	790	320	1,110	720
Security patrol	-	339	-	339	-
Debt administration					
Trustee	16,080	4,256	11,824	16,080	16,080
DSF accounting	5,500	2,750	2,750	5,500	5,500
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Total professional & Administration	129,570	63,454	65,653	129,116	148,544
<b>Field operations</b>					
Comprehensive field tech services	14,400	7,200	7,200	14,400	15,120
Amenity manager	-	-	-	-	-
Field ops accounting	5,000	2,500	2,500	5,000	6,000
Street pole lighting	99,600	39,050	51,030	90,080	110,500
Electricity (irrigation & pond pumps)	3,600	1,306	2,294	3,600	4,134

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Landscaping maintenance	243,470	121,105	102,596	223,701	205,192
Landscape replenishment	5,000	600	4,400	5,000	20,000
Palms & tree trimming	15,000	612	14,388	15,000	15,000
Irrigation maintenance	5,000	3,483	25,000	28,483	25,000
Pond maintenance	35,000	20,557	14,443	35,000	38,000
Bush hog mowing	6,000	-	6,000	6,000	6,300
Fertilizer & mulch	20,880	15,415	5,465	20,880	18,000
Wetland maintenance	8,200	2,750	5,450	8,200	8,200
Storm readiness	-	-	-	-	5,000
Solid waste disposal	-	177	150	327	540
Pet waste removal	2,100	1,137	963	2,100	2,700
Property insurance	14,933	14,277	-	14,277	21,416
Signage	-	5,423	-	5,423	-
<i>Amenity center</i>					
Pool service contract	17,600	6,900	10,700	17,600	20,240
Pool maintenance & repairs	2,000	2,041	3,500	5,541	8,500
Pool resurfacing	-	-	-	-	20,000
Pool furniture	-	-	-	-	12,000
Pool permit	275	-	275	275	275
Flood insurance	2,800	-	2,800	2,800	4,200
Cleaning & maintenance	14,140	12,000	2,140	14,140	16,000
Internet	1,464	850	1,263	2,113	1,500
Electricity	10,620	4,712	5,908	10,620	12,197
Water	2,400	2,870	2,870	5,740	6,672
Pest control	1,440	480	960	1,440	1,440
Camera monitoring	3,600	3,356	244	3,600	3,600
Refuse service	1,000	-	500	500	1,000
Landscape maintenance - infill	5,000	-	1,500	1,500	5,000
Holiday decorations	-	675	-	675	-
Contingency	-	-	-	-	25,000
Miscellaneous repairs & maintenance	10,000	1,700	3,000	4,700	10,000
<b>Total field operations</b>	<b>550,522</b>	<b>271,176</b>	<b>277,539</b>	<b>548,715</b>	<b>648,726</b>
<b>Other fees and charges</b>					
Property appraiser	175	-	175	175	175
Tax collector	15,091	14,322	769	15,091	17,233
<b>Total other fees and charges</b>	<b>15,266</b>	<b>14,322</b>	<b>944</b>	<b>15,266</b>	<b>17,408</b>
<b>Total expenditures</b>	<b>695,358</b>	<b>348,952</b>	<b>344,136</b>	<b>693,097</b>	<b>814,678</b>
Excess/(deficiency) of revenues over/(under) expenditures	29,000	373,972	(335,992)	37,971	12,500
Fund balance - beginning (unaudited)	182,585	192,389	566,361	192,389	230,360
Fund balance - ending (projected)					
Assigned					
Working capital	193,064	193,064	193,064	193,064	227,821
Unassigned	18,521	373,297	37,305	37,296	15,039
<b>Fund balance - ending (projected)</b>	<b>\$ 211,585</b>	<b>\$ 566,361</b>	<b>\$ 230,369</b>	<b>\$ 230,360</b>	<b>\$ 242,860</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administration**

Supervisors' fees and FICA	\$ 12,918
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of	
Management	48,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
Audit	3,450
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Legal - general	25,000
Provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	20,000
Provides a broad array of engineering, consulting and construction services to the Districts, which assists in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the District's facilities.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	6,586
The District carries public officials liability and general liability insurance.	
Printing and binding	500
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
The District advertises in the Naples Daily News for monthly meetings, special meetings, public hearings, bidding, etc.	
Website hosting	705
ADA website compliance	210
Bank fees	
Accounting and administrative supplies.	
Meeting room rental	720
Annual district filing fee	175
Annual fee paid to the Florida Department of Community Affairs.	
Bank fees & contingency	500
Miscellaneous, automated AP routing unforeseen costs incurred throughout the year.	
<i>Debt administration</i>	
Trustee	16,080
Annual fee paid to U.S. Bank for the services provided as trustee, paying agent and registrar.	
DSF accounting	5,500
Dissemination agent	3,000

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Arbitrage rebate calculation	3,000
To ensure the District's compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
<b>Field operations</b>	
Comprehensive field tech services	15,120
Field ops accounting	6,000
Street pole lighting	110,500
District has currently 84 poles and an additional 4 to be added in FY22. Phases 2, 3, 4, 6, 8, and 9A plus 26 for 9A, 11B, and 5A (currently billed averaging \$8,910 monthly)	
Electricity (irrigation & pond pumps)	4,134
6285 & 6010 Silverado Ranch Blvd well electricity, approximately \$300 per month.	
Landscaping maintenance	205,192
Base Price of \$205,192 is inclusive of fertilization.	
Landscape replenishment	20,000
Proposed number includes seasonal plant rotations throughout the year.	
Palms & tree trimming	15,000
Palm fronds cut back and seed pod removal.	
Irrigation maintenance	25,000
As needed repairs and maintenance (estimate)	
Pond maintenance	38,000
Ponds 1 - 24 at \$2641.68 monthly + additional maintenance	
Bush hog mowing	6,300
Larger areas of brush that cannot be maintained with traditional mowing services and require special care.	
Fertilizer & mulch	18,000
Pinestraw is \$12 a bale.	
Wetland maintenance	8,200
Herbicide treatment of both mitigation areas, removal of dead vegetation, plant installation, annual reporting, and monthly maintenance for at least one year.	
Storm readiness	5,000
Solid waste disposal	540
Pet waste removal	2,700
Pick up and maintenance of 7 pet waste stations.	
Property insurance	21,416
<i>Amenity center</i>	
Pool service contract	20,240
Cleaning 7 days a week, 52 weeks (10% increase for FY24)	
Pool maintenance & repairs	8,500
Miscellaneous repairs as needed	
Pool resurfacing	20,000
Pool furniture	12,000
Pool permit	275
Florida Statutorily mandated	
Flood insurance	4,200
Cleaning & maintenance	16,000
4 day cleaning of clubhouse facilities and pressure wash 2x per month \$1,000 monthly (plus extra party clean up - \$154 x 6 = \$840)	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Internet	1,500
Internet for amenity center entrance system (\$142 per month)	
Electricity	12,197
Historical average for 18 months is about \$1040 per month	
Water	6,672
6270 Silverado Ranch Pump Station. Average bill was \$87 monthly	
Pest control	1,440
Pest control services estimated at \$120 monthly	
Camera monitoring	3,600
General services provided with camera viewing by Ops. Mgr. Monitoring available at an	
Refuse service	1,000
Unexpected debris removal	
Landscape maintenance - infill	5,000
Infill planting yearly - 5,000	-
Contingency	25,000
Miscellaneous repairs & maintenance	10,000
Furniture repair and replacement, painting, etc., plumbing , other (\$5000 estimate, because some items are under warranty, may increase in future)	
<b>Other fees and charges</b>	
Property appraiser	
The property appraiser charges a fixed amount for the assessment levy	175
Tax collector	
The tax collector charges 2% of the assessment levy.	17,233
Total expenditures	<u><u>\$ 814,678</u></u>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016A-1 BONDS  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 60,192				\$ 60,192
Allowable discounts (4%)	(2,408)				(2,408)
Assessment levy: on-roll - net	57,784	\$ 57,135	\$ 649	\$ 57,784	57,784
Interest	-	2,198	-	2,198	-
Total revenues	57,784	59,333	649	59,982	57,784
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	12,000	12,000	-	12,000	13,000
Principal prepayment	-	5,000	-	5,000	-
Interest	42,660	21,360	21,300	42,660	41,610
Total debt service	54,660	38,360	21,300	59,660	54,610
<b>Other fees &amp; charges</b>					
Tax collector	1,204	1,143	61	1,204	1,204
Total other fees & charges	1,204	1,143	61	1,204	1,204
Total expenditures	55,864	39,503	21,361	60,864	55,814
Excess/(deficiency) of revenues over/(under) expenditures	1,920	19,830	(20,712)	(882)	1,970
Beginning fund balance (unaudited)	138,852	134,521	154,351	134,521	133,639
Ending fund balance (projected)	<u>\$140,772</u>	<u>\$154,351</u>	<u>\$133,639</u>	<u>\$ 133,639</u>	<u>135,609</u>
Use of fund balance					
Debt service reserve account balance (required)					(56,120)
Principal and interest expense - November 1, 2024					(34,610)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 44,879</u>

**Silverado**  
Community Development District  
Series 2016A-1

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2023	13,000.00	6.000%	21,000.00	34,000.00
05/01/2024		-	20,610.00	20,610.00
11/01/2024	14,000.00	6.000%	20,610.00	34,610.00
05/01/2025		-	20,190.00	20,190.00
11/01/2025	15,000.00	6.000%	20,190.00	35,190.00
05/01/2026		-	19,740.00	19,740.00
11/01/2026	15,000.00	6.000%	19,740.00	34,740.00
05/01/2027		-	19,290.00	19,290.00
11/01/2027	16,000.00	6.000%	19,290.00	35,290.00
05/01/2028		-	18,810.00	18,810.00
11/01/2028	17,000.00	6.000%	18,810.00	35,810.00
05/01/2029		-	18,300.00	18,300.00
11/01/2029	18,000.00	6.000%	18,300.00	36,300.00
05/01/2030		-	17,760.00	17,760.00
11/01/2030	19,000.00	6.000%	17,760.00	36,760.00
05/01/2031		-	17,190.00	17,190.00
11/01/2031	21,000.00	6.000%	17,190.00	38,190.00
05/01/2032		-	16,560.00	16,560.00
11/01/2032	22,000.00	6.000%	16,560.00	38,560.00
05/01/2033		-	15,900.00	15,900.00
11/01/2033	23,000.00	6.000%	15,900.00	38,900.00
05/01/2034		-	15,210.00	15,210.00
11/01/2034	20,000.00	6.000%	15,210.00	35,210.00
05/01/2035		-	14,610.00	14,610.00
11/01/2035	26,000.00	6.000%	14,610.00	40,610.00
05/01/2036		-	13,830.00	13,830.00
11/01/2036	28,000.00	6.000%	13,830.00	41,830.00
05/01/2037		-	12,990.00	12,990.00
11/01/2037	29,000.00	6.000%	12,990.00	41,990.00
05/01/2038		-	12,120.00	12,120.00
11/01/2038	31,000.00	6.000%	12,120.00	43,120.00
05/01/2039		-	11,190.00	11,190.00
11/01/2039	33,000.00	6.000%	11,190.00	44,190.00
05/01/2040		-	10,200.00	10,200.00
11/01/2040	35,000.00	6.000%	10,200.00	45,200.00
05/01/2041		-	9,150.00	9,150.00
11/01/2041	37,000.00	6.000%	9,150.00	46,150.00
05/01/2042		-	8,040.00	8,040.00
11/01/2042	39,000.00	6.000%	8,040.00	47,040.00
05/01/2043		-	6,870.00	6,870.00
11/01/2043	37,000.00	6.000%	6,870.00	43,870.00
05/01/2044		-	5,760.00	5,760.00
11/01/2044	44,000.00	6.000%	5,760.00	49,760.00
05/01/2045		-	4,440.00	4,440.00
11/01/2045	47,000.00	6.000%	4,440.00	51,440.00
05/01/2046		-	3,030.00	3,030.00
11/01/2046	49,000.00	6.000%	3,030.00	52,030.00
05/01/2047		-	1,560.00	1,560.00
11/01/2047	52,000.00	6.000%	1,560.00	53,560.00
<b>Total</b>	<b>\$700,000.00</b>		<b>\$647,700.00</b>	<b>\$1,347,700.00</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017A-1  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 56,729				\$ 56,729
Allowable discounts (4%)	(2,269)				(2,269)
Assessment levy: on-roll - net	54,460	\$ 53,848	\$ 612	\$ 54,460	54,460
Interest	-	2,248	-	2,248	-
Total revenues & proceeds	54,460	56,096	612	56,708	54,460
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	10,000	10,000	-	10,000	15,000
Interest	37,800	18,900	18,900	37,800	36,925
Total debt service & cost of issuance	47,800	28,900	18,900	47,800	51,925
<b>Other fees &amp; charges</b>					
Tax collector	1,135	1,077	58	1,135	1,135
Total other fees & charges	1,135	1,077	58	1,135	1,135
Total expenditures	48,935	29,977	18,958	48,935	53,060
Excess/(deficiency) of revenues over/(under) expenditures	5,525	26,119	(18,346)	7,773	1,400
Beginning fund balance (unaudited)	131,366	132,026	158,145	132,026	139,799
Ending fund balance (projected)	<u>\$136,891</u>	<u>\$ 158,145</u>	<u>\$ 139,799</u>	<u>\$ 139,799</u>	<u>141,199</u>
Use of fund balance:					
Debt service reserve account balance					(53,325)
Principal and interest expense - November 1, 2024					(33,275)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 54,599</u>



**Silverado**  
Community Development District  
Special Assessment Bonds, Series 2017A-1

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2023	\$15,000	5.000%	18,650.00	33,650.00
05/01/2024		-	18,275.00	18,275.00
11/01/2024	\$15,000	5.000%	18,275.00	33,275.00
05/01/2025		-	17,900.00	17,900.00
11/01/2025	\$15,000	5.000%	17,900.00	32,900.00
05/01/2026		-	17,525.00	17,525.00
11/01/2026	\$15,000	5.000%	17,525.00	32,525.00
05/01/2027		-	17,150.00	17,150.00
11/01/2027	\$15,000	5.000%	17,150.00	32,150.00
05/01/2028		-	16,775.00	16,775.00
11/01/2028	\$15,000	5.500%	16,775.00	31,775.00
05/01/2029		-	16,362.50	16,362.50
11/01/2029	\$20,000	5.500%	16,362.50	36,362.50
05/01/2030		-	15,812.50	15,812.50
11/01/2030	\$20,000	5.500%	15,812.50	35,812.50
05/01/2031		-	15,262.50	15,262.50
11/01/2031	\$20,000	5.500%	15,262.50	35,262.50
05/01/2032		-	14,712.50	14,712.50
11/01/2032	\$20,000	5.500%	14,712.50	34,712.50
05/01/2033		-	14,162.50	14,162.50
11/01/2033	\$25,000	5.500%	14,162.50	39,162.50
05/01/2034		-	13,475.00	13,475.00
11/01/2034	\$25,000	5.500%	13,475.00	38,475.00
05/01/2035		-	12,787.50	12,787.50
11/01/2035	\$25,000	5.500%	12,787.50	37,787.50
05/01/2036		-	12,100.00	12,100.00
11/01/2036	\$25,000	5.500%	12,100.00	37,100.00
05/01/2037		-	11,412.50	11,412.50
11/01/2037	\$30,000	5.500%	11,412.50	41,412.50
05/01/2038		-	10,587.50	10,587.50
11/01/2038	\$30,000	5.500%	10,587.50	40,587.50
05/01/2039		-	9,762.50	9,762.50
11/01/2039	\$30,000	5.500%	9,762.50	39,762.50
05/01/2040		-	8,937.50	8,937.50
11/01/2040	\$35,000	5.500%	8,937.50	43,937.50
05/01/2041		-	7,975.00	7,975.00
11/01/2041	\$35,000	5.500%	7,975.00	42,975.00
05/01/2042		-	7,012.50	7,012.50
11/01/2042	\$35,000	5.500%	7,012.50	42,012.50
05/01/2043		-	6,050.00	6,050.00
11/01/2043	\$40,000	5.500%	6,050.00	46,050.00
05/01/2044		-	4,950.00	4,950.00
11/01/2044	\$40,000	5.500%	4,950.00	44,950.00
05/01/2045		-	3,850.00	3,850.00
11/01/2045	\$45,000	5.500%	3,850.00	48,850.00
05/01/2046		-	2,612.50	2,612.50
11/01/2046	\$45,000	5.500%	2,612.50	47,612.50
05/01/2047		-	1,375.00	1,375.00
11/01/2047	\$50,000	5.500%	1,375.00	51,375.00
<b>Total</b>	<b>685,000.00</b>		<b>572,300.00</b>	<b>1,257,300.00</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018A-1  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 153,351				\$ 153,351
Allowable discounts (4%)	(6,134)				(6,134)
Assessment levy: on-roll - net	147,217	\$ 145,562	\$ 1,655	\$ 147,217	147,217
Interest	-	2,935	-	2,935	-
Total revenues & proceeds	147,217	148,497	1,655	150,152	147,217
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	35,000	35,000	-	35,000	35,000
Interest	105,275	53,075	52,200	105,275	103,525
Total debt service & cost of issuance	140,275	88,075	52,200	140,275	138,525
<b>Other fees &amp; charges</b>					
Tax collector	3,067	2,911	156	3,067	3,067
Total other fees & charges	3,067	2,911	156	3,067	3,067
Total expenditures	143,342	90,986	52,356	143,342	141,592
Excess/(deficiency) of revenues over/(under) expenditures	3,875	57,511	(50,701)	6,810	5,625
Beginning fund balance (unaudited)	172,415	173,718	-	173,718	180,528
Ending fund balance (projected)	<u>\$ 176,290</u>	<u>\$ 231,229</u>	<u>\$ (50,701)</u>	<u>\$ 180,528</u>	<u>186,153</u>
Use of fund balance:					
Debt service reserve account balance					(72,075)
Principal and interest expense - November 1, 2024					(91,325)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 22,753</u>

**Silverado**

Community Development District

Special Assessment Bonds, Series 2018A-1

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2023	\$35,000	5.000%	52,200.00	87,200.00
05/01/2024		-	51,325.00	51,325.00
11/01/2024	\$40,000	5.000%	51,325.00	91,325.00
05/01/2025		-	50,325.00	50,325.00
11/01/2025	\$40,000	5.000%	50,325.00	90,325.00
05/01/2026		-	49,325.00	49,325.00
11/01/2026	\$45,000	5.000%	49,325.00	94,325.00
05/01/2027		-	48,200.00	48,200.00
11/01/2027	\$45,000	5.000%	48,200.00	93,200.00
05/01/2028		-	47,075.00	47,075.00
11/01/2028	\$50,000	5.000%	47,075.00	97,075.00
05/01/2029		-	45,825.00	45,825.00
11/01/2029	\$50,000	5.250%	45,825.00	95,825.00
05/01/2030		-	44,512.50	44,512.50
11/01/2030	\$55,000	5.250%	44,512.50	99,512.50
05/01/2031		-	43,068.75	43,068.75
11/01/2031	\$55,000	5.250%	43,068.75	98,068.75
05/01/2032		-	41,625.00	41,625.00
11/01/2032	\$60,000	5.250%	41,625.00	101,625.00
05/01/2033		-	40,050.00	40,050.00
11/01/2033	\$60,000	5.250%	40,050.00	100,050.00
05/01/2034		-	38,475.00	38,475.00
11/01/2034	\$65,000	5.250%	38,475.00	103,475.00
05/01/2035		-	36,768.75	36,768.75
11/01/2035	\$70,000	5.250%	36,768.75	106,768.75
05/01/2036		-	34,931.25	34,931.25
11/01/2036	\$70,000	5.250%	34,931.25	104,931.25
05/01/2037		-	33,093.75	33,093.75
11/01/2037	\$75,000	5.250%	33,093.75	108,093.75
05/01/2038		-	31,125.00	31,125.00
11/01/2038	\$80,000	5.250%	31,125.00	111,125.00
05/01/2039		-	29,025.00	29,025.00
11/01/2039	\$85,000	5.375%	29,025.00	114,025.00
05/01/2040		-	26,740.63	26,740.63
11/01/2040	\$90,000	5.375%	26,740.63	116,740.63
05/01/2041		-	24,321.88	24,321.88
11/01/2041	\$95,000	5.375%	24,321.88	119,321.88
05/01/2042		-	21,768.75	21,768.75
11/01/2042	\$100,000	5.375%	21,768.75	121,768.75
05/01/2043		-	19,081.25	19,081.25
11/01/2043	\$105,000	5.375%	19,081.25	124,081.25
05/01/2044		-	16,259.38	16,259.38
11/01/2044	\$110,000	5.375%	16,259.38	126,259.38
05/01/2045		-	13,303.13	13,303.13
11/01/2045	\$115,000	5.375%	13,303.13	128,303.13
05/01/2046		-	10,212.50	10,212.50
11/01/2046	\$120,000	5.375%	10,212.50	130,212.50
05/01/2047		-	6,987.50	6,987.50
11/01/2047	\$125,000	5.375%	6,987.50	131,987.50
05/01/2048		-	3,628.13	3,628.13
11/01/2048	\$135,000	5.375%	3,628.13	138,628.13
<b>Total</b>	<b>1,975,000.00</b>		<b>1,666,306.25</b>	<b>3,641,306.25</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018A-2 BONDS  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 120,441				\$ 120,441
Allowable discounts (4%)	(4,818)				(4,818)
Assessment levy: on-roll - net	115,623	\$ 114,327	\$ 1,296	\$ 115,623	115,623
Interest income	-	5,375	-	5,375	-
Total revenues	115,623	119,702	1,296	120,998	115,623
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	25,000	-	25,000	25,000	25,000
Interest	86,900	43,450	43,450	86,900	85,525
Total debt service	111,900	43,450	68,450	111,900	110,525
<b>Other fees &amp; charges</b>					
Tax collector	2,409	2,286	123	2,409	2,409
Total other fees & charges	2,409	2,286	123	2,409	2,409
Total expenditures	114,309	45,736	68,573	114,309	112,934
Excess/(deficiency) of revenues over/(under) expenditures	1,314	73,966	(67,277)	6,689	2,689
Beginning fund balance (unaudited)	301,759	303,239	377,205	303,239	309,928
Ending fund balance (projected)	<u>\$ 303,073</u>	<u>\$ 377,205</u>	<u>\$ 309,928</u>	<u>\$ 309,928</u>	<u>312,617</u>
Use of fund balance					
Debt service reserve account balance (required)					(252,638)
Interest expense - On-roll - November 1, 2024					(42,075)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 17,904</u>

## Silverado

Community Development District

Special Assessment Bonds, Series 2018A-2

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	42,762.50	42,762.50
05/01/2024	25,000.00	5.500%	42,762.50	67,762.50
11/01/2024	-	-	42,075.00	42,075.00
05/01/2025	30,000.00	5.500%	42,075.00	72,075.00
11/01/2025	-	-	41,250.00	41,250.00
05/01/2026	30,000.00	5.500%	41,250.00	71,250.00
11/01/2026	-	-	40,425.00	40,425.00
05/01/2027	30,000.00	5.500%	40,425.00	70,425.00
11/01/2027	-	-	39,600.00	39,600.00
05/01/2028	35,000.00	5.500%	39,600.00	74,600.00
11/01/2028	-	-	38,637.50	38,637.50
05/01/2029	35,000.00	5.500%	38,637.50	73,637.50
11/01/2029	-	-	37,675.00	37,675.00
05/01/2030	40,000.00	5.500%	37,675.00	77,675.00
11/01/2030	-	-	36,575.00	36,575.00
05/01/2031	40,000.00	5.500%	36,575.00	76,575.00
11/01/2031	-	-	35,475.00	35,475.00
05/01/2032	40,000.00	5.500%	35,475.00	75,475.00
11/01/2032	-	-	34,375.00	34,375.00
05/01/2033	45,000.00	5.500%	34,375.00	79,375.00
11/01/2033	-	-	33,137.50	33,137.50
05/01/2034	45,000.00	5.500%	33,137.50	78,137.50
11/01/2034	-	-	31,900.00	31,900.00
05/01/2035	50,000.00	5.500%	31,900.00	81,900.00
11/01/2035	-	-	30,525.00	30,525.00
05/01/2036	55,000.00	5.500%	30,525.00	85,525.00
11/01/2036	-	-	29,012.50	29,012.50
05/01/2037	55,000.00	5.500%	29,012.50	84,012.50
11/01/2037	-	-	27,500.00	27,500.00
05/01/2038	60,000.00	5.500%	27,500.00	87,500.00
11/01/2038	-	-	25,850.00	25,850.00
05/01/2039	65,000.00	5.500%	25,850.00	90,850.00
11/01/2039	-	-	24,062.50	24,062.50
05/01/2040	65,000.00	5.500%	24,062.50	89,062.50
11/01/2040	-	-	22,275.00	22,275.00
05/01/2041	70,000.00	5.500%	22,275.00	92,275.00
11/01/2041	-	-	20,350.00	20,350.00
05/01/2042	75,000.00	5.500%	20,350.00	95,350.00
11/01/2042	-	-	18,287.50	18,287.50
05/01/2043	80,000.00	5.500%	18,287.50	98,287.50
11/01/2043	-	-	16,087.50	16,087.50
05/01/2044	85,000.00	5.500%	16,087.50	101,087.50
11/01/2044	-	-	13,750.00	13,750.00
05/01/2045	90,000.00	5.500%	13,750.00	103,750.00
11/01/2045	-	-	11,275.00	11,275.00
05/01/2046	95,000.00	5.500%	11,275.00	106,275.00
11/01/2046	-	-	8,662.50	8,662.50
05/01/2047	100,000.00	5.500%	8,662.50	108,662.50
11/01/2047	-	-	5,912.50	5,912.50
05/01/2048	105,000.00	5.500%	5,912.50	110,912.50
11/01/2048	-	-	3,025.00	3,025.00
05/01/2049	110,000.00	5.500%	3,025.00	113,025.00
<b>Total</b>	<b>\$1,555,000.00</b>		<b>\$1,420,925.00</b>	<b>\$2,975,925.00</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Series 2016A-1					
SF 55'	44	\$ 2,001.20	\$ 696.02	\$ 2,697.22	\$ 2,448.47
SF 60'/65'	36	2,146.74	821.31	2,968.05	2,701.21
	80				
Series 2017A-1					
SF 55'	51	2,001.20	684.64	2,685.84	2,437.09
SF 60'/65'	27	2,146.74	807.88	2,954.62	2,687.78
	78				
Series 2018A-1					
SF 50'	145	1,819.27	903.66	2,722.93	2,496.79
SF 60'/65'	19	2,146.74	1,174.76	3,321.50	3,054.66
	164				
Series 2018A-2					
SF 60'/65'	106	2,146.74	1,136.27	3,283.01	3,016.17
	106				
Prepaid Units					
SF 55'	1	2,001.20	-	2,001.20	1,752.45
SF 60'/65'	1	2,146.74	-	2,146.74	1,879.90
	2				
<b>Total</b>	<b>430</b>				

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

**7A**

Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **8/ 2/23, 8/ 9/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

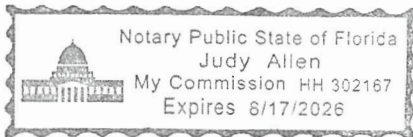
Signature Affiant

Sworn to and subscribed before me this **.08/09/2023**

Signature of Notary Public

Personally known           X           or produced identification

Type of identification produced \_\_\_\_\_



# SILVERADO COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Silverado Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: August 24, 2023  
TIME: 6:00 p.m.  
LOCATION: Zephyrhills Train Depot Museum  
39110 South Avenue (Depot Park)  
Zephyrhills, Florida 33542

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)**	Change in Annual Dollar Amount
SF 50'	145	1.00	\$1,593.13	\$1,819.27	\$226.14
SF 55'	96	1.10	\$1,752.45	\$2,001.20	\$248.75
SF 60'/65'	189	1.18	\$1,879.90	\$2,146.74	\$266.94

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

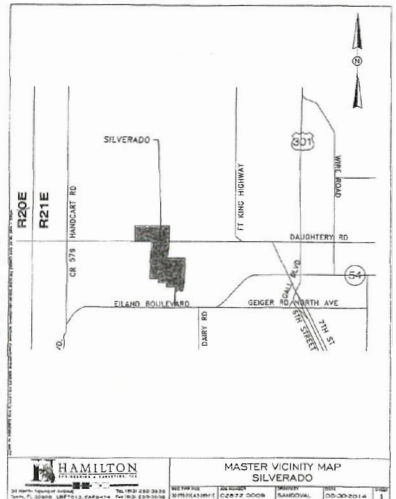
For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 1 (877) 276-0889 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

\* Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the **District Manager's Office** within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



District Manager



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

**7B**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Daniel Perez, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Daniel Perez, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Silverado Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on August 4, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**

*Daniel Perez*

By: Daniel Perez, Financial Analyst

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 4th day of August 2023, by Daniel Perez, for Wrathell, Hunt & Associates LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.



DAPHNE GILLYARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG327647  
Expires 8/20/2023

NOTARY PUBLIC

*Daphne Gillyard*

Print Name: Daphne Gillyard

Notary Public, State of Florida

Commission No.: GG327647

My Commission Expires: 8/20/2023

**EXHIBIT A:** Mailed Notice  
**EXHIBIT B:** List of Addresses

## Exhibit A

**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**

**THIS IS NOT A BILL – DO NOT PAY**

August 4, 2023

**VIA FIRST CLASS MAIL**

AH4R PROPERTIES LLC C/O PROPERTY TAX DEPARTMENT  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302  
PARCEL ID: **04-26-21-0070-00100-0290, 05-26-21-0070-00300-0090**  
YOUR LOT TYPE: **One SF 55' Unit, One SF 60'/65' Unit**

RE: Silverado Community Development District  
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Silverado Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

DATE:	August 24, 2023
TIME:	6:00 p.m.
LOCATION:	Zephyrhills Train Depot Museum 39110 South Avenue (Depot Park) Zephyrhills, Florida 33542

The hearings will be conducted pursuant to Chapters 190 and 197, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2023/2024, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2023/2024. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

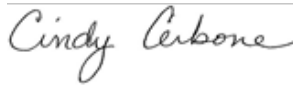
The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 1 (877) 276-0889 (“**District Manager’s Office**”), or by visiting the District’s website at <https://www.silveradocdd.org/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations

because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone  
District Manager  
Silverado Community Development District

**EXHIBIT A**  
*Summary of O&M Assessments*

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$891,801** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

<b>Lot Type*</b>	<b>Total # of Units</b>	<b>ERU Factor</b>	<b>Current Annual O&amp;M Assessment (October 1, 2022 – September 30, 2023)</b>	<b>Proposed Annual O&amp;M Assessment (October 1, 2023 – September 30, 2024)**</b>	<b>Change in Annual Dollar Amount</b>
SF 50’	145	1.00	\$1,593.13	\$1,819.27	\$226.14
SF 55’	96	1.10	\$1,752.45	\$2,001.20	\$248.75
SF 60’/65’	189	1.18	\$1,879.90	\$2,146.74	\$266.94

*\*Your lot type is provided on page 1 of this notice.*

*\*\* Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2023/2024, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**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**

**THIS IS NOT A BILL – DO NOT PAY**

August 4, 2023

**VIA FIRST CLASS MAIL**

IH6 PROPERTY FLORIDA LP  
1717 MAIN ST STE 2000  
DALLAS, TX 75201-4657  
PARCEL ID: **05-26-21-0080-00600-0190, 05-26-21-0100-01200-0010, 05-26-21-0100-01200-0140**  
YOUR LOT TYPE: **Two SF 50' Units, One SF 55' Unit**

RE: Silverado Community Development District  
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Silverado Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

DATE:	August 24, 2023
TIME:	6:00 p.m.
LOCATION:	Zephyrhills Train Depot Museum 39110 South Avenue (Depot Park) Zephyrhills, Florida 33542

The hearings will be conducted pursuant to Chapters 190 and 197, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2023/2024, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2023/2024. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

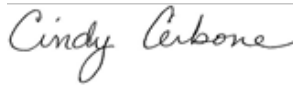
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If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone  
District Manager  
Silverado Community Development District



**EXHIBIT A**  
*Summary of O&M Assessments*

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$891,801** in gross revenue.
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Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2023/2024, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**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**

**THIS IS NOT A BILL – DO NOT PAY**

August 4, 2023

**VIA FIRST CLASS MAIL**

ACEVEDO JAYSON CRUZ & CARRERO CRYSTAL SANTOS  
35592 BURMA REED DR  
ZEPHYRHILLS, FL 33541-2910  
PARCEL ID: **32-25-21-0100-01800-0390**  
YOUR LOT TYPE: **SF 50'**

RE: Silverado Community Development District  
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Silverado Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

DATE:	August 24, 2023
TIME:	6:00 p.m.
LOCATION:	Zephyrhills Train Depot Museum 39110 South Avenue (Depot Park) Zephyrhills, Florida 33542

The hearings will be conducted pursuant to Chapters 190 and 197, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2023/2024, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2023/2024. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

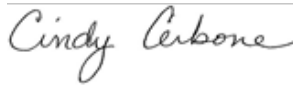
The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 1 (877) 276-0889 (“**District Manager’s Office**”), or by visiting the District’s website at <https://www.silveradocdd.org/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations

because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is enclosed in a thin black rectangular border.

Cindy Cerbone  
District Manager  
Silverado Community Development District

**EXHIBIT A**  
*Summary of O&M Assessments*

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$891,801** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

<b>Lot Type*</b>	<b>Total # of Units</b>	<b>ERU Factor</b>	<b>Current Annual O&amp;M Assessment (October 1, 2022 – September 30, 2023)</b>	<b>Proposed Annual O&amp;M Assessment (October 1, 2023 – September 30, 2024)**</b>	<b>Change in Annual Dollar Amount</b>
SF 50’	145	1.00	\$1,593.13	\$1,819.27	\$226.14
SF 55’	96	1.10	\$1,752.45	\$2,001.20	\$248.75
SF 60’/65’	189	1.18	\$1,879.90	\$2,146.74	\$266.94

*\*Your lot type is provided on page 1 of this notice.*

*\*\* Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2023/2024, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Exhibit B**

PARCEL ID	Property Owner
32-25-21-0100-01800-0390	ACEVEDO JAYSON CRUZ & CARRERO CRYSTAL SANTOS
32-25-21-0100-01900-0170	ALDANA JOSE A B & URDANETA LUZMARY M T
05-26-21-0100-00700-0200	ALDERMAN RICHARD FRANK & DAO ANH
05-26-21-0070-00300-0130	ALEXANDER JOSHUA JAMES
05-26-21-0080-00600-0240	ALLEGROD GREGORY DARRELL & KIMBERLY D
05-26-21-0080-00600-0060	ALLEN NAMELDA R & BRIAN K
32-25-21-0040-01400-0020	ALVAREZ ASHLEY NICHOLE & RONNEBURGER ERIC ALBERT
32-25-21-0050-01600-0020	AMILCAR JESSIE LAROSE
04-26-21-0070-00100-0280	ANGELO KEELY AUGUSTA & KEARNS STEPHANIE
04-26-21-0070-00100-0140	ANTONUCCI MARCO
04-26-21-0070-00100-0150	APPROO FRANCIS & KAMEEL J
32-25-21-0100-01700-0020	ARANA JANE ALFECH & ABORKA RONALD REY GANAN
05-26-21-0080-00600-0150	ARCE NELSON & LYUDMILA
32-25-21-0040-01300-0020	AUCLAIR ROLAND JOSEPH & MARIA A
32-25-21-0100-01900-0120	AX LUKE JAMES
04-26-21-0130-01000-0010	AZEVEDO MARK A
04-26-21-0070-00100-0340	BAKSH SHELLY & PERUCHI DONALD
05-26-21-0100-00700-0150	BALLISH AARON CHRISTOPHER & WINTRICK KATELYN MARIE
32-25-21-0100-01900-0020	BANKS LATONYA RENEE HAMPTON & EARL LEE JR
05-26-21-0080-00600-0160	BARRIOS JAIRO & MARTHA LUCIA
32-25-21-0100-01800-0060	BATISTA-IRIZARRY MILAGROS
04-26-21-0130-01000-0140	BAXTER KENDRA KANICE & GRACIE KARLENE
05-26-21-0080-00600-0390	BEATTY ADAM THOMAS &
32-25-21-0100-01800-0160	BEESE KELLY MARIE & ERIK T
04-26-21-0070-00200-0060	BEIRO RAYMOND & LINDA
04-26-21-0070-00200-0140	BERNARD RENALL & ALBA
05-26-21-0070-00400-0100	BETHUNE RYAN BERNARD
32-25-21-0050-01600-0100	BLACKMAN SHEYLA AYLETTA
05-26-21-0070-00300-0070	BLADUELL MIGUEL & HARRIET
32-25-21-0040-01400-0070	BLOW ANTHONY LEE & JEAN E
05-26-21-0070-00300-0030	BLUE ROBERT E & SHARON D
32-25-21-0050-01600-0050	BOKER JENNIFER L & CHRIST GARY J
04-26-21-0130-01000-0230	BORGES GREGORY & EILEEN
32-25-21-0040-01500-0070	BORGES JOHN ANTHONY
04-26-21-0110-00900-0080	BRADLEY JEFFREY A & CAROL ELLEN
05-26-21-0100-01200-0120	BRASWELL WILLIAM & JENNIFER
32-25-21-0100-01800-0260	BROWN DARELL L & DAWSON-BROWN DESIRAE
05-26-21-0080-00600-0050	BUCK DALLAS L & APRIL D
32-25-21-0100-01700-0030	BURGESS JOSEPH WILLIAMS
04-26-21-0080-00500-0080	BURGESS LAURENCE R & DEFINA SHARON J ET AL
04-26-21-0070-00100-0190	BURNETTER SANDRA LYNN
04-26-21-0070-00100-0210	BUZZELLI AMANDA MARIE & CRAVATTA AARON
05-26-21-0080-00500-0260	CACERES FRANKLIN T & RABE CACERES CLAUDIA K
05-26-21-0080-00600-0280	CAFFYN EDGAR C JR & PEGGYLOU
32-25-21-0100-01900-0140	CALVO EMILEE MARIE & CARRION FELIX JEREMY RENE

**Exhibit B**

PARCEL ID	Property Owner
04-26-21-0070-00100-0120	CAMACHO TIANA LEE &
32-25-21-0100-01800-0120	CANTOS MARIA VIVIANA
05-26-21-0100-01200-0070	CAPACCIO JONATHON & ARLENE A
04-26-21-0080-00500-0170	CAPEHART ALBERT LEE & PAULA S
05-26-21-0100-00700-0210	CARABALLO JOSUE NIEVES & RIVERA ERIKA R
32-25-21-0100-01800-0180	CARDONA EDWIN J & JOSEPHINE
05-26-21-0080-00500-0240	CARTER JERRY & MARY S
05-26-21-0080-00600-0020	CARVAJAL ANDRES FELIPE & PEREIRA JULIE PAULETTE
05-26-21-0080-00600-0380	CASAREZ EZEQUIEL & MARIA
04-26-21-0110-00900-0070	CASTIBLANCO BYRON H & OSPINA SANDRA MILENA V
04-26-21-0070-00100-0030	CASTRO JOVINO RAFAEL & DANA RELLA
05-26-21-0080-00600-0090	CASTRO TABATHA
32-25-21-0100-01800-0290	CENTENO JAMIE MARTINEZ & GARCIA TIARA
04-26-21-0070-00100-0050	CHAIZ FELIX ALBERTO & JAHARA HOJILLA
05-26-21-0100-00700-0070	CHAMBERS PHILIP DAVID
05-26-21-0100-00600-0510	CHAMOFF LEE JORDAN
04-26-21-0070-00100-0060	CHAVEZ JOSE R REVOCABLE TRUST
32-25-21-0100-01800-0210	CHEVERE RAUL JAVIER O & DE OCASIO MARLENY E
05-26-21-0080-00600-0220	CHIRINO ROMELIO JR & JOHANNA
32-25-21-0100-01800-0330	CLARK BISHOP DENNIS &
04-26-21-0110-00800-0070	CLEM JOHNNY R & JOANN
05-26-21-0070-00300-0010	COIMBRA GABRIEL &
05-26-21-0080-00600-0170	COLE GAIL ANTOINETTE
05-26-21-0100-00700-0240	COLINA ANDRES & HANNAH
05-26-21-0080-00500-0010	COLON HENRY & NANCY A
32-25-21-0040-01300-0060	CONCINI FRANKIE L & YOKASTA ALTAGRACIA
32-25-21-0100-01800-0140	CONWILL LARRY DALE & MARY
32-25-21-0100-01800-0150	COOPER MICHAEL ALLEN
32-25-21-0050-01600-0190	COYLE MICHAEL & BACK MEGAN
04-26-21-0110-00900-0040	COYNE MARK JAMES & TONDA ANN GALYAN
32-25-21-0100-01900-0150	CRESPO ANTHONY JOEL E &
05-26-21-0070-00300-0100	CRUZ ALVARO RUI
04-26-21-0070-00200-0130	CUAO LUISA PAOLA
05-26-21-0080-00600-0010	CUELLAR OSCAR EDUARDO ARANGO &
05-26-21-0100-00700-0060	CUESTA ALFONSO V & DENISE B
04-26-21-0070-00100-0240	CULLETON JOHN H II &
32-25-21-0100-01800-0090	CULP SCOTT ALAN & GRETCHEN ANN
05-26-21-0080-00600-0080	CURTIN JOHN & JESSICA
32-25-21-0100-01800-0040	CYRIL NATASHA
32-25-21-0050-01600-0200	DABERA YOHANNES H
32-25-21-0040-01400-0120	DAVIS ANTONILIUS & ALEXANDRA MARIA
05-26-21-0100-00600-0560	DAVIS SARAH MARGARET
32-25-21-0100-01900-0180	DE LA ROSA ISABEL YOLANDA
04-26-21-0070-00100-0090	DE LA ROSA IVAN J
05-26-21-0070-00400-0090	DEBRUNE MAJORY & NONOR JULIEN

**Exhibit B**

PARCEL ID	Property Owner
32-25-21-0050-01600-0180	DEL RIO STEPHANIE & YUAN WILLIAM PEI
04-26-21-0080-00500-0150	DEROSEAU ROBERT FRANCIS
32-25-21-0050-01600-0090	DESABETINO PAUL JOSEPH III & MICA MICHELLE
04-26-21-0130-01000-0170	DEY FREDA DELAYNE
05-26-21-0080-00500-0040	DIETSCH KEVIN
32-25-21-0100-01800-0190	DONALD DAVID NICHOLAS & GABRIELLE NOELLE
05-26-21-0070-00400-0040	DOOLITTLE JAMES & MARIA
05-26-21-0080-00600-0470	DOW JAMES DODGE & CATHY LYNN
04-26-21-0130-01000-0050	DOWNES JAMES LAWRENCE
04-26-21-0070-00200-0110	DOWNS STEVEN & CORIN
05-26-21-0080-00600-0340	DUNN JEREMY CLIFFORD
04-26-21-0070-00100-0010	DWYER ERIC TYRONE
05-26-21-0100-01200-0040	DYBAS JESSICA A & DAVID D
04-26-21-0070-00100-0320	EDWARDS ANGELA SIMMONS &
05-26-21-0080-00600-0430	ELMORE STEVEN DYLAN
05-26-21-0080-00600-0100	EPPS TARRIA LESHAE
05-26-21-0100-00600-0520	ESTREMERA VERONICA
04-26-21-0130-01000-0080	FABIO ANTHONY MICHAEL & SHANICE SAVANNAH
05-26-21-0080-00700-0010	FABRICIUS ROBERT JOSEPH JR &
32-25-21-0040-01400-0210	FARRELL KAMERON RUSSELL & MACKENZIE PATRICIA
05-26-21-0100-00600-0580	FAUSTIN PIERRE A & MARIE E
05-26-21-0100-01100-0140	FELDER JAKIAH TYREK & STEWART KIMBERLY LISA
32-25-21-0040-01300-0170	FERENCAK JEANNE MARIE & JOSEPH C
05-26-21-0100-01100-0050	FIELDS RICHARD ALLEN
04-26-21-0070-00100-0080	FKH SFR PROPCO H L P
04-26-21-0070-00200-0030	FKH SFR PROPCO I L P
04-26-21-0070-00100-0130	FLETCHER JENNIFER MARIE
32-25-21-0050-01600-0170	FORD ANITA I & FREDRICK MICHAEL
05-26-21-0070-00400-0030	FORKELL DANIEL WILLIAM & SARA
04-26-21-0070-00100-0070	FORREST LORETTA S
05-26-21-0100-00600-0530	FRANKS HEATHER M & LALLY RUDYARD J
05-26-21-0080-00500-0060	FRENCH THOMAS & AILEEN
04-26-21-0080-00500-0160	FULLER ALAN THOMAS & IRENE AMONCIO
05-26-21-0070-00300-0050	GARAFOLO JONATHAN MATTHEW & CYNTHIA MARIE
32-25-21-0040-01400-0220	GARAPATI RAMU
05-26-21-0080-00500-0270	GARCIA CHARISSA S & JOSEPH E
05-26-21-0080-00600-0260	GARCIA JAVIER OMAR OLIVO & BERRIOS MILDRED ORTIZ
32-25-21-0100-01800-0220	GARCIA JULIO VEGUILLA
05-26-21-0080-00600-0330	GARDNER NADIA MARIA & DAVID LLOYD JR
32-25-21-0100-01700-0090	GAUCI ASHLEY DENISE
32-25-21-0050-01600-0210	GAUDIN SUZANNE & GAUDIN THOMAS A & STACI LYNNETTE
05-26-21-0100-00600-0570	GETANGE JOB & OGOTI GLADYS K
04-26-21-0070-00200-0050	GIBSON FERRELL
32-25-21-0100-01700-0070	GIBSON GARRETT ALLEN
05-26-21-0070-00400-0060	GIOVANNI MIRIELA CARIDAD & PHILIP SCOTT

**Exhibit B**

PARCEL ID	Property Owner
05-26-21-0100-01200-0020	GLOSTER BENSON I
05-26-21-0080-00600-0200	GOBER SHANA D
04-26-21-0070-00100-0170	GOLDEN ELLEN MARIE
04-26-21-0080-00500-0120	GONZALEZ CARLOS JR & CARRERA SHAFRA
32-25-21-0050-01600-0010	GONZALEZ GILBERT & SULLIVAN LEE ANN
32-25-21-0100-01800-0370	GONZALEZ GRISEL & RODRIGUEZ EDWARD VELASQUEZ
05-26-21-0080-00600-0300	GONZALEZ LUIS JR &
05-26-21-0100-00700-0130	GONZALEZ RICARDO ENRIQUE ORTIZ & YAMILETTE FIGUEROA
32-25-21-0050-01600-0030	GOULD EDWIN MIGUEL
04-26-21-0070-00200-0020	GRAHAM TAKIYAH SHAQUAN &
05-26-21-0100-01100-0060	GRANDE MIGDALIA
32-25-21-0100-01900-0130	GRECO DOMINIC BENJAMIN & OLLER ASTRID A
04-26-21-0070-00200-0010	GROOMS EBONY SHANTALE
32-25-21-0100-01800-0360	GUALDARRAMA ORLANDO JR
04-26-21-0070-00100-0230	GUINTA LOUIS & JEANINE
32-25-21-0100-01700-0060	GUZMAN SASHA MARIE
32-25-21-0040-01400-0010	HABIBI POUYAN S & ROSTAMY MANDANA
04-26-21-0130-01000-0160	HALL JOSHUA NICHOLAS & CHELSEA SESSOMS
04-26-21-0130-01000-0250	HALLEY JEAN A & HALLEY CURLETA L & HALLEY JEANNINE
32-25-21-0050-01600-0150	HARNE MICHAEL BLAINE & WHITNEY DANIELLE
05-26-21-0100-01200-0060	HECK HARRISON ALEXANDER & KIM DIANE JANIS
32-25-21-0100-01800-0480	HELTMAN DAVID T & NANCY J
32-25-21-0100-01800-0070	HERNANDEZ ANTHONY MARTIN & MARY FRANCIS
32-25-21-0100-01900-0070	HERNANDEZ RAFAEL P & PIEDRA MILENE C & PEREZ RANDY W P
04-26-21-0070-00200-0090	HEROLD JEREMY &
04-26-21-0130-01000-0150	HESS JOY VIOLA & HESS PAUL ADELBERT
05-26-21-0100-00700-0110	HEWITT ANGELIQUE Y
32-25-21-0100-01800-0050	HICKMAN ROSS MICHAEL & LICALZI JUSTINA NICOLE
05-26-21-0070-00400-0050	HICKSON KENNETH & AMBER
05-26-21-0070-00400-0150	HOGARD LAUREN & MICHAEL
32-25-21-0040-01300-0050	HOJILLA EDGARDO C IV & CAYLA O
32-25-21-0040-01500-0040	HOLLEY COURTNEY SEAN
05-26-21-0100-00600-0640	HOLLOWAY ERWIN JOHN
05-26-21-0100-01100-0110	HOOVER PAULINE ANNETTE & DAMON MICHAEL
32-25-21-0100-01700-0040	HOPPER DANA MICHELLE & THOMAS C
05-26-21-0070-00300-0080	HUGHES JOSHUA & KAYLA
05-26-21-0070-00300-0120	HUGHES SHERRI DENISE &
05-26-21-0100-01100-0130	HURTADO DANIEL V & YAPOR LAILA MUNIRA
04-26-21-0130-01000-0260	HURTADO DANIEL VALENCIA & YAPOR LAILA MUNIRA
32-25-21-0040-01300-0130	IAFRATE REBECCA SEGUBAN
04-26-21-0070-00100-0220	IRIZARRY JAVIER & JENNY
05-26-21-0080-00600-0410	JACKSON GEORGE ANTHONY
05-26-21-0100-00700-0140	JACKSON HAROLD TIERRE JR & SMYRNA DARNISE
32-25-21-0040-01300-0100	JAHAN FARZANA
32-25-21-0040-01400-0140	JAMES TAMIKA ANITA



**Exhibit B**

PARCEL ID	Property Owner
04-26-21-0130-01000-0240	JAMES-MOORE LINDA & MOORE PHINEAS
32-25-21-0040-01300-0180	JARRETT VERONICA ELIZABETH
04-26-21-0070-00100-0350	JARVIS ALEX &
05-26-21-0100-00700-0260	JEAN BAPTISTE KENNETH & REBECCA
05-26-21-0080-00600-0250	JEFFORDS WILLIAM LAWRENCE &
05-26-21-0100-00600-0540	JOHNS EDWENA LEONNIE & DEJUE JERMINE
32-25-21-0050-01600-0040	JOHNSON CHRISTIAN LEE
05-26-21-0080-00500-0200	JOHNSON MERRI DIANE & DAVID DENNIS
05-26-21-0080-00600-0140	JONES DARRELL BERNARD
05-26-21-0070-00400-0140	JONES OCE & MATTIE E
05-26-21-0080-00500-0070	JONES SHERRY NATASHA
05-26-21-0080-00600-0040	JOSEPH SELWYN SWAMIDASS &
04-26-21-0070-00100-0100	JOSHI VIVEK & SWATI
04-26-21-0130-01000-0210	JURADO DENISE INES & TORRES ROBERTO JR
05-26-21-0100-00700-0230	KILE NATHAN B & MEGHAN
32-25-21-0100-01800-0400	KING MELINDA LA VON
04-26-21-0130-01000-0200	KITLAS DEBORAH CACILIA & KENNETH JOSEPH
32-25-21-0040-01300-0160	KOLTA MENA
32-25-21-0100-01800-0420	KOMARAVELU BALAJI & SEETHARAMAN MEERA PRIYADHARSINI
05-26-21-0080-00700-0020	KOSSOW JACK O
05-26-21-0070-00400-0170	KOUNNAS KATHARINE ELISABETH
32-25-21-0100-01800-0010	LABELLA JOSEPH PATRICK & PATRICIA ANN
05-26-21-0070-00400-0110	LACOMBA RAMON L II & ALLEN VICTORIA
32-25-21-0100-01900-0090	LAKEMAN DAVID ALLAN II & ERIN NICHOLE
32-25-21-0040-01300-0210	LAMPLEY HAYWARD JR & PATEL PRANALI SURESH
32-25-21-0040-01500-0020	LANE STEPHANIE KIMMERLING & ANDREW DOUGLAS
04-26-21-0070-00200-0120	LATORRE & TRONCOZO LLC
04-26-21-0070-00200-0150	LEDUC JESSICA & BERMUDEZ MADELINE
04-26-21-0110-00900-0060	LEE KEVIN D & MAYRA
04-26-21-0070-00200-0100	LEONE NICHOLAS & ALISSA
05-26-21-0080-00600-0230	LERCH SAMANTHA MARIE & KENNETH FRANCIS
05-26-21-0080-00500-0220	LEWIS JAIME MARIE & SEAN PAUL
05-26-21-0100-01100-0030	LI LIJUAN & SHENG
32-25-21-0100-01900-0050	LI LIJUAN & SHENG
04-26-21-0110-00800-0030	LOCKHART HEATHER LYNN & TRENDE GREGORY NALL
04-26-21-0080-00500-0100	LOPEZ ALEXANDER & ANABELLYS SALCEDO
05-26-21-0080-00600-0460	LOPEZ JOSHUA & JANICE I
05-26-21-0100-01200-0080	LOPEZ NELSON EFREN VASQUEZ & SOLIS ISABEL
32-25-21-0040-01400-0060	LORA VIVIANA & MOCETE RAUL RUBEN
04-26-21-0130-01000-0120	LUBIN MELISSA JOY & ROTHMAN DUAIN ALAN
04-26-21-0110-00800-0040	LUBIN ROMAINDA
32-25-21-0040-01400-0090	LUCAS CALEB DANIEL & PRASKWIECZ AUDRA EMILY
32-25-21-0050-01600-0060	LUCAS IRVIN RAULD III & BARRETT-LUCAS KIM MARIA
05-26-21-0100-00600-0650	LUGO JAVIER & PATRICIA ANNE
05-26-21-0080-00500-0050	LUNA JOSE J PAMIAS & BAEZ MARIA TERESA GERGOVICH

**Exhibit B**

PARCEL ID	Property Owner
05-26-21-0100-01100-0040	LUPINACCI MICHAEL & DONATA
32-25-21-0050-01600-0080	MACHENRY SEAN PATRICK & MACHENRY SHANE WALLACE
32-25-21-0100-01800-0240	MADERA-RODRIGUEZ GISELLE & RODIGUEZ WILSON & DAVILA ISABEL
05-26-21-0100-00600-0500	MADURGA ELIZABETH A & CRAWFORD JEREMIAH C
04-26-21-0130-01000-0190	MANZIONE RONALD J & DEBORAH M
04-26-21-0070-00100-0020	MANZO RITA L
04-26-21-0130-01000-0040	MAPP TONYA MARIE & ADAM SCOTT III
05-26-21-0080-00600-0450	MARTINEZ AXEL BENEJAM
05-26-21-0080-00600-0400	MARTINEZ JASMINA & RAIVEN S
05-26-21-0080-00600-0130	MATA RICHAL & YEIMISOL
04-26-21-0110-00900-0020	MATEO NANETTE & PADILLA FREDERYCK MATEO
32-25-21-0040-01400-0040	MATTHEWS RYAN CHRISTOPHER & CYNTHIA JOY
05-26-21-0100-00700-0250	MATTIOLI PETER & ESTHER
04-26-21-0110-00800-0020	MAXWELL REYNOLD & AUDREA
04-26-21-0110-00800-0050	MCDANIEL EDWARD A & MELISSA ANN
04-26-21-0130-01000-0030	MCINTYRE JAMES T REVOCABLE LIVING TRUST
32-25-21-0040-01500-0100	MCINTYRE KENNETH WILLIAM & VALERIE NORD
32-25-21-0040-01500-0080	MELENDEZ ANTHONY & TORRES LOPEZ MARIA IVETTE
32-25-21-0100-01800-0030	MELENDEZ KEVIN SUAREZ
32-25-21-0040-01400-0150	MELENDEZ MARIO JOSE & CACERES MAGDALIZ LOPEZ
05-26-21-0100-00600-0610	MENDEZ ALEX & OMayra CRUZ
04-26-21-0110-00900-0010	MEREDITH JEREMY T & HAIDER JESSICA
32-25-21-0100-01900-0100	MERLO MELISSA A
04-26-21-0070-00100-0260	MHL FLORIDA LLC
04-26-21-0070-00200-0070	MHL FLORIDA LLC
04-26-21-0070-00200-0080	MHL FLORIDA LLC
05-26-21-0100-01200-0030	MILLER MELISSA & BARON JOHN
04-26-21-0070-00100-0040	MINNIX FRANCIS IRVING JR & ROSEMARIE
32-25-21-0050-01600-0110	MIRANDA THOMAS JAMES & KASSANDRA LOUISE
05-26-21-0100-01100-0080	MONEY THADDAEUS ANDREW & BRITTANY CHOQUETTE
32-25-21-0040-01300-0190	MOORE ST CLAIR DECOURCEY & YVETTE LONIE JARRETT
32-25-21-0040-01300-0030	MORALES JULIO CESAR & SONIA ELVIRA
04-26-21-0110-00900-0090	MORENCY BELLINE & PATRICK JUDE
32-25-21-0100-01900-0060	MORRIS WILLIAM ROBERT & BALLISH BROOKE A
04-26-21-0130-01000-0180	MORRIS-PENA DOROTHY ANNETTE & PENA JESSE
05-26-21-0100-01100-0020	MORSON-MITCHELL D A & MITCHELL YVONNE M
32-25-21-0040-01400-0050	MUHAMMAD ARWA TAWIL
32-25-21-0050-01600-0120	MUNDA ROBERT ANTHONY JR & DONNA LORENE
05-26-21-0070-00400-0020	MURPHY CHRIS & REBECCA
05-26-21-0100-01200-0090	MURRILL TRINAWA ANIGEL
05-26-21-0100-01200-0100	NEAMTU STEFAN & MIHAELA
32-25-21-0100-01800-0300	NELSON ANNA MARIA & RANDY DWAYNE
32-25-21-0100-01900-0080	NELSON MARIAN KARLOTA
32-25-21-0040-01300-0120	NGO THAO THUY YEN & NGUYEN OANH THI THUY
32-25-21-0040-01400-0100	NGUYEN BINH AN & PHAM THI THUY VAN

**Exhibit B**

PARCEL ID	Property Owner
04-26-21-0130-01000-0070	NIDASIO PAUL JOSEPH & PHYLLIS MARIE
05-26-21-0100-01100-0070	NIEVES CARLOS BENJAMIN & MARYBETH L
32-25-21-0100-01800-0280	NOESKE PAUL JASON
05-26-21-0080-00500-0190	NORRIS-REDDICK CHARISE & REDDICK RAY JR
05-26-21-0080-00600-0070	NR SN FLORIDA A LLC
32-25-21-0100-01800-0510	NUNEZ INFANTE YESSENIA
05-26-21-0100-00600-0670	OLLERES CESAR HERBEN & MARIA J
32-25-21-0100-01800-0490	OLSON JULIE ANN & TERRY LEE
05-26-21-0080-00600-0110	OLYMPUS BORROWER LLC
05-26-21-0100-00700-0080	ONEAL DAN GREGORY & MARTHA BEACH
04-26-21-0130-01000-0110	OROZCO FAMILY TRUST
05-26-21-0070-00400-0160	ORTIZ CARLOS ALBERTO LOPEZ &
05-26-21-0080-00500-0250	ORTIZ JENNIFER ANN & SAMUEL JR
04-26-21-0110-00800-0060	OTERO RAMON DANIAL & NICOLE MARIE
05-26-21-0080-00500-0030	OZOROWSKY MICHAEL & LAUREN LEA
04-26-21-0130-01000-0020	PAGAN HECTOR ENRIQUE & EMILY ELIZABETH
04-26-21-0070-00100-0200	PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC
05-26-21-0080-00600-0420	PAGE EDWARD BERNHARDT &
04-26-21-0130-01000-0220	PAGE ROBERT GORDON JR & KELSEY ELIZABETH
32-25-21-0040-01400-0230	PAI SARAH JANE & SCHLOTTMAN JEAN
05-26-21-0080-00600-0210	PALUCH MICHELLE L
05-26-21-0100-00600-0660	PANOV VLADIMIR
32-25-21-0050-01600-0130	PARRA ANDRES FARID & RIVERO CYNTHIA LORENA PARRA
05-26-21-0070-00300-0020	PATEL HARNISH R
32-25-21-0100-01800-0080	PATEL NEIL DIPAK
05-26-21-0070-00400-0180	PATEL PRANAV & JEENAL
32-25-21-0100-01800-0410	PELKEY ROYCE ALLEN & TAKIA MONIQUE
05-26-21-0100-01200-0110	PERAZA-SMITH GEORGE B & ADRIEL
32-25-21-0040-01400-0130	PERDUE TRACY LYN & THOMAS ROSE ANNA ET AL
32-25-21-0040-01400-0030	PEREZ FRANCISCO LUIS JR & CHRISTINA KATIUSKA
04-26-21-0080-00500-0130	PEREZ JOSE ALEJANDRO & BEATRICE YVONNE
32-25-21-0100-01800-0100	PEREZ LUIS E & LYDIA ANGELICA
04-26-21-0070-00100-0300	PEREZ MIRIAM
32-25-21-0100-01800-0430	PEREZ RAMON JR & KELLY
32-25-21-0040-01300-0090	PEREZ WILFREDO & NANCY
32-25-21-0100-01800-0470	PEREZ-AROCHO TIFFANY & AROCHO JONATHAN QUINTANA
05-26-21-0100-00700-0120	PESCARINO STEVIE
04-26-21-0070-00100-0360	PETE CHRISTI NICOLE
05-26-21-0080-00600-0030	PETRINA ANDREW & GOLDMAN KIMBERLY NICOLE
32-25-21-0100-01900-0030	PIPOLO MARIA LISA
05-26-21-0080-00600-0290	POWELL JODEEN TIANN
05-26-21-0080-00700-0040	POWELL SUBRENA & SHAWN D
04-26-21-0110-00900-0050	PRADO ALEXANDRA WADIA
32-25-21-0040-01300-0200	PRICE LINDA MARIE & GAMBACORTA PETER PAUL
05-26-21-0080-00600-0310	PRICE WILLIAM T AND SUSAN JANE TRUST

**Exhibit B**

PARCEL ID	Property Owner
32-25-21-0100-01800-0440	QUINTANA CHRISTOPHER EMILIO
05-26-21-0100-00700-0100	RAMNARINE SANMATTIE
32-25-21-0040-01400-0110	RICE JAMES HOUSTON & KRISTINA LOUISE
32-25-21-0040-01300-0110	RICH LINDA DENISE & DAVID VERNON
04-26-21-0130-01000-0130	RICHLINE KAREN MICHELLE & STEWART WESLEY III
32-25-21-0100-01800-0460	RIVERA RICARDO A & MENESES KARINA G
04-26-21-0070-00100-0160	RM1 SFR PROPCO B LP
04-26-21-0110-00900-0030	ROACH OWEN O & HERFA MAY T
32-25-21-0040-01300-0080	ROBERTSON DAVID JOHN & JILL CHRISTINE
32-25-21-0040-01500-0060	RODRIGUEZ EFRAIN ROSARIO & ROSARIO AGAPITA P
32-25-21-0100-01800-0320	RODRIGUEZ MALLOREY ASHLEY
05-26-21-0080-00600-0440	ROHRER DANIEL JOSEPH
05-26-21-0100-00600-0630	ROSARIO JOSE NEBIL & MELISSA ANN
04-26-21-0070-00100-0310	RUIZ FRANKDY
32-25-21-0100-01900-0040	RUIZ PLANAS JOSE &
32-25-21-0100-01800-0170	RUSH MATTHEW ALLEN
32-25-21-0100-01900-0160	SAADEH VICENTE OMAR
05-26-21-0080-00500-0210	SANDERS ERNEST T & DAISY
05-26-21-0080-00700-0030	SANTANA KRISTIN NICOLE &
32-25-21-0040-01300-0070	SANTIAGO CABALLERO RAMON L & TORRES RUTH A
32-25-21-0100-01800-0130	SANTIAGO YADILKA & SANTIAGO-ALBINO DANIEL
05-26-21-0100-01100-0090	SANTIAGO-MORALES LUIS D & ORTIZ SARAHI N
05-26-21-0070-00400-0010	SASSAMAN MARY JONES & JOHNSON CECILY
04-26-21-0080-00500-0140	SAUNDERS CHUI KWAN & DANIEL JOHN
05-26-21-0100-00700-0190	SCALF MICHAEL LEE & YANET DEL CARMEN
05-26-21-0070-00400-0080	SCHAUFF JACOB & ALEXANDRA
04-26-21-0110-00800-0010	SCONIERS ALICE
32-25-21-0100-01900-0010	SCOTT-CHARLTON SHANNETTE H & MCFARLANE KHAVON AKEEM
04-26-21-0070-00200-0040	SHARE KATIE N
32-25-21-0040-01300-0010	SHEFTAL ERIK JAMAAL & TASHIRA ANN
05-26-21-0100-01100-0010	SHELL RAYMOND E JR & ANAROSE BACUS
04-26-21-0070-00100-0330	SHOOK MICHAEL C & TERRY A
32-25-21-0050-01600-0160	SICKLER ARTHUR JAMES & GAIL KATHLEEN
05-26-21-0080-00600-0180	SIGRIST JEREMY & LAURA
32-25-21-0100-01800-0450	SMILEY TIFFANY NICOLE & WASHINGTON BRANDON LASHAWN
05-26-21-0100-01100-0100	SMITH ALBERT JEREMY & SMITH YVETTE M
05-26-21-0100-00600-0480	SMITH DEANDRA NICHOLE
05-26-21-0080-00600-0270	SMITH DOUGLAS ANDREW
05-26-21-0080-00500-0230	SMITH THOMAS J & KELLI L
32-25-21-0040-01500-0090	SMITH THOMAS JORDAN & CESARINA
05-26-21-0100-00600-0600	SN TAMPA LLC
05-26-21-0100-00700-0160	SOLIS JOSE
05-26-21-0100-00700-0170	SOLIS JOSE
04-26-21-0130-01000-0090	SOLT RANDY LEE & LESLIE BYRNE
05-26-21-0070-00300-0060	SONTCHI KRISTIN LOURDES

**Exhibit B**

PARCEL ID	Property Owner
05-26-21-0080-00600-0350	SOPCZAK MARK L & TAMRA A
32-25-21-0100-01700-0080	SOTO NYLKIA AYDIL SANTOS
32-25-21-0100-01800-0340	STANLEY JARED MICHAEL THOMAS
05-26-21-0100-00700-0090	STANLEY MICHAEL LARRY JR & PATRICIA ANN
05-26-21-0080-00600-0120	STEED CLIFFORD & NICOLE ANN
32-25-21-0100-01800-0310	STEVENS MELINDA ANN
05-26-21-0070-00300-0040	STRYDOM IAN FRANCIOUS &
04-26-21-0080-00500-0090	SUTTON MICHAEL DION & ELIZABETH TERESA
05-26-21-0100-01100-0120	SYMONETTE VIVA D & SYMONETTE MELVIN PAUL
05-26-21-0100-00600-0620	TALLON SHELBY KRSTL
32-25-21-0040-01400-0190	TAYLOR LORRAINE MARIE
32-25-21-0040-01300-0220	THAGARD WILLIAM JOSEPH
32-25-21-0100-01800-0350	THIBODEAU RYAN & GREEN-THIBODEAU KATHERINE CHRISTINA
32-25-21-0040-01400-0200	THOMPSON SEAN WESLEY & AMBER NICOLE
32-25-21-0100-01700-0010	THOMPSON TRUMAN LOVAN & LOLA JEAN
32-25-21-0050-01600-0070	TILLMAN CAMILLE & JUSTIN
32-25-21-0100-01800-0230	TIRADO JULIO ANTONIO & SINDY
32-25-21-0100-01800-0020	TOOMBS ADRIAN BYRONN JR & KATERINA ESTRELLA
32-25-21-0040-01400-0180	TORRES PASEFIKA & TORRES TIANA MARIAH
05-26-21-0100-00600-0490	TORRES XAVIER &
32-25-21-0040-01300-0040	TREADWELL ALLISON L & TOOKES MARCUS DUJUAN
32-25-21-0040-01300-0150	TRUMPE JULIA LYNN & RAYMOND FRANKLIN III
05-26-21-0100-00700-0050	TSAI CHIA FONG
32-25-21-0040-01500-0110	TSANG MIU LING & TSANG MIU L
32-25-21-0100-01800-0500	TUCKER JOAN ADINA & RANSFORD KEITH
05-26-21-0080-00600-0320	TYSON MARK EVERETT
32-25-21-0040-01300-0140	VALDEZ LEVI & AMANDA LYNN & LEWIS BARBARA J
04-26-21-0070-00100-0180	VALLE EUGENE L & MICHELE E
32-25-21-0040-01500-0120	VARGAS EDDIE & CHERY LAURA D
04-26-21-0070-00100-0110	VASELL NORMAN RANDOLPH
04-26-21-0070-00100-0270	VAZQUEZ DIANA LYDIA
32-25-21-0100-01800-0200	VEGA NELSON RAFAEL DIAZ II & SOLIS CYDMARIE ROSADO
32-25-21-0100-01800-0270	VERZI NICHOLAS A & CRYSTAL ANN
32-25-21-0040-01500-0130	VISWANATH SANDEEP BHARATH & REKHA DEVI
05-26-21-0070-00400-0130	WADDICK RICHARD J &
05-26-21-0080-00500-0180	WALKER BATINA MARIE
32-25-21-0050-01600-0140	WALKER JESSICA LYNN & PAUL DAVID
04-26-21-0080-00500-0110	WASHINGTON DAVION DANTE & LISA A
32-25-21-0040-01500-0030	WATERMAN SAMUEL HIROKI
05-26-21-0100-01200-0130	WEAVER DANIEL EDWARD & SANDRA MARIE
05-26-21-0100-00700-0180	WEBER MARY DONOWAY
04-26-21-0070-00100-0250	WERNER ROBERT D III & FLOWER TIFFANY M
32-25-21-0040-01300-0230	WILKINSON VAUGHN & JACQUELINE YVONNE
04-26-21-0130-01000-0060	WILLIAMS JOANN
32-25-21-0100-01800-0110	WILLIAMS LEROY PAYTON & WILLIAMS BETTIE MARIA

## Exhibit B

PARCEL ID	Property Owner
04-26-21-0130-01000-0100	WILLIAMS LINDA VIOLA & JASMINE L & JAMILA LINELL
32-25-21-0100-01800-0250	WILLIAMS SHAYENA K & KENZIE A
32-25-21-0100-01800-0380	WILLIAMSON CORY SCOTT
05-26-21-0100-01200-0050	WILLIAMSON VERLENE C
05-26-21-0100-00700-0220	WINGARD HAROLD DEWAYNE II & MARQUEZ-WINGARD MARISOL
05-26-21-0070-00400-0070	WOLK TODD & JILL
05-26-21-0080-00500-0020	WOODS STEVEN HOWARD & JULIE
05-26-21-0100-00600-0590	WORRELL JUSTIN ERROL
32-25-21-0040-01400-0080	WRIGHT IRIS B
32-25-21-0040-01500-0050	YOUNG SHERMAN JR & HELEN LADONNA
32-25-21-0040-01500-0010	YOUNG SUSAN THERESA & AARON J & YOUNG DOLORES N
32-25-21-0040-01400-0170	YOUNG TYREN JARON
32-25-21-0100-01700-0050	ZENON EFRAIN & ISABELLE N
05-26-21-0070-00300-0110	
05-26-21-0070-00400-0120	
05-26-21-0080-00600-0360	
05-26-21-0080-00600-0370	
05-26-21-0100-00600-0550	
32-25-21-0040-01400-0160	
32-25-21-0100-01900-0110	

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

**7C**

## RESOLUTION 2023-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Silverado Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and



**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Silverado Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as

**Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2023.**

ATTEST:

**SILVERADO COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

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

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

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

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

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
<b>ASSETS</b>							
Cash	\$ 443,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,008
Investments							
Revenue	-	80,959	89,082	111,842	62,701	-	344,584
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Due from Developer	1,375	-	-	-	-	-	1,375
Due from general fund	-	-	-	-	-	59,495	59,495
Due from debt service funds	64	-	-	-	-	-	64
Utility deposit	2,881	-	-	-	-	-	2,881
Total assets	<u>\$ 447,328</u>	<u>\$136,379</u>	<u>\$142,407</u>	<u>\$183,917</u>	<u>\$315,339</u>	<u>\$ 59,495</u>	<u>\$ 1,284,865</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable	\$ 8,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,044
Due to general fund	-	10	9	25	20	-	64
Accrued taxes payable	153	-	-	-	-	-	153
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>18,569</u>	<u>10</u>	<u>9</u>	<u>25</u>	<u>20</u>	<u>-</u>	<u>18,633</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	1,375	-	-	-	-	-	1,375
Total deferred inflows of resources	<u>1,375</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,375</u>
<b>FUND BALANCES</b>							
Restricted for							
Debt service	-	136,369	142,398	183,892	315,319	-	777,978
Capital projects	-	-	-	-	-	59,495	59,495
Assigned							
Working capital	193,064	-	-	-	-	-	193,064
Unassigned	234,320	-	-	-	-	-	234,320
Total fund balances	<u>427,384</u>	<u>136,369</u>	<u>142,398</u>	<u>183,892</u>	<u>315,319</u>	<u>59,495</u>	<u>1,264,857</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 447,328</u>	<u>\$136,379</u>	<u>\$142,407</u>	<u>\$183,917</u>	<u>\$315,339</u>	<u>\$ 59,495</u>	<u>\$ 1,284,865</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 725,122	\$ 724,358	100%
Developer funding	-	8,127	-	N/A
Total revenues	<u>-</u>	<u>733,249</u>	<u>724,358</u>	101%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
General administration				
Supervisors' fees and FICA	1,077	7,105	6,450	110%
Management consulting services	4,000	40,000	48,000	83%
Printing & binding	42	417	500	83%
Telephone	17	167	200	84%
Other current charges	-	215	500	43%
Auditing services	-	-	3,350	0%
Postage	31	106	500	21%
Insurance	-	5,988	7,900	76%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	1,038	1,500	69%
Engineering	-	8,870	7,000	127%
Legal	1,997	22,112	25,000	88%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	810	-	N/A
Security patrol	-	339	-	N/A
Debt administration				
Dissemination agent	250	2,500	3,000	83%
DSF accounting	458	4,583	5,500	83%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>7,872</u>	<u>99,386</u>	<u>129,570</u>	77%
<b>Field operations</b>				
Physical environment expenditures				
Streetpole lighting	6,619	69,808	99,600	70%
Electricity (irrigation & pond pumps)	-	2,659	3,600	74%

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

	Current Month	Year to Date	Budget	% of Budget
Landscaping maintenance	16,454	179,723	243,470	74%
Landscape replenishment	-	600	5,000	12%
Palms & tree trimming	-	613	15,000	4%
Irrigation maintenance	-	17,225	5,000	345%
Pond maintenance	2,721	31,440	35,000	90%
Bush hog mowing	-	-	6,000	0%
Fertilizer & mulch	-	15,415	20,880	74%
Property insurance	-	14,277	14,933	96%
Solid waste disposal	-	177	-	N/A
Comprehensive field tech services	1,200	10,800	14,400	75%
Field ops accounting	417	4,167	5,000	83%
Pet waste removal	241	2,101	2,100	100%
Signage	75	3,582	-	N/A
Wetland Maintenance	-	-	8,200	0%
<b>Amenity center</b>				
Pool service contract	1,150	11,500	17,600	65%
Pool maintenance & repairs	-	2,041	2,000	102%
Pool permit	-	280	275	102%
Flood insurance	-	-	2,800	0%
Cleaning & maintenance	1,000	16,000	14,140	113%
Internet	148	1,442	1,464	98%
Electricity	1,035	8,820	10,620	83%
Water	674	5,385	2,400	224%
Pest control	-	840	1,440	58%
Camera monitoring	189	4,712	3,600	131%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Holiday decorations	-	675	-	N/A
Miscellaneous repairs & maintenance	920	5,924	10,000	59%
<b>Total field operations</b>	<b>32,843</b>	<b>410,206</b>	<b>550,522</b>	<b>75%</b>
<b>Other fees &amp; charges</b>				
Property appraiser	-	150	175	86%
Tax collector	-	14,502	15,091	96%
<b>Total other fees &amp; charges</b>	<b>-</b>	<b>14,652</b>	<b>15,266</b>	<b>96%</b>
<b>Total expenditures</b>	<b>40,715</b>	<b>524,244</b>	<b>695,358</b>	<b>75%</b>
Excess/(deficiency) of revenues over/(under) expenditures	(40,715)	209,005	29,000	
Fund balances - beginning	468,099	218,379	182,585	
Fund balance - ending				
Assigned				
Working capital	193,064	193,064	193,064	
Unassigned	234,320	234,320	18,521	
Fund balances - ending	<b>\$ 427,384</b>	<b>\$ 427,384</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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 57,845	\$ 57,784	100%
Interest	522	4,370	-	N/A
Total revenues	<u>522</u>	<u>62,215</u>	<u>57,784</u>	108%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	42,210	42,660	99%
Principal	-	12,000	12,000	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>59,210</u>	<u>54,660</u>	108%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,157	1,204	96%
Total other fees and charges	<u>-</u>	<u>1,157</u>	<u>1,204</u>	96%
Total expenditures	<u>-</u>	<u>60,367</u>	<u>55,864</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	522	1,848	1,920	
Fund balances - beginning	135,847	134,521	142,608	
Fund balances - ending	<u>\$ 136,369</u>	<u>\$ 136,369</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 JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 54,517	\$ 54,460	100%
Interest	546	4,495	-	N/A
Total revenues	<u>546</u>	<u>59,012</u>	<u>54,460</u>	108%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	37,550	37,800	99%
Principal	-	10,000	10,000	100%
Total debt service	<u>-</u>	<u>47,550</u>	<u>47,800</u>	99%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,090	1,135	96%
Total other fees and charges	<u>-</u>	<u>1,090</u>	<u>1,135</u>	96%
Total expenditures	<u>-</u>	<u>48,640</u>	<u>48,935</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	546	10,372	5,525	
Fund balances - beginning	141,852	132,026	131,174	
Fund balances - ending	<u>\$ 142,398</u>	<u>\$ 142,398</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 JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 147,372	\$ 147,217	100%
Interest	703	6,024	-	N/A
Total revenues	<u>703</u>	<u>153,396</u>	<u>147,217</u>	104%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	105,275	105,275	100%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>140,275</u>	<u>140,275</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,947	3,067	96%
Total other fees and charges	<u>-</u>	<u>2,947</u>	<u>3,067</u>	96%
Total expenditures	<u>-</u>	<u>143,222</u>	<u>143,342</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	703	10,174	3,875	
Fund balances - beginning	183,189	173,718	169,615	
Fund balances - ending	<u>\$ 183,892</u>	<u>\$ 183,892</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 JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 115,749	\$ 115,623	100%
Interest	1,211	10,546	-	N/A
Total revenues	<u>1,211</u>	<u>126,295</u>	<u>115,623</u>	109%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	86,900	86,900	100%
Principal	-	25,000	25,000	100%
Total debt service	<u>-</u>	<u>111,900</u>	<u>111,900</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,315	2,409	96%
Total other fees and charges	<u>-</u>	<u>2,315</u>	<u>2,409</u>	96%
Total expenditures	<u>-</u>	<u>114,215</u>	<u>114,309</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,211	12,080	1,314	
Fund balances - beginning	314,108	303,239	301,759	
Fund balances - ending	<u>\$ 315,319</u>	<u>\$ 315,319</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 JULY 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Miscellaneous Income	\$ -	\$ 16,559
Total revenues	-	16,559
<b>EXPENDITURES</b>		
Capital outlay	7,500	7,500
Total expenditures	7,500	7,500
Excess/(deficiency) of revenues over/(under) expenditures	(7,500)	9,059
Fund balances - beginning	66,995	50,436
Fund balances - ending	\$ 59,495	\$ 59,495

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

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on July 27, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

**Present were:**

Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Martha O’Neal	Assistant Secretary
Lee Chamoff	Assistant Secretary

**Also present were:**

Jamie Sanchez	District Manager
Cindy Cerbone	Wrathell Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell Hunt and Associates LLC (WHA)
Meredith Hammock	District Counsel
Alex Gormley	Access Management
Kim Moratz	Breeze Management
Michael Sakellarides	Breeze Management
Matt Rush	Resident
Linda Rich	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 6:01 p.m.

Supervisors Chamoff, Alexander, Smith and O’Neal were present, in person. Supervisor Ozorowsky was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Amenity Center Related Proposals**

40

41 Ms. Gormley distributed proposals. An urgent proposal was recently received from  
42 H2Pool Service for an issue with the electric panel near the pool equipment that is getting  
43 extremely hot. The proposal from the electrician, that was called out by the pool service  
44 provider, is in excess of \$4,000; This is seemingly an urgent repair item. She asked if the Board  
45 wants a second opinion from another electrician.

46 Discussion ensued regarding the electric panel, a recently-replaced pump, urgency of  
47 the repair, the vendor, the budget and funding source.

48

49 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
50 **the Mr. Electric Proposal for electric panel repair, was approved.**

51

52

53 Ms. Gormley will contact the vendor for the repair date and apprise the Board.

54 Ms. Gormley reported the following:

55 ➤ Juniper reported aggressive bees by the monument in the tree line in the front. All  
56 American Pest Control will manage the bees and previously treated the area.

57 ➤ There were discussions about the Wi-fi password and distributing it; DCSI originally set it  
58 up as an open network but, at a recent Board meeting, she was informed that the Board wants  
59 a password; a password was circulated and tested.

60 ➤ Regarding sign removal, a date-stamped photo is included in the documents that were  
61 distributed and there was a change in vendors. The company removing the "No Trespassing"  
62 signs started on July 24 and anticipates being finished this weekend, depending on the weather.  
63 Some signs have already been removed.

64 ➤ Electrical work at the monument to install the outlet for the holiday lights will proceed  
65 soon; the vendor was awaiting compensation for the bridge project and were paid last week.

66 Discussion ensued regarding the installation costs, total costs, solar powered floodlights  
67 at the amenity and if it would be best to wait and proceed with the project later.

68 The consensus was that this is not a necessity. This item will be reconsidered for the  
69 next fiscal year.

70 Ms. Gormley recalled discussions about sidewalks, where the builder placed sidewalks  
71 according to their requirements but within the CDD area; there is an end cap where there is no  
72 sidewalk around the end of the green space. This was one of the discussion items with the  
73 Developer on the HOA side regarding turnover. There was talk of the Developer giving funds to  
74 the HOA where the deficit funding was underfunded or possibly funding some projects; projects  
75 considered during the negotiations were sidewalk construction and mailbox coverings. It was  
76 determined that mailbox coverings can be funded through the construction fund. Ultimately,  
77 the HOA settled for cash from the Developer. Ms. Gormley stated the discussions between  
78 Forestar and the CDD to add sidewalks stalled but the need still exists. She suggested adding  
79 this item to a to-do list and partnering with the HOA for funding.

80 Discussion ensued regarding prior discussions with Forestar, which entity is responsible  
81 for completing the sidewalk, funding options and timing of the project.

82 Ms. Hammock stated Staff will photograph the areas in question and, once transmitted  
83 to legal, she will work with District Management and Access Management to compile  
84 information and report the answer.

85 **A. Clean Up**

86 Regarding pool maintenance repairs and janitorial and waste removal, Ms. Gormley  
87 stated the current pool maintenance contract has service four days per week; at that level, the  
88 pool is not clean enough in appearance, attractiveness or to receive favorable comments from  
89 the inspector. Staff previously recommended considering alternate pool vendors with an  
90 increased scope of work because, at four days per week, the pool is not being cleaned enough.  
91 She asked the Board to consider increasing the service level. Staff will pursue additional  
92 contracts for the new budget year to have the pool cleaned more frequently.

93 Discussion ensued regarding the service of the current pool maintenance vendor, log  
94 books, increasing the scope of work, pool inspection reports, whether to engage a janitorial  
95 service for the pool area and seeking an alternate pool vendor.

96 This item will be included on the next agenda.

97 **B. Motion Sensor Lighting**

98 There are no proposals at this time; this will remain an open item.



99 **C. Pool Tile Repairs**

100 This item was presented after Item 4C.

101

102 **FOURTH ORDER OF BUSINESS**

**Consideration of Proposals**

103

104 **A. Mailbox Coverings [With and Without Lighting]**

105 Ms. Gormley stated an updated proposal was provided today, with an option for solar  
106 lights and the addition of another post for the 23' expanse. The recommendation is to have the  
107 District Engineer prepare drawings, since they will be needed regardless. The current proposal  
108 is approximately \$26,000 but Engineering indicated that the project will range from \$50,000 to  
109 \$60,000. She thinks the CDD should start with drawings and then, quoting from those drawings,  
110 obtain multiple bids.

111 Discussion ensued regarding the vendor, project costs, the Engineer's fee, permit fees  
112 and the amount in the construction fund.

113 Ms. Sanchez will contact the District Engineer for a cost estimate for blueprints for  
114 mailbox coverings and apprise the Board at the next meeting.

115 **B. Pet Waste Removal**

116 Ms. Gormley stated the current pool maintenance vendor provided a proposal for  
117 janitorial services and pet waste removal. It might be possible to combine additional trash  
118 pickup with the pet waste removal schedule, which would be less costly than adding another  
119 janitorial day. Ms. Gormley presented a proposal from Florida Field Services for pet waste  
120 removal twice per week.

121 **C. Additional Pet Waste Stations Proposals**

122 Ms. Gormley stated the cost to install an additional pet waste station is \$400 to \$450 for  
123 a complete dog station with a bag holder and waste receptacle.

124 Discussion ensued regarding three locations in need of pet waste stations, maintenance,  
125 supply and installation costs.

126 A Board Member requested a proposal for the installation of three units by the next  
127 meeting. Ms. Hammock stated once the locations are identified, she will confirm if they are on  
128 CDD-owned property.

129 This item will be carried over to the next agenda.

130 **▪ Consideration of Amenity Center Related Proposals - Pool Tile Repairs**

131 **This item, previously Item 3C, was presented out of order.**

132 Ms. Gormley stated two recent pool repairs were made, costing \$2,500, and two more  
133 areas are in need of repair, with similar costs. It seems that the pool funds are depleted unless  
134 the Board authorizes repairs from another line item.

135 Discussion ensued regarding the pool tile repairs, lack of a proposal and authorizing a  
136 not-to-exceed amount.

137 Ms. Gormley will send a proposal to the District Manager and District Counsel as soon as  
138 a vendor is secured.

139

140 **On MOTION by Mr. Alexander and seconded by Ms. O’Neal, with all in favor,**  
141 **authorizing a not-to-exceed amount of \$3,500 for pool tile repairs, was**  
142 **approved.**

143

144

145 Ms. Sanchez reviewed open action items with Ms. Gormley and the Board. Items  
146 discussed included a resident complaint about the crack in the pool, a community awareness  
147 email regarding sprinkler heads and parking in the amenity area, an e-blast regarding Wi-fi  
148 availability at the amenity center, automated sprinkler controllers, mulch and tree trimming to  
149 minimize potential damage from a hurricane.

150 **D. Automated Sprinkler Controller Proposals**

151 **E. Amenity Center Solar Lighting Proposals**

152 Ms. Gormley presented a proposal for solar lighting for the amenity area; it is an all-in-  
153 one easy install available in a very short fixture. The same fixture is available in a tall light, if the  
154 Board wishes to have solar lighting immediately in the amenity before a mailbox structure is  
155 installed. The short fixtures are \$329 each and the 85” fixtures are \$495 each. Depending on  
156 how the project will be funded, the recommendation will be for the purchase of eight short  
157 fixtures approaching the two pool gates and an additional ten, with six running behind the  
158 mailboxes and four along the landscaping in the dark spots. These would eliminate the need to

159 run electrical and going solar is a green initiative. The materials will cost approximately \$9,500,  
160 excluding labor.

161 **F. Clementi Environmental Consulting, LLC, Mitigation Areas A and B Maintenance**

162 Ms. Sanchez presented the Clementi Environmental Consulting, LLC, proposal for  
163 maintenance of Mitigation Areas A and B, in the amount of \$600 per month.

164 Discussion ensued regarding the proposal, maintenance areas and monitoring reports.

165

166 **On MOTION by Mr. Chamoff and seconded by Ms. O'Neal, with all in favor, the**  
167 **Clementi Environmental Consulting, LLC, proposal for Mitigation Areas A and B**  
168 **Maintenance, in the amount of \$600 per month, was approved.**

169

170

171 **▪ Consideration of Breeze Connected, LLC, Agreement for Field Management Services**

172 **This item, previously the Seventh Order of Business, was presented out of order.**

173 Mr. Michael Sakellarides, of Breeze Management introduced himself and Ms. Kim  
174 Moratz, who will be the Community Director for the HOA. He stated although they will work  
175 closely in servicing both the CDD and the HOA, he will be the point of contact for all CDD-  
176 related items. Mr. Sakellarides presented the Agreement between the CDD and Breeze  
177 Connected, LLC for Field Management Services and discussed Breeze's fees, his good rapport  
178 with vendors, his strong security background, landscaping ideas and acquiring bids.

179 Ms. Hammock stated the CDD does not approve forms of agreements with exhibits that  
180 delineate the scope of work, the number of visits that would be anticipated by whom etc., and  
181 asked if Breeze is willing to negotiate the terms of the submitted proposal to make sure that  
182 the proper contacts for certain items are referenced that are not in line with the CDD's form of  
183 agreement. She noted the agreement does not have proposed site visits or staffing levels,  
184 which should be added.

185 Ms. Moratz discussed how Breeze would manage the pool vendor and janitorial  
186 services.

187 Mr. Sakellarides responded to questions regarding the services Breeze would provide  
188 for the amount proposed, fobs, communication and if public records would be retained  
189 appropriately.

190 The consensus was to switch from Access Management to Breeze Management.

191

192 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
193 **terminating the agreement with Access Management, providing 60-days**  
194 **written notice, was approved.**

195

196

197 **On MOTION by Ms. O’Neal and seconded by Mr. Alexander, with all in favor,**  
198 **the Breeze Connected, LLC, Agreement for Field Management Services**  
199 **proposal, subject to edits to the Agreement and providing an updated scope of**  
200 **services for Board review, was approved.**

201

202

203 **FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial  
Statements for Fiscal Year Ended  
September 30, 2022, Prepared by  
DiBartolomeo, McBee, Hartley & Barnes,  
P.A.**

204

205

206

207

208

209

Ms. Cerbone presented the Audited Financial Statements for Fiscal Year Ended  
September 30, 2022 and noted the pertinent information. There were no findings,  
recommendations, deficiencies on internal control or instances of non-compliance; it was a  
clean audit.

210

211

212

213

214 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2022**

215

216

217

218

219

220 **On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor,**  
221 **Resolution 2023-09, Hereby Accepting the Audited Financial Report for the**  
222 **Fiscal Year Ended September 30, 2022, were adopted.**

223

224

225 **SEVENTH ORDER OF BUSINESS**

**Consideration of Breeze Connected, LLC,  
Agreement for Field Management Services**

226

227

228

This item was presented following the Fourth Order of Business.

229

230 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 231 **Statements as of June 30, 2023**

232

233 Ms. Sanchez presented the Unaudited Financial Statements as of June 30, 2023.

234

235 **On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor, the**  
 236 **Unaudited Financial Statements as of June 30, 2023, were accepted.**

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239 **NINTH ORDER OF BUSINESS** **Approval of June 22, 2023 Regular Meeting**  
 240 **Minutes**

241

242 Ms. Sanchez presented the June 22, 2023 Regular Meeting Minutes.

243

244 **On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the**  
 245 **June 22, 2023 Regular Meeting Minutes, as presented, were approved.**

246

247

248 **TENTH ORDER OF BUSINESS** **Staff Reports**

249

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

251 Ms. Hammock stated the Florida Legislature recently approved a requirement for Board  
 252 Supervisors to take four hours of ethics training every calendar year, starting in January 2024.

253 Ms. Hammock responded to questions regarding the training sessions, workshops,  
 254 Fiscal Year 2024 meeting schedule, Supervisor compensation and non-resident annual user fee.

255 **B. District Engineer: Stantec**

256 There was no report.

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

258 There was nothing additional to report.

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

- 260 • **NEXT MEETING DATE: August 24, 2023 at 6:00 PM**

- 261 ○ **QUORUM CHECK**

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263 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

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Resident Matt Rush commented on the condition of the mailbox coverings, wet mail, expectations for the pool inspector and the pool vendor.

Mr. Smith stated the Board has been working on resolving the mailbox coverings issue and earlier agreed to ask the District Engineer to prepare drawings of new coverings rather than engaging vendors.

Discussion ensued regarding wet mail, US Postal Service and the pool inspector.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 8:13 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**STAFF**  
**REPORTS**  
**C**



## Landscape

Juniper to provide the requested proposal for areas that would function better as sodded vs mulched.  
Palm Trimming at the pool has been requested several times. We should have an update prior to the meeting.

## Janitorial

Florida Field Services is quoting the service for three times a week instead of two. The poo station proposal will be adjusted to reflect the additional three stations.

Patriot Amenity is quoting the dog stations cost with installation. It is understood that the locations requested must be within CDD property.

**Bees** reported in tree line near the monument.

We have tried repeatedly to obtain confirmation that the bees have been removed.

As previously provided.

The existing vendor did not go look at it and provided the attached proposal for \$800. They will go out in two days after the proposal is signed.

The alternate is the Florida Beekeeper. If they treat the stinging pest, it is \$350. If it is an actual hive where they have to relocate the queen and remove the hive by hand it will be more like \$575. They can be there tomorrow. We only pay for what is needed, but we have to pay with a credit card over the phone.

Estimate Date: 7/27/2023  
Estimate Number: 5024

Hello \*Silverado CDD,

Your estimate for service at 6270 Silverado Ranch Blvd is as follows:

Estimate Description	Quantity	Rate	Amount
Bee Relocation will include removal of bees and area treated.	1	800.00	800.00
<b>Subtotal</b>			\$800.00
<b>Total</b>			\$800.00

---

Press the button below to sign your agreement and accept services

**Terms and Conditions:** Applicable to all recurring services: This is a one year agreement automatically renewing itself for a like period. American Lawn & Tree Specialist is hereby authorized and agrees to provide service as noted above. All American Lawn & Tree Specialist is not responsible for plant or sod replacement. The customer agrees to provide proper watering and other maintenance and also to make the premise available to accept service as scheduled (Customer is not required to be present at time of service). This agreement can be cancelled by either party with notice.

**Payment Options:** Payments by cash and check are accepted. Credit card payments are available upon request with an additional 3% processing fee. Payment by ACH transfer is available upon request with no additional fee.



Stories From The Hive See All Service Areas  
Tampa: 239-345-1111 West Palm Beach: 239-345-1111  
St Petersburg: 239-345-1111 Miami: 239-345-1111  
Polk County: 239-345-1111 Fort Lauderdale: 239-345-1111

About Bee Removal Yellow Jacket Removal Pest Control Stinging Insects Service Areas Specials Contact Us

Don't dislike the yellow jacket yet...did you know they are a natural form of pest control? Yellow jackets actually feed on other insects such as caterpillars and flies. Farmers place yellow jacket nests near the food crops to be used as biological control agents in corn, cotton and tobacco crops.

**CALL NOW FOR ALL OF YOUR BEE ISSUES!**

CITRUS GREENING ( Huanglongbing—HLB ) WHAT IT PORTENDS FOR HONEY PRODUCTION AND BEE POLLINATION IN FLORIDA.

ANALYSIS BY: RAYMOND MILLS-BEE KEEPER BS USF

HLB IS A BACTERIAL DISEASE, CARRIED BY A SMALL INSECT ( Asian Citrus Psyllid ). IT CAUSES DEFORMED AND UNPALATABLE FRUIT IN CITRUS TREES, A CHIEF SOURCE OF NECTAR AND POLLEN FOR HONEY BEES. ONCE A TREE HAS BEEN INFECTED, DEATH IS ASSURED WITHIN A FEW YEARS. SINCE THIS DISEASE PRESENTS AN EMINENT THREAT TO BOTH CITRUS AND ITS BEE VISITORS, PESTICIDES HAVE BEEN DEVELOPED FOR CONTROL AND TREATMENT OF HLB.

POLK AND HIGHLAND COUNTIES HAVE LONG BEEN LEADING PRODUCTION REGIONS OF CITRUS WHERE BEE KEEPERS HAVE TRADITIONALLY PLACED THOUSANDS OF BEE HIVES AND PRODUCED TONS OF DELECTABLE ORANGE BLOSSOM HONEY. BEE HIVES ARE ALREADY PRESENT, IN LARGE NUMBERS, ALONG THE HIGHLAND RIDGE, WHICH ORNATES SUCH CITIES AS: LAKE ALFRED, HAINES CITY, DAVENPORT, WINTER HAVEN, AND LAKE WALES. BESIDES LARGE GROVES, RESIDENTIAL AREAS ARE ALSO IN THE WAKE OF THIS THREAT TO CITRUS AND BEE POLINATORS.

**Replacement/Repair Gutters for Amenity**

Quotes requested from three vendors provided below.





Hillsborough: 813-539-5260

Pinellas/Pasco: 727-509-6161

RAIN GUTTER SERVICES · RAIN GUTTER PRODUCTS · DOCUMENTS · FAQ · REVIEWS · ABOUT ·

- RESIDENTIAL GUTTER SERVICES
- COMMERCIAL GUTTER SERVICES
- GUTTER MAINTENANCE AND CLEANING
- LEAF PROTECTION



### SERVICES

- Residential Gutter Services
- Commercial Gutter Services
- Gutter Maintenance and Cleaning
- Leaf Protection
- Wide Variety of Gutter

### PRODUCTS

- Seamless K Style Gutters
- Copper Gutters
- Half Round Gutters
- Rain Chains

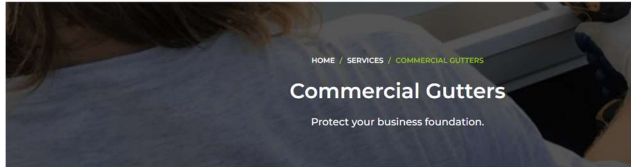
smartguttersfl.com/services/commercial-gutters/

Interested in Financing? Learn More



SERVICES · AREA WE SERVE · FINANCING

Call or Text: 727-853-6323



## Commercial Gutters

Protect your business foundation.

### QUALITY SERVICES YOU CAN TRUST

## Commercial Gutter Installation & Replacement in Florida

Smart Florida Gutters installs thousands of feet of commercial grade aluminum gutters every year. It is very common for your commercial property to have 6" gutters. We install seamless aluminum gutters with 5"x4" commercial grade downspouts on most buildings. We are committed to getting your guttering solution right - the first time so that you can enjoy stable foundation, great roof longevity and rotten



allstarpros.com/?c=gutters&p=gutter\_installation&lcp=9012120&lcp=



Home

Request Serv

High Quality. Affordable

## Gutter Installation in Zephyrhills

In need of gutter installation in Zephyrhills? Our gutter installation specialists are ready to help.

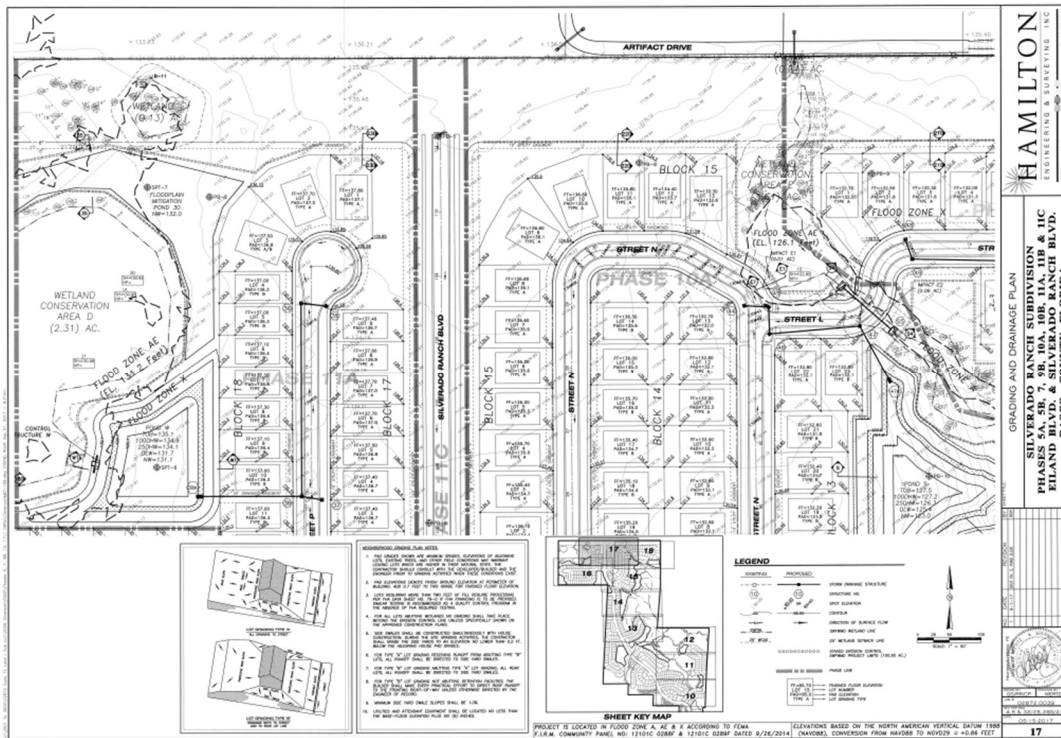
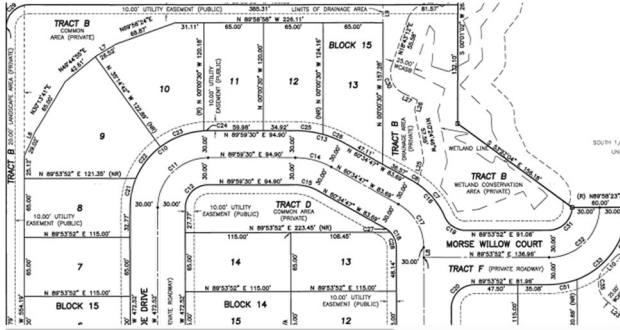
### Why Us?

- Professional Service
- Gutter Installation
- Gutter Replacement
- Aluminum, Vinyl, Galvanized
- Copper, Wood, or Steel
- Seamless, K Style, Half Round, & More
- Downspout Services
- High Customer Satisfaction

Sidewalk additions will require additional time.

We have the City approved plan for the development. The file is too large to email, but a snip is attached. It shows sign placement, sidewalks and the community detail. It may save time to review the plans rather than photographing the community. The Engineer could possibly assist.

Tract D is Common Area incumbered by a 10' Utility Easement on the plat.



### Trash Service

The City of Zephyrhills trash service has been set up. Who is going to put the Tote out for pick-up still needs to be solved if the Janitorial contract isn't set up with waste haul away.

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

**STAFF**  
**REPORTS**  
**D**

## 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> <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> <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> <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> <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> <i>rescheduled to May 25, 2023</i>	Regular Meeting	10:00 AM
<b>May 25, 2023<sup>1</sup></b>	Regular Meeting	5:00 PM
<b>June 23, 2023</b> <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> <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> <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> <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*