

SILVERADO

**COMMUNITY DEVELOPMENT
DISTRICT**

August 22, 2024

**PUBLIC HEARING
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 15, 2024

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 a Public Hearing and Regular Meeting on August 22, 2024 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 Proposals/Quotes/Estimates
 - A. Juniper Landscaping of Florida, LLC Proposals
 - I. Irrigation Controller Replacement Option 2 [Silver Clock \$3,010.84]
 - II. Proposal No. 269810 [Oak Tree Playground Area \$1,819.67]
 - B. Breeze Estimate Number SCDD080824 [Solar Lights for Mailbox Area]
 - C. Florida Brothers Maintenance & Repair, LLC Estimate No. 1341 [Paint Remaining (2) Lower Perimeter Tin Entrance Caps at Entrance]
 - D. Kompan Sales Proposal Quotes
 - I. No. SP138629-1 [Rope Nest \$2,777.60]
 - II. No. SP138629-2 [Swing \$12,724.00]
 - E. Playground King Commercial Playground Quote [Commercial Swingset]
 - F. Commercial Grade Swings
 - G. Blue Wave Lighting Track Lighting Proposal [\$7,495.00]
 - H. Consolidated Land Services, Inc.
 - I. Estimate #00000253 [Weir Control Structure Repairs]
 - II. Estimate #00000254 [Weir Control Structure Repairs (2 Sided)]

4. Update: SOLitude Lake Management, LLC Service Reports
5. Update: Clementi Environmental Consulting, LLC
 - A. Mitigation Monitoring Reports
 - B. Customer Treatment Report
6. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for the Fiscal Year 2025; 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. Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2023, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.
 - A. Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
9. Consideration of Resolution 2024-12, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
 - B. Notices [Rule Development and Rulemaking]
10. Memorandum: Section 189.0694, Florida Statutes (Performance Measures and Standards Reporting & Sample Goals)
 - Consideration of Goals and Objectives Reporting
11. Ratification of Termination of Pest Control Services [All American Lawn and Tree Specialist, LLC]
12. Acceptance of Unaudited Financial Statements as of July 31, 2024

13. Approval of Minutes

- A. June 27, 2024 Regular Meeting Minutes
- B. August 1, 2024 Remote Only Workshop via Zoom Minutes

14. Board Member Comments

15. Staff Reports

- A. District Counsel: *Kilinski / Van Wyk*
 - Sample Towing Policy
- B. District Engineer: *Stantec*
- C. Operations Manager: *Breeze Home*
 - Safety Culture
- D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - 803 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: September 26, 2024 at 6:00 PM
 - QUORUM CHECK

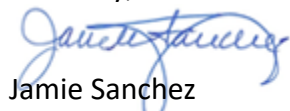
SEAT 1	MICHAEL OZOROWSKY	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	THOMAS SMITH	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	LEE CHAMOFF	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	LUIS GONZALEZ, JR.	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	FRANCISCO ALEXANDER	☐ IN-PERSON	☐ PHONE	☐ NO

16. Public Comments

17. Adjournment

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

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 131 733 0895

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3AI



Proposal

Proposal No.: 283242

Proposed Date: 07/12/24

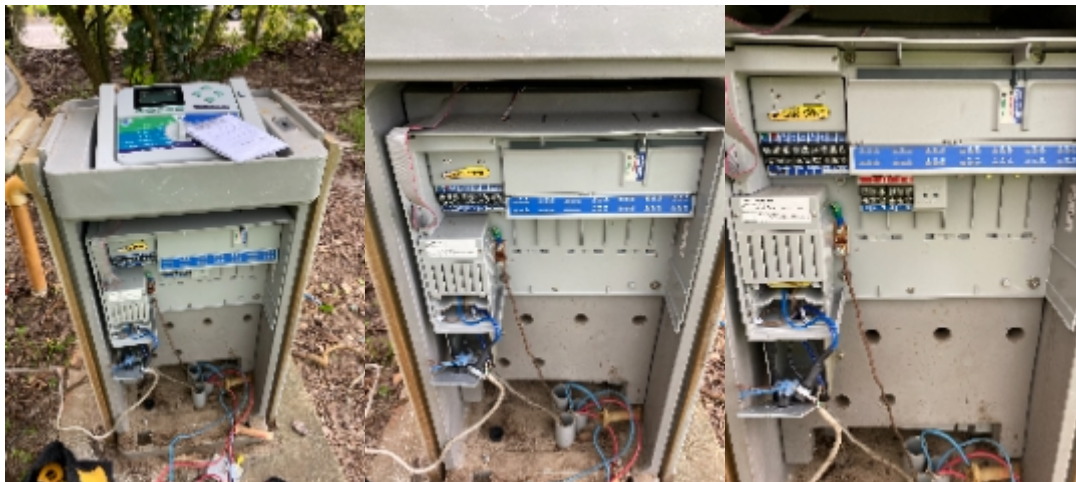
PROPERTY:	FOR:
Silverado CDD - Maintenance C/O Wrathell, Hunt and Associates 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Irrigation Controller Replacement Option 2

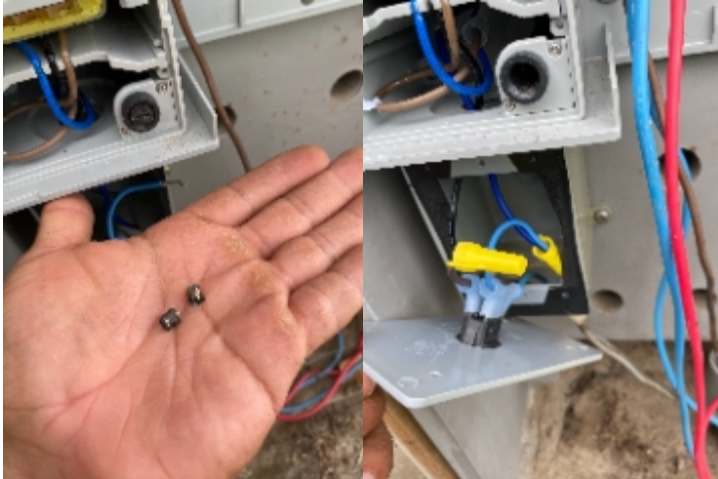
While checking the frontage clock 1 we found the irrigation controller was not operating, after diagnosing the irrigation controller we found a burned fuse, we replaced the fuse and the ADM99 for testing purposes but still were unable to get any response from the controller.

We need to fully replace the Hunter ACC controller for newer model the Hunter ACC2 controller due to the first model has been discontinued. After replacing the controller, we will test the irrigation system to make sure everything is running properly.

The cause of this damage appears to be some type of power surge or lightning strike. This could result in more damage to the wiring and/or decoders down the line. We will be able to diagnose these potential issues once the new clock is installed. If there is more damage to wire and/or decoders, a proposal will be submitted to get these issues resolved.

(1) Hunter ACC2 Decoder Controller 75 Station Plastic Outdoor Wall Mount





ITEM	QTY	UOM	TOTAL
Control Components			\$3,010.84
Irrigation Tech Labor	10.00	HR	
75-ST Decoder Plastic Wall Mount Controller	1.00	EA	
Total:			\$3,010.84

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 damage 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

3A11



Proposal

Proposal No.: 269810

Proposed Date: 08/16/24

PROPERTY:	FOR:
Silverado CDD - Maintenance C/O Wrathell, Hunt and Associates 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Oak tree playground area

Juniper would like to propose to install playground mulch under the big oak tree a cross from the dog park.

This tree is like a playground with swings attached, that many kids enjoy playing on.



ITEM	QTY	UOM	TOTAL
Plant Material			\$1,819.67
Maintenance Division Labor	15.00	HR	
Playground Certified Wood Chips Mulch Bulk (per cu. yd.)	5.00	CY	
Severe Weather 3-in x 4-in x 8-ft Unfinished Pressure Treated Landscape Timber	8.00	EA	
Total:			\$1,819.67

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

3B



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

8.8.2024

BILL TO

Silverado CDD

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

[Michael Sakellarides, Michael@BreezeHome.com](mailto:Michael@BreezeHome.com)

ESTIMATE NUMBER

SCDD080824

DESCRIPTION	AMOUNT
Install four (4) Motion Controlled Solar Lights to be installed for the mailbox	\$950.00
area for night time lighting. Panels will be motion activated (bright lighting) and	
provide dusk to dawn low lighting.	

Labor, parts and materials included in price.

Thank you for your business!

950.00

\$ 950.00

Signature

Date

If you have any questions about this invoice, please contact

Michael Sakellarides, Michael@BreezeHome.com

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3C

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to

Silverado CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431 USA

Estimate details

Estimate no.: 1341
Estimate date: 08/04/2024
Expiration date: 09/07/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Paint	This estimate is to paint the remaining (2) lower perimeter tin entrance caps at the Silverado entrance. These two caps also need minimal repairs to them as they are failing as the (4) previous repaired caps. This also includes the large tin cap that the SILVERADO sign is on at the main entrance. Minor repair in corner on back side to tin (dented). In total - (3) tin caps still to be painted. These (3) remaining caps are weathered and need a new coat applied of paint. A large boom lift will be needed to access the large tin cap. Total amount includes all supplies, materials and labor for installation and painting.	1	\$2,726.18	\$2,726.18

Total \$2,726.18

Note to customer

Thank you for your business opportunity.

This estimate is to paint the remaining (2) lower perimeter tin entrance caps at the Silverado entrance. These two caps also need minimal repairs to them as they are failing as the (4) previous repaired caps. This also includes the large tin cap that the SILVERADO sign is on at the main entrance. Minor repair in corner on back side to tin (dented).

In total - (3) tin caps still to be painted. These (3) remaining caps are weathered and need a new coat applied of paint. A large boom lift will be needed to access the large tin cap.

Total amount includes all supplies, materials and labor for installation

Expiry date 09/07/2024

and painting.
I have the specific color match in color name to match the existing caps. See image attached for review of caps.

Customer is tax exempt.

Accepted date

Accepted by



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3DI

Sales Proposal

Wrathell, Hunt and Associates, LLC
Jameli Sanchez
P.O. Box 810036
Boca Raton, FL 33481

Quote No. SP138629-1
Customer No. C130278
Document Date 07/03/2024
Expiration Date 09/01/2024

Sales Representative Kelsey Anderson
Email KelAnd@Kompan.com

Project Name US318392 Wrathell Hunt & Associates - Swing Seat

No.	Description	Qty Unit	Unit Price	Net Price
SW990111-02	Rope Nest, 47in wide, 8 ft - Black	1 Pieces	2,240.00	2,240.00



FREIGHT	Freight	1 Pieces	537.60	537.60
---------	---------	----------	--------	--------

Description	Qty	Net Price
No. of Products	1	
Subtotal - Products		2,240.00
Subtotal - Freight		537.60
Total USD Excl. Tax		2,777.60
Estimated Tax rate		194.43
Total USD Incl. Tax		2,972.03

Alternative Items

No.	Description	Qty Unit	Unit Price	Net Price
SW990011-00	Swing Seat, Stainless, 8 ft	1 Pieces	310.00	310.00



Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Wrathell Hunt & Associates
2300 Glades Rd #410W
Boca Raton, FL 33431



Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3DII

Sales - Budget Quote

Wrathell, Hunt and Associates, LLC
Jameli Sanchez
P.O. Box 810036
Boca Raton, FL 33481

Quote No. SP138629-2
Customer No. C130278
Document Date 07/03/2024
Expiration Date 09/01/2024

Sales Representative Kelsey Anderson
Email KelAnd@Kompan.com

Project Name US318392 Wrathell Hunt & Associates - Swing Seat

No.	Description	Qty Unit	Unit Price	Net Price
KSW92008-0910	Swing, 8 ft H, 1 Rope Seat - Anthracite Legs In-ground 90cm	1 Pieces	5,200.00	5,200.00
INSTALL SPECIAL	Installation of Kompan equipment. Does not include permits or ESDs.	1 Pieces	6,300.00	6,300.00
FREIGHT	Freight	1 Pieces	1,224.00	1,224.00



Please allow 9-11 weeks for product delivery upon order placement.

Customer is responsible for safety surfacing to accommodate per CFH of equipment.

Quote pending site plan and install address.

Description	Qty	Net Price
No. of Products	1	
Subtotal - Products		5,200.00
Subtotal - Installation		6,300.00
Subtotal - Freight		1,224.00
Total USD Excl. Tax		12,724.00
Estimated Tax rate		447.68
Total USD Incl. Tax		13,171.68

Sales - Budget Quote

Wrathell, Hunt and Associates, LLC
Jameli Sanchez
P.O. Box 810036
Boca Raton, FL 33481

Quote No. SP138629-2
Customer No. C130278
Document Date 07/03/2024
Expiration Date 09/01/2024

Sales Representative Kelsey Anderson
Email KelAnd@Kompan.com

Project Name US318392 Wrathell Hunt & Associates - Swing Seat

Alternative Items

No.	Description	Qty Unit	Unit Price	Net Price
SW990011-00	Swing Seat, Stainless, 8 ft	1 Pieces	310.00	310.00



Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Wrathell Hunt & Associates
2300 Glades Rd #410W
Boca Raton, FL 33431



Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

3E



~~\$4,199~~

- 50% OFF

\$2,099

Pg #	Qty	Commercial Playground Quote	Color	Unit Price	
					\$
					\$
					\$
		*** Installation of extra accessories and add-ons only ----->			\$
		* If Free-Standing Swingset, Add \$100 Concrete			\$ 100
		Shipping			\$
					\$
					\$
					\$
					\$
					\$
					\$
Lifetime Warranty			SUB TOTAL		\$ 2,199

Installation	\$	1400	\$700
Mileage:	30	\$	\$30
Tax:	7.00%	\$	\$205.03
County:	Pasco		
TOTAL	\$		\$3,134.03

While Supplies Last **ASAP**

*Prices are subject to change at any time without notice. All Sales are final. No refunds or exchanges. Mileage Fee applies 15 miles from Warehouse.

Signature: _____ **Date** _____

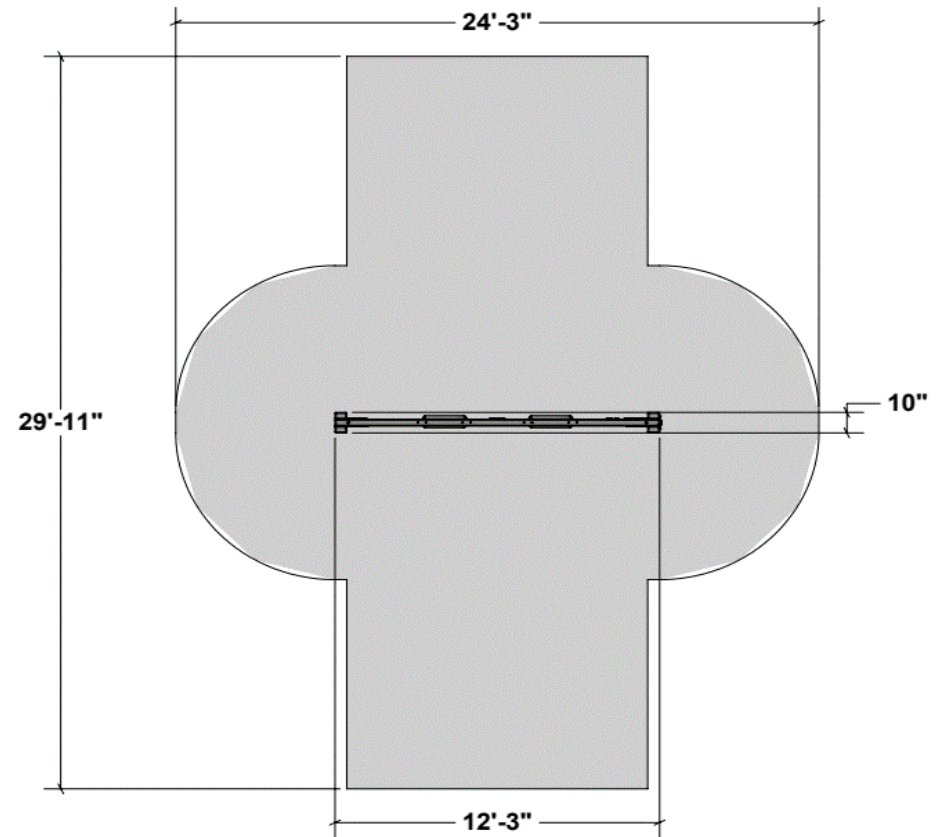
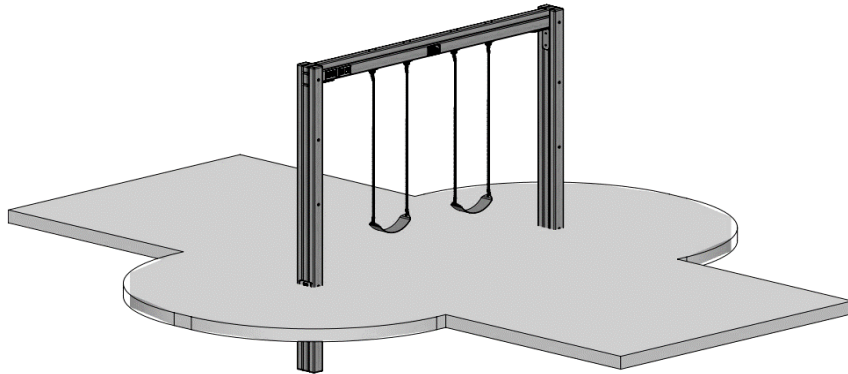
Playground King: 3744 W. Lambright St, Tampa, FL 33614 | **(813) 875-5500** | www.playgroundking.com

*Revised 10/03/21.



Included Play Features:

- 2-Position In-Ground Commercial Swingset
- Commercial Swing Hangers
- (2) Sling Swings



100% Cedar | Lifetime Warranty

X Initials

PlaygroundKING
(813) 875-5500



100% Cedar / Lifetime Warranty

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3F

Deliver to Angela
Land O Lakes 34639

Home & Kitchen

Search Amazon

All

Same-Day Delivery

Medical Care

Customer Service

Keep Shopping For

Livestrea

Amazon Home

Shop by Room

Discover

Shop by Style

Home Décor

Furniture

Kitchen &

Subtotal

\$60.99



3at

Your Prime benefits are on hold due to a billing issue

To resolve your issue, validate your payment information. [Verify your payment information](#)

Back to results



Yn Swing Se

gh Ba

ng -

y Sea

Acces

ay

173

50+ bought in past month

\$60.99 (\$30.50 / Item)

Or \$11.26 /mo (6 mo). Sel

FREE Returns

to 3% with business pr

for a free Amazon Busi

Get a \$50 Gift Card: Pay \$10.9

\$60.99 upon approval for Ama

No annual fee.

Color: Green



\$60.99 (\$30.50 / Item)



\$60.99

Brand

Take Me Away

Color

Green

Frame

Plastic

Material

Seat Depth

11.8 inches

Manufacturer

Take Me Away

 **Material**
Metal,
Ethylene
Vinyl Acetate

 **Maximum Weight**
Recommendation
300
Pounds

 **Maximum number of compatible seats**
1.00

 **Assembly Required**
No

Payment

Secure transaction

See more

☐ Add a gift receipt for easy returns

Add to List

amazon business

Save up to 3% on this product with business-only pricing.

Create a free account

https://www.amazon.com/gp/product/B09RZLKPJG/ref=ewc_pr_img_1?smid=A8DKEFAIJQQE3&th=1 1/10

About this item

- **SWING SET ACCESSORIES:** This bucket swing is perfect for children learning how to swing. Allow them to grow and enjoy the swing set as they build their strength and get ready for a traditional swing.
- **OUTDOOR FUN:** Playing on a jungle gym or swing set are the most popular activities for kids outside. With the toddler bucket swing the little ones can have fun!
- **DURABLE DESIGN:** The bucket is made of durable and high-quality materials with a highly durable plastic seat. Also features galvanized hardware for years of use.
- **ENJOY A FUN TIME WITH YOUR CHILD:** Playing on the jungle gym or swing set is one of the most popular activities. Also, through playing you can see the smile on their face and forget your stress from work or school and enjoy your leisure time and wonderful day.
- **OUTDOOR PLAYSET FUN:** The smile on kids' face is priceless. Add your outside addition to your playset with this bucket swing accessory. This bucket seat is the perfect size for a swingset accessory for 6-12 months infants, toddlers, baby car



Subtotal
\$60.99

Customer ratings by feature

Easy to assemble	4.9
Sturdiness	4.8
Easy to install	4.8

[See all reviews](#)

[Report an issue with this product or seller](#)

More customers choose this item

Amazon's **Choice**



Premium High Back Full Bucket Toddler Swing Seat with Finger Grip, Plastic Coated Chains for Safety and Carabiners for Easy Install - Green - Squirrel Products
(2848)

\$59.99

Sponsored

Take Me Away products customers bought together



This item: Green Swing Set - Toddler High Back Full Bucket Swing - Heavy Duty Swing Seat...
4.8 173
\$60⁹⁹ (\$30.50/Item)



2 Pack Pink Swings Seats Heavy Duty 66 Inches Chain Plastic Coated - Playground Swing Set...
4.8 427
\$44⁹⁹

Sponsored

Total price: \$104.98

Add both

Subtotal

\$60.99



4 stars and above

Sponsored ⓘ



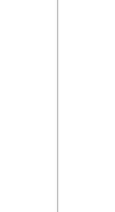
RedSwing High Back Full Bucket Swing with Heavy Duty Swing Seat Combo Pack (Triangular)
4.7 623
\$67⁹⁹



Eastern Jungle Gym Heavy-Duty High Back Full Bucket Toddler Swing Seat | Coated...
4.8 9,166
\$44⁹⁸



Premium High Back Full Bucket Toddler Swing Seat with Finger Grip, Plastic Coated C...
4.8 2,848
\$59⁹⁹



Deluxe High Back Full Bucket Toddler Swing Seat with Finger Grip, Plastic Coated C...
4.8 1,000
\$49⁹⁹

Based on your recent views

Sponsored ⓘ



RedSwing High Back Full Bucket Swing with Heavy Duty Swing Seat Combo Pack (Triangular)
4.7 623
\$67⁹⁹



Original High Back Full Bucket Toddler Swing Seat with Plastic Coated Chains for Sa...
4.8 4,130
Amazon's Choice  in Play
Set Swings
\$46⁹⁹



AGPTEK Toddler Swing Heavy Duty Bucket Swing with Adjustable Rope, Toddler Swing...
4.8 39
\$69⁹⁹



Swing Set, AGPTEK Swing Seat with 66 Inch Anti-Rust Chains Thermoplastic Coated,...
4.7 691
\$29⁹⁹
Save 5% with coupon



Swing Seat Heavy Duty, Non Slip Tree Swing Set Playground Swing Set Accessories for...
4.3 71
\$45⁹⁹

Product Description

https://www.amazon.com/gp/product/B09RZLKPJG/ref=ewc_pr_img_1?smid=A8DKEFAIJQQE3&th=1

3/10

Subtotal

\$60.99



About this item

- COMFORTABLE and SAFE for KIDS - Maximum afford: 265 LB. Flexible and sturdy plastic, support.
- Safe comfortable swing seat is copolymer plastic with grommets | Seat - Pink | Chains - fu
- Fully assembled Connected 66" Long zinc-plated chains. 30" pink plastisol coating specifi
- NO PINCHING - Fully pink plastisol coated steel chains for better touch feeling and rust-p

lwa
xl c
ot

Swing set accessories

The bucket swing is perfect for young children learning how to swing. Allow them to grow and enjoy any swing set as they build their strength and get ready for a traditional swing.

Replacement swing

Fully assembled Connected 66" Long zinc-plated chains. 30" pink plastisol coating specifically designed not to pinch little finger
Seat is 26.75" x 5.5"

itc
an
ry:
Y s

Looking for specific info?

Videos

Help others learn more about this product by uploading a video!

Upload your video

Product information

Brand	Take Me Away
Color	Green

Warranty & Support

Product Warranty: For warranty information about this product, please [click here](#)

Material	Metal, Ethylene Vinyl Acetate
Frame Material	Plastic
Maximum Weight Recommendation	300 Pounds
Maximum number of compatible seats	1.00
Seat Depth	11.8 inches
Assembly Required	No
Manufacturer	Take Me Away
UPC	735626099816
Product Dimensions	11.42 x 11.42 x 10.24 inches
Item Weight	12.38 pounds
ASIN	B09RZLKPJG
Country of Origin	China
Item model number	GR-DL-DB
Customer Reviews	4.8 173 ratings 4.8 out of 5 stars
Best Sellers Rank	#37,441 in Toys & Games (See Top 100 in Toys & Games) #115 in Play & Swing Sets
Date First Available	August 17, 2018

Feedback

Would you like to

Subtotal

\$60.99



Compare with similar items

This Item



Take Me Away Green Swing Set - Toddler High Back Full Bucket Swing - Heavy Duty...

Add to Cart

Recommendations



Take Me Away Pink Swing Set - Toddler High Back Full Bucket Swing - Heavy Duty...

Add to Cart



RedSwing High Back Toddler High Back Full Bucket Swing Seat with Coated Chains, Heavy Duty...

Add to Cart

Add to Cart

Price	\$60 ⁹⁹	\$60 ⁹⁹	\$47 ⁹⁹	\$59 ⁹⁹
Delivery	Get it as soon as Wednesday, Jun 26	Get it as soon as Wednesday, Jun 26	Get it as soon as Wednesday, Jun 26	—
Customer Ratings	4.8 173	4.8 173	4.7 623	4.7 623
Easy To Assemble	4.9	4.9	4.9	4.9
Sturdiness	4.8	4.8	4.7	4.7
Easy To Install	4.8	4.8	4.7	4.7
Durability	—	—	4.7	4.7
Sold By	TakeMeAway	TakeMeAway	9374-1791 Quebec inc.	9374-1791 Quebec inc.
Material	Ethylene Vinyl Acetate, Metal	Ethylene Vinyl Acetate, Metal	Stainless Steel, Plastic	Ethylene Vinyl Acetate
Seats	1	2	1	2

Max. Recommended Weight	300 pounds	300 pounds	220 pounds	Subtotal \$60.99
Age Range	Baby,Kid	—	Baby	
Seat Depth	11.8 inches	11 inches	12 inches	
Frame Material	Plastic	Plastic	Stainless Steel	
Finish Type	—	Unfinished	Polished	

Products related to this item

Sponsored



RedSwing High Back Full Bucket Swing with Heavy Duty Swing Seat Combo Pack (Triangl...

4.7 623

\$67⁹⁹



AGPTEK Toddler Swing Heavy Duty Bucket Swing with Adjustable Rope, Toddler Swing...

4.8 39

\$69⁹⁹



Premium High Back Full Bucket Toddler Swing Seat with Finger Grip, Plastic Coated C...

4.8 2,848

\$59⁹⁹

Easter Heavy Full B Swing

4.8 5

\$44⁹⁹

Spectrum

SPECTRUM INTERNET

\$24⁹⁹/mo.

Offer based on eligibility requirements.

SAVE WITH A 2-YEAR PRICE GUARANTEE

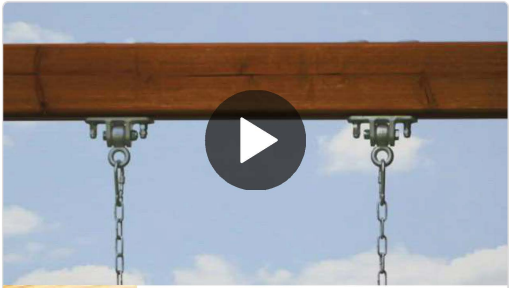
WHEN YOU LEVEL UP YOUR SPEED

Michelle Monaghan Actress & Spectrum Customer

Similar brands on Amazon

Sponsored

Jungle Gym Kingdom
Shop the Store on Amazon ›



Jungle Gym Kingdom Swing Set Hangers - 2 Heavy Duty Brackets with Locking Sna...

(9,415)

\$20.99 List: ~~\$23.37~~



YAMIPROBI Ninja-Twister Swing Spins Set: Slackline Attachments - 360° Handle...

(1,322)

\$22.85

FUNLIO
Shop the Store



Customer reviews

Customers say

4.8 out of 5

173 global ratings

5 star

91%

4 star

6%

3 star

1%

2 star

0%

1 star

2%

Zero tolerance for fake reviews

Spectrum

SPECTRUM INTERNET

\$24⁹⁹

SAVE WITH A 2-YEAR PRICE GUARANTEE

99.9% NETWORK RELIABILITY

Offer based on eligibility requirements.

Michelle Monaghan Actress & Spectrum Customer

Sponsored

Customers like the value, appearance, and ease of use. It's worth the price, looks nice, and is a great transition from a protective plastic on them.

AI-generated from the text of customer reviews

Select to learn more

Well made

Great product

Looks like new

Worth the price

Subtotal

\$60.99

Reviews with images



Top reviews

Top reviews from the United States

Jodi Wilson

Great

Reviewed in the United States on May 26, 2024

Color: Green

Verified Purchase

Exactly what I ordered! Perfect quality, easy to p

Helpful

Report

Chelsea Houston

Perfect!

Reviewed in the United States on June 7, 2024

Color: Pink

Verified Purchase

I purch because the swing set I got my girls for Christmas! I was pleasantly surprised at how durable, heavy and comfortable they are! They perform far better than the Kidkraft swings that came with the play set. It only took me a few minutes to assemble onto the swing set.

Marie Turpen

Bucket swing

Reviewed in the United States on November 22, 2023

Color: Green

Verified Purchase

Helpful

Report

Was sturdy, my husband said it was difficult to p

Subtotal

\$60.99

Helpful

Report



Devon

High quality

Reviewed in the United States on December 1, 2

Color: Green **Verified Purchase**

Both swings are well made and feel like they wil



Helpful

Report



sue wagner

Easy to hang all the materials cor

Reviewed in the United States on July 10, 2023

Color: Pink **Verified Purchase**

My old wood swing set was ready to be put out t
I needed to update the old swing set. My husbar
ordered this set!!! Good value for the price! She l

Helpful

Report



Nancy Centanni

Swings

Reviewed in the United States on June 3, 2023

Color: Green **Verified Purchase**

I purchased the baby bucket swing for my grand
other swing. It was just what we were looking fo
and received in a timely fashion.

Helpful

Report



Lazaro Gonzalez

AWESOME!

Reviewed in the United States on July 31, 2023

Color: Pink **Verified Purchase**

Great product & service!

Helpful

Report



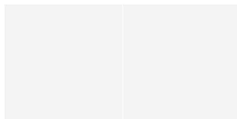
B-Tan

Pretty in pink

Reviewed in the United States on October 25, 2021

Color: Pink **Verified Purchase**

I wanted to make my daughter a swing set for home since she enjoyed them at the park so
much. The set comes with two seats, chains, and hooks to attach to your hardware. There was
also a few cut bows and stickers as an added touch. This stuff is the same commercial quality
you would see at the playground and my daughter loved it. The regular seat holds me just
fine at 255lbs



7 people found this helpful

Helpful

Report

[See more reviews >](#)

Subtotal

\$60.99



Spectrum

Offer based on eligibility requirements.

SPECTRUM INTERNET

\$24⁹⁹

/mo.

SAVE WITH A
2-YEAR
PRICE
GUARANTEE

WHEN YOU LOCK IN
YOUR SPEED

[Back to top](#)

Get to Know Us	Make Money with Us	Amazon Paym
Careers	Sell on Amazon	Amazon Visa
Amazon Newsletter	Sell apps on Amazon	Amazon Store C
About Amazon	Supply to Amazon	Amazon Secured
Accessibility	Protect & Build Your Brand	Amazon Busines
Sustainability	Become an Affiliate	Shop with Point
Press Center	Become a Delivery Driver	Credit Card Mar
Investor Relations	Start a Package Delivery Business	Reload Your Bal
Amazon Devices	Advertise Your Products	Gift Cards
Amazon Science	Self-Publish with Us	Amazon Currenc
	Become an Amazon Hub Partner	
	› See More Ways to Make Money	

English

United States

Amazon Music Stream millions of songs	Amazon Ads Reach customers wherever they spend their time	6pm Score deals on fashion brands	AbeBooks Books, art & collectibles	ACX Audiobook Publishing Made Easy	Sell on Amazon Start a Selling Account	Amazon Business Everything For Your Business
Amazon Fresh Groceries & More Right To Your Door	AmazonGlobal Ship Orders Internationally	Home Services Experienced Pros Happiness Guarantee	Amazon Web Services Scalable Cloud Computing Services	Audible Listen to Books & Original Audio Performances	Box Office Mojo Find Movie Box Office Data	Goodreads Book reviews & recommendations
IMDb Movies, TV & Celebrities	IMDbPro Get Info Entertainment Professionals Need	Kindle Direct Publishing Indie Digital & Print Publishing Made Easy	Amazon Photos Unlimited Photo Storage Free With Prime	Prime Video Direct Video Distribution Made Easy	Shopbop Designer Fashion Brands	Amazon Warehouse Great Deals on Quality Used Products
Whole Foods Market America's Healthiest Grocery Store	Woot! Deals and Shenanigans	Zappos Shoes & Clothing	Ring Smart Home Security Systems	eero WiFi Stream 4K Video in Every Room	Blink Smart Security for Every Home	Neighbors App Real-Time Crime & Safety Alerts
		Amazon Subscription Boxes Top subscription boxes – right to your door	PillPack Pharmacy Simplified	Amazon Renewed Like-new products you can trust		

© 1996-2024, Amazon.com, Inc. or its affiliates

Subtotal
\$60.99



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3G

Blue Wave Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827



TO:
Silverado CDD
1540 International Pkwy; Suite 2000
Lake Mary, FL 32746

JOB DESCRIPTION
Track Lighting proposal for Silverado CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance Tower	
Install permanent track lighting outlining perimeter of tower roof line	\$4,995.00
Install permanent track lighting outlining inside perimeter of tower ceiling	\$2,500.00
 Note: Lights will be spaced at 9"	
 Track will be powder coated to match as closely as possible to soffit	
 Track Light Warranties: 5 year warranty on LED lights 1 year service warranty	
 Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$7,495.00

* Price includes labor, lights, controllers, lift and any other material needed to complete project
* Remaining balance of project due upon receipt of invoice after installation.
* Includes 5 year warranty on LED lights

Tim Gay
PREPARED BY

AUTHORIZED SIGNATURE FOR UNION PARK EAST CDD

7/3/2024
DATE

DATE

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3H1

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000253

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs				
Description	Qty	U/M	Rate	Total
East - One (1) side of the Control Structure Repair Located near 6836 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin excavation of materials and vegetation obstructing structure to restore proper water flow. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control structure where erosion has occurred in order to return to pre-existing grade. Install Flexamat Armoring to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Install Flexamat Armoring 6. Re-vegetate with Sod 7. De-mobilize	1	ea	7,457.77	7,457.77
Approved by:			<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
			Total	

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000253

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs				
Description	Qty	U/M	Rate	Total
West - One (1) side of the Control Structure Repair Located near 6638 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin excavation of materials and vegetation obstructing structure to restore proper water flow. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control structure where erosion has occurred in order to return to pre-existing grade. Install Flexamat Armoring to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Install Flexamat Armoring 6. Re-vegetate with Sod 7. De-mobilize	1	ea	7,457.77	7,457.77
Approved by:		<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total \$14,915.54		

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

3H11

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000254

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs (2 sided)				
Description	Qty	U/M	Rate	Total
East - Two (2) sides of the Control Structure Repair Located near 6836 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by demo'ing existing Control Structure in order to install Flexamat Armoring system, and then excavate materials and vegetation obstructing structure to restore proper water flow to both sides of structure. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control structure where erosion has occurred in order to return to pre-existing grade. Install Flexamat Armoring to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Demo existing control structure 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Install Flexamat Armoring 6. Re-vegetate with Sod	1	ea	10,277.35	10,277.35
Approved by:			<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
			Total	

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

8/15/2024	00000254

Silverado CDD
1540 International Pkwy
Suite 2000
Lake Mary, FL 32746

Project				
Weir Control Structure Repairs (2 sided)				
Description	Qty	U/M	Rate	Total
7. De-mobilize West - Two (2) sides of the Control Structure Repair Located near 6638 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by demo'ing existing Control Structure in order to install Flexamat Armoring system, and then excavate materials and vegetation obstructing structure to restore proper water flow to both sides of structure. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control structure where erosion has occurred in order to return to pre-existing grade. Install Flexamat Armoring to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Demo existing control structure 2. Excavate materials and vegetation 3. Restore proper water flow 4.Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade.	1	ea	10,277.35	10,277.35
Approved by:		Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.		
		Total		

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000254

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

		Project		
		Weir Control Structure Repairs (2 sided)		
Description	Qty	U/M	Rate	Total
5. Install Flexamat Armoring				
6. Re-vegetate with Sod				
7. De-mobilize				
Approved by:		<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total \$20,554.70		

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4

Service Report



Work Order 00622142

Work Order 00622142
Number

Created Date 6/27/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Comments to Customer
Grasses significantly knocked down from last treatment. Grasses dead in sites 3,4,5,6,7,18,19,22. Water levels have risen slightly since last visit. Site in great condition. Thank you

Prepared By

Kenten Emerson

Work Order Assets

Asset

Status

Product Work Type

Silverado Ranch Cdd-Lake-ALL

Inspected

Service Parameters

Asset

Product Work Type

Specialist Comments to Customer

Silverado Ranch Cdd-Lake-ALL

TRASH / DEBRIS COLLECTION (IN HOUSE)

Silverado Ranch Cdd-Lake-ALL

SHORELINE WEED CONTROL

Silverado Ranch Cdd-Lake-ALL

LAKE WEED CONTROL

Silverado Ranch Cdd-Lake-ALL

ALGAE CONTROL

Silverado Ranch Cdd-Lake-ALL

Service Report



Work Order	00630987	Account	Silverado Ranch CDD
Work Order	00630987	Contact	Jamie Sanchez
Number		Address	6010 Silverado Ranch Blvd Zephyrhills, FL 33541 United States
Created Date	7/5/2024		

Work Details			
Specialist	Today, I treated shoreline grasses and algae on	Prepared By	Clayton Schultz
Comments to	ponds 12 and 13. It should start going away in		
Customer	the next couple days. I will do follow-up		
	treatments next visit. Thank you for your		
	business and have a great day!		

Work Order Assets		
Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters		
Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	MONITORING	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00655220

Work Order 00655220
Number

Created Date 7/16/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist
Comments to
Customer

Today, I treated shoreline grasses and treated algae on ponds 3, 2, 5, and 11. I also took a boat out of pond 10 that has been left there for a few weeks. Water levels are normal on most ponds and low on others.
Thank you for your business and have a great day!

Prepared By

Clayton Schultz

Work Order Assets

Asset

Status

Product Work Type

Silverado Ranch Cdd-Lake-ALL

Inspected

Service Parameters

Asset

Product Work Type

Specialist Comments to Customer

Silverado Ranch Cdd-Lake-ALL

MONITORING

Silverado Ranch Cdd-Lake-ALL

Service Report



Work Order 00655220

Work Order 00655220
Number

Created Date 7/30/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist
Comments to
Customer

Today, I treated shoreline grasses on the remaining ponds. I will be back next visit for follow-up treatments. Water levels are normal, and everything is looking great from past treatments.
Thank you for your business, and have a great day!

Prepared By

Clayton Schultz

Work Order Assets

Asset

Status

Product Work Type

Silverado Ranch Cdd-Lake-ALL

Inspected

Service Parameters

Asset

Product Work Type

Specialist Comments to Customer

Silverado Ranch Cdd-Lake-ALL

MONITORING

Silverado Ranch Cdd-Lake-ALL

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5A



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

July 3, 2024

Southwest Florida Water Management District
7601 US 301 North
Tampa, FL 33637-6759

**RE: Silverado Mitigation Monitoring Reports
Permit Numbers 43026719.011 and .013
Compliance 411829**

Attention: Kim Dymond, Senior ES

Dear Kim:

Attached are monitoring reports for each of these permits. If you have any questions do not hesitate to contact us.

Sincerely,

Rosanne G. Clementi
President

Enclosures: Monitoring Reports A and B



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Silverado Wetland Mitigation Monitoring Report
SWFWMD Permit 26719.011
Mitigation Area A
Sections 4 and 5, Township 26 South, and Range 21
June 2024

This permit was used on March 13, 2017, and the as-built certification was issued on April 13, 2018. Evidence of a previous monitoring report has not been found and this may be the first to be established. Planting is presumed to have been conducted shortly after the completion of the as-built certification. A survey conducted in May 2022 found that the original planting could be supplemented, and Clementi Environmental Consulting recommended nuisance species control measures. CEC had additional supplemental planting to reach the permit specifications. An additional survey following the supplemental planting conducted on July 25, 2022, found that mitigation conditions had improved and are meeting the permit criteria. The monitoring event summarized in this report was performed May 30, 2024. Planted tree survivorship is currently above the 85% standard set by the permit, and a high level of natural recruitment of desirable wetland species has led to the total coverage being above 70%.

The overall ecological evaluation of this mitigation area signals a functioning system. The amount of desirable wetland species combined with a controlled hydrology has stabilized the area. The average water depth is about 1 to 2 inches, and water is flowing northeast out of the system into a larger water body. No obvious water quality issues were observed. The cover by nuisance species has decreased to 26%. We will recommend a treatment program to reduce nuisance coverage.

Wildlife usage was observed, and the following species were present: American bittern, red-shouldered hawk, Florida cricket frog, and mosquito fish.

Species List

Herbaceous Species Coverage			
Botanical Name	Common Name	Classification	Coverage
<i>Pontederia cordata</i>	Pickernelweed	Planted	15%
<i>Juncus effusus</i>	Soft rush	Planted	10%
<i>Adropogon virginicus</i> <i>var. glaucus</i>	Chalky Bluestem	Recruited	5%
<i>Eleocharis baldwinii</i>	Slender Spikerush	Recruited	5%
<i>Eleocharis vivipara</i>	Spikerush	Recruited	<5%
<i>Habenaria repens</i>	Water-spider Orchid	Recruited	<5%
<i>Hydrocotyle umbellata</i>	Pennywort	Recruited	5%
<i>Juncus marginatus</i>	Grassleaf Rush	Recruited	<5%
<i>Lachnanthes caroliniana</i>	Carolina Redroot	Recruited	5%
<i>Ludwigia leptocarpa</i>	Anglestem Seedbox	Recruited	5%
<i>Ludwigia octovalvis</i>	Large Seedbox	Recruited	10%
<i>Luziola fluitans</i>	Southern Watergrass	Recruited	<5%
<i>Persicaria hydropiperoides</i>	Swamp Smartweed	Recruited	<5%
<i>Ptilimnium capillaceum</i>	Mock Bishopsweed	Recruited	10%
<i>Rhexia mariana</i>	Meadow-beauty	Recruited	<5%
<i>Solidago sempervirens</i>	Seaside Goldenrod	Recruited	<5%
<i>Woodwardia virginica</i>	Virginia Chainfern	Recruited	<1%
<i>Xyris caroliniana</i>	Carolina Yellow-eyed Grass	Recruited	<5%
<i>Cyperus blepharoleptos</i>	Cuban Bullrush	Nuisance/Exotic	<5%
<i>Hymenachne amplexicaulus</i>	West Indian Marsh Grass	Nuisance/Exotic	<5%
<i>Ludwigia peruviana</i>	Primrose Willow	Nuisance/Exotic	25%
<i>Typha</i> sp.	Cattail	N/E	<5%
<i>Urena lobata</i>	Caesar weed	N/E	1%
Bare ground/Open water	No coverage	N/A	5%

PS1 looking SW

Mitigation Area A (5/30/24)



Figure 1. Position 1 viewing southwest into Mitigation Area A.

PS2 looking NE

Mitigation Area A (5/30/24)



Figure 2. Position 2 viewing northeast into Mitigation Area A.



Figure 3. Aerial view showing the locations of positions 1, 2, and 3. Red lines captures Mitigation Area A and B (Permit 26719.011 and 26719.013).



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Silverado Wetland Mitigation Monitoring Report
SWFWMD Permit 26719.013
Mitigation Area B
Sections 4 and 5, Township 26 South, and Range 21
June 2024

This permit was used on November 13, 2017, and the as-built certification was issued on May 7, 2020. Evidence of a previous monitoring report has not been found and this may be the first to be established. Planting is presumed to have been conducted shortly after the completion of the as-built certification. A survey conducted in May 2022 found that the original planting could be supplemented, and Clementi Environmental Consulting recommended nuisance species control measures. CEC had additional supplemental planting to reach the permit specifications. This report summarizes the results of the vegetation monitoring event conducted May 30, 2024.

The overall ecological evaluation of this mitigation area signals a functioning system. The amount of desirable wetland species combined with a controlled hydrology has stabilized the area. The average water depth is about 3 inches, and water is flowing northeast out of the system into a larger water body. No obvious water quality issues were observed. Cover by desirable wetland vegetation exceeds 85%.

Wildlife usage was observed, and the following species were present: American bittern, Florida cricket frogs, red-shouldered hawk, and mosquito fish.

Species List

Herbaceous Species Coverage			
Botanical Name	Common Name	Classification	Coverage
<i>Pontederia cordata</i>	Pickernelweed	Planted	40%
<i>Juncus effusus</i>	Soft rush	Planted	10%
<i>Apios americana</i>	Groundnut	Recruited	5%
<i>Adropogon virginicus</i> var. <i>glaucus</i>	Chalky Bluestem	Recruited	5%
<i>Eleocharis baldwinii</i>	Slender Spikerush	Recruited	5%
<i>Eleocharis vivipara</i>	Spikerush	Recruited	5%
<i>Habeneria repens</i>	Water-spider Orchid	Recruited	<5%
<i>Hydrocotyle umbellata</i>	Pennywort	Recruited	<5%
<i>Juncus marginatus</i>	Grassleaf Rush	Recruited	<5%
<i>Lachnanthes</i> <i>caroliniana</i>	Carolina Redroot	Recruited	<5%
<i>Ludwigia leptocarpa</i>	Anglestem Seedbox	Recruited	<5%
<i>Ludwigia octovalvus</i>	Large Seedbox	Recruited	<5%
<i>Luziola fluitans</i>	Southern Watergrass	Recruited	<5%
<i>Persicaria</i> <i>hydropiperoides</i>	Swamp Smartweed	Recruited	<5%
<i>Ptilimnium</i> <i>cappillaceum</i>	Mock Bishopsweed	Recruited	10%
<i>Rhexia mariana</i>	Meadow-beauty	Recruited	<5%
<i>Solidago sempervirens</i>	Seaside Goldenrod	Recruited	<5%
<i>Woodwardia virginica</i>	Virginia Chainfern	Recruited	<5%
<i>Xyris caroliniana</i>	Carolina Yellow-eyed Grass	Recruited	<5%
<i>Cyperus</i> <i>blepharoleptos</i>	Cuban Bullrush	Nuisance/Exotic	5%
<i>Hymenachne</i> <i>amplexicaulus</i>	West Indian Marsh Grass	Nuisance/Exotic	<5%
<i>Ludwigia peruviana</i>	Primrose Willow	Nuisance/Exotic	5%
Bare ground/Open water	No coverage	N/A	<5%

PS2 looking SW

Mitigation Area B (5/30/24)



Figure 1. Position 2 viewing southwest into Mitigation Area B

PS3 looking NE

Mitigation Area B (5/30/24)



Figure 2. Position 3 viewing northeast into Mitigation Area B.



Figure 4. Aerial view showing the locations of positions 1, 2, and 3. Red lines captures Mitigation Area A and B (Permit 26719.011 and 26719.013).

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5B



Date: 08/15/2024
Time: 08:50:31 AM

CUSTOMER TREATMENT REPORT
941-479-7811 • Fax 941-479-7812
www.crosscreekenv.com

Customer Silverado HOA **Technician:** Jim Lafave

Weather Conditions Partly Cloudy **Wind Speed** 0-5 mph

SITE IDENTIFICATION NUMBERS

Waterway Treatment	1																		
Algae																			
Submersed Weeds																			
Grasses & Brush	x																		
Floating Weeds	x																		
Bacteria																			
Blue Dye																			
Trash Pickup																			
Inspection	x																		
Water Level	L																		

Additional Comments

Good morning, Silverado hoa. The wet lands flow structure has failed , presumably from the recent hurricane. This, as you can see, has washed a lot of sediment into the site. The arrowhead and pickerellweed weed are still present along with the cypress trees. I didn't find any new cogon grass growth or old world climbing fern. If you'd like a quote to have this structure to be repaired, please email me at james@crosscreekenv.com. this concludes the August maintenance visit. Thank you for your business with cross Creek environmental!

Photos (1)

Photo



Photos (2)

Photo



Photos (3)

Photo



Photos (4)

Photo



Photos (5)

Photo



Photos (6)

Photo



Photos (7)

Photo



Photos (8)

Photo



Photos (9)

Photo



Photos (10)

Photo**Additional Services:**

Shoreline Restoration
Erosion Control
Lake Maintenance
Invasive Removal
Florida Native Plantings
Wetland Management

Email

rosanne@clementi-ec.com

Office Email

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com;
gail@crosscreekenv.com; carleigh@crosscreekenv.com; dan@crosscreekenv.com;
tyler@crosscreekenv.com

Powered by www.doForms.com

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6A

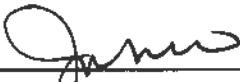
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared Jean Mitotes 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: Notice of FY25 Budget Hearing** was published in said newspaper by print in the issues of: 8/4/24, 8/11/24 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 nor 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

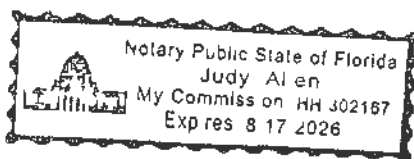
Sworn to and subscribed before me this 08/11/2024



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 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Silverado Community Development District ("District") will hold a public hearing on August 22, 2024, at 6:00 p.m., at the Zephyrhills Train Depot Museum, located at 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1 (877) 276-0889 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://silveradocdd.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

08/04/24, 08/11/24

District Manager
0000353924

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2024-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the Silverado Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2025**") 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 1st 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, 2025."
- 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 2025, the sum of \$1,203,138 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	\$ 827,118
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)	\$ 116,559
TOTAL ALL FUNDS	\$1,203,138

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 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 \$15,000 or 15% 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 22ND DAY OF AUGUST, 2024.

ATTEST:

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit A: Adopted Budget for Fiscal Year 2025

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Debt Service Fund Budget - Series 2016A-1 Bonds	6
Debt Service Schedule - Series 2016A-1 Bonds	7
Debt Service Fund Budget - Series 2017A-1 Bonds	8
Debt Service Schedule - Series 2017A-1 Bonds	9
Debt Service Fund Budget - Series 2018A-1 Bonds	10
Debt Service Schedule - Series 2018A-1 Bonds	11
Debt Service Fund Budget - Series 2018A-2 Bonds	12
Debt Service Schedule - Series 2018A-2 Bonds	13
Assessment Summary	14

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy - gross	\$ 861,644				\$ 861,581
Allowable discounts (4%)	(34,466)				(34,463)
Assessment levy - net	827,178	\$ 820,584	\$ 6,594	\$ 827,178	827,118
Total revenues	827,178	820,584	6,594	827,178	827,118
EXPENDITURES					
Professional & administration					
Supervisors' fees and FICA	12,918	3,875	9,043	12,918	12,918
Management	48,000	24,000	24,000	48,000	48,000
Audit	3,450	-	3,450	3,450	3,450
Legal - general	25,000	9,164	15,836	25,000	25,000
Engineering	20,000	10,752	9,248	20,000	10,000
Telephone	200	100	100	200	200
Postage	500	76	424	500	500
Insurance	6,586	7,006	-	7,006	7,000
Printing and binding	500	250	250	500	500
Legal advertising	1,500	141	1,359	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	416	84	500	500
Meeting room rental	720	20	700	720	720
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	148,544	65,186	83,778	148,964	138,958
Field operations					
Comprehensive field tech services	15,120	8,820	6,300	15,120	15,120
Reserve study	-	-	-	-	10,000
Field ops accounting	6,000	3,000	3,000	6,000	6,000
Street pole lighting	110,500	43,943	66,557	110,500	95,000
Electricity (irrigation & pond pumps)	4,134	1,668	2,466	4,134	4,134

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
Landscaping maintenance	205,192	113,756	91,436	205,192	205,192
Landscape replenishment	20,000	-	20,000	20,000	10,000
Palms & tree trimming	15,000	-	15,000	15,000	15,000
Irrigation maintenance	25,000	-	25,000	25,000	25,000
Pond maintenance	38,000	16,815	21,185	38,000	35,000
Bush hog mowing	6,300	-	6,300	6,300	-
Fertilizer & mulch	18,000	-	18,000	18,000	20,800
Wetland maintenance	8,200	3,600	4,600	8,200	8,200
Storm readiness	5,000	-	5,000	5,000	5,000
Solid waste disposal	540	190	350	540	540
Pet waste removal	2,700	1,206	1,494	2,700	3,000
Property insurance	21,416	22,746	-	22,746	30,000
Signage	-	-	-	-	1,000
<i>Amenity center</i>					
Pool service contract	20,240	7,400	12,840	20,240	23,850
Pool maintenance & repairs	8,500	-	8,500	8,500	8,500
Pool resurfacing	20,000	-	20,000	20,000	20,000
Pool furniture	12,000	-	12,000	12,000	12,000
Pool permit	275	-	275	275	275
Flood insurance	4,200	-	-	-	-
Cleaning & maintenance	16,000	11,000	5,000	16,000	7,200
Internet	1,500	910	590	1,500	2,150
Electricity	12,197	6,549	5,648	12,197	12,500
Water	6,672	2,233	4,439	6,672	6,672
Pest control	1,440	1,160	280	1,440	1,320
Camera monitoring	3,600	1,134	2,466	3,600	3,600
Refuse service	1,000	-	1,000	1,000	200
Landscape maintenance - infill	5,000	-	5,000	5,000	-
Holiday decorations	-	-	-	-	6,000
Contingency	25,000	778	24,222	25,000	37,500
Miscellaneous repairs & maintenance	10,000	5,138	4,862	10,000	40,000
Total field operations	648,726	252,046	393,810	645,856	670,753
Other fees and charges					
Property appraiser	175	-	175	175	175
Tax collector	17,233	16,391	842	17,233	17,232
Total other fees and charges	17,408	16,391	1,017	17,408	17,407
Total expenditures	814,678	333,623	478,605	812,228	827,118
Excess/(deficiency) of revenues over/(under) expenditures	12,500	486,961	(472,011)	14,950	-
Fund balance - beginning (unaudited)	230,360	299,384	786,345	299,384	314,334
Fund balance - ending (projected)					
Assigned					
Working capital	227,821	227,821	227,821	227,821	234,530
Unassigned	15,039	558,524	86,513	86,513	79,804
Fund balance - ending (projected)	\$ 242,860	\$ 786,345	\$ 314,334	\$ 314,334	\$ 314,334

**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
Wrathell, Hunt and Associates, LLC specializes in managing community development	
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	10,000
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	7,000
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.	
Field operations	
Comprehensive field tech services	15,120
Reserve study	10,000
Field ops accounting	6,000
Street pole lighting	95,000
District has currently 236 fixtures and 236 poles. Acct 9824 phases 3 and 4. Acct 9215 phases 6,8, and 9A. Acct 0215 phase 1. Acct 0835 phase 5B. Account 9025 phase 11. Accot 9405 phase 7. Acct 9596 phase 5A. Acct 9976 phase 10.	
Electricity (irrigation & pond pumps)	4,134
6285 & 6010 Silverado Ranch Blvd well electricity, approximately \$300 per month.	
6270 Silverado Ranch Pump Station. Average bill was \$85 monthly	
Landscaping maintenance	205,192
Base Price of \$205,192 is inclusive of fertilization.	
Landscape replenishment	10,000
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	35,000
Ponds 1 - 24 at \$2641.68 monthly + additional maintenance	
Fertilizer & mulch	20,800
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	3,000
Pick up and maintenance of 7 pet waste stations.	
Property insurance	30,000
Signage	1,000
Amenity center	
Pool service contract	23,850
Cleaning 7 days a week, 52 weeks	
Pool maintenance & repairs	8,500
Miscellaneous repairs as needed	
Pool resurfacing	20,000
Pool furniture	12,000
Pool permit	275
Florida Statutorily mandated	
Cleaning & maintenance	7,200
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	2,150
Internet for amenity center entrance system (\$142 per month)	
Electricity	12,500
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	1,320
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	200
Unexpected debris removal	
Holiday decorations	6,000
Contingency	37,500
Miscellaneous repairs & maintenance	40,000
Furniture repair and replacement, painting, etc., plumbing , other (\$5000 estimate, because some items are under warranty, may increase in future)	
Other fees and charges	
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.	17,232
Total expenditures	
	<u><u>\$ 827,118</u></u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1 BONDS
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 60,192				\$ 60,192
Allowable discounts (4%)	(2,408)				(2,408)
Assessment levy: on-roll - net	57,784	\$ 57,324	\$ 460	\$ 57,784	57,784
Interest	-	3,448	-	3,448	-
Total revenues	57,784	60,772	460	61,232	57,784
EXPENDITURES					
Debt service					
Principal	13,000	13,000	-	13,000	14,000
Interest	41,610	20,850	20,760	41,610	40,800
Total debt service	54,610	33,850	20,760	54,610	54,800
Other fees & charges					
Tax collector	1,204	1,145	59	1,204	1,204
Total other fees & charges	1,204	1,145	59	1,204	1,204
Total expenditures	55,814	34,995	20,819	55,814	56,004
Excess/(deficiency) of revenues over/(under) expenditures	1,970	25,777	(20,359)	5,418	1,780
Beginning fund balance (unaudited)	133,639	137,697	163,474	137,697	143,115
Ending fund balance (projected)	<u>\$135,609</u>	<u>\$163,474</u>	<u>\$143,115</u>	<u>\$ 143,115</u>	<u>144,895</u>
Use of fund balance					
Debt service reserve account balance (required)					(56,120)
Principal and interest expense - November 1, 2025					(35,190)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 53,585</u>

Silverado
Community Development District
Series 2016A-1

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$687,000.00		\$606,090.00	\$1,293,090.00

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017A-1
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 56,729				\$ 56,729
Allowable discounts (4%)	(2,269)				(2,269)
Assessment levy: on-roll - net	54,460	\$ 54,026	\$ 434	\$ 54,460	54,460
Interest	-	3,569	-	3,569	-
Total revenues & proceeds	54,460	57,595	434	58,029	54,460
EXPENDITURES					
Debt service					
Principal	15,000	15,000	-	15,000	15,000
Interest	36,925	18,650	18,275	36,925	36,175
Total debt service & cost of issuance	51,925	33,650	18,275	51,925	51,175
Other fees & charges					
Tax collector	1,135	1,079	56	1,135	1,135
Total other fees & charges	1,135	1,079	56	1,135	1,135
Total expenditures	53,060	34,729	18,331	53,060	52,310
Excess/(deficiency) of revenues over/(under) expenditures	1,400	22,866	(17,897)	4,969	2,150
Beginning fund balance (unaudited)	139,799	143,764	166,630	143,764	148,733
Ending fund balance (projected)	<u>\$141,199</u>	<u>\$ 166,630</u>	<u>\$ 148,733</u>	<u>\$ 148,733</u>	<u>150,883</u>
Use of fund balance:					
Debt service reserve account balance					(53,325)
Principal and interest expense - November 1, 2025					(32,900)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 64,658</u>

Silverado

Community Development District

Special Assessment Bonds, Series 2017A-1

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	670,000.00		535,375.00	1,205,375.00

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018A-1
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 153,351				\$ 153,351
Allowable discounts (4%)	(6,134)				(6,134)
Assessment levy: on-roll - net	147,217	\$ 146,044	\$ 1,173	\$ 147,217	147,217
Interest	-	4,658	-	4,658	-
Total revenues & proceeds	147,217	150,702	1,173	151,875	147,217
EXPENDITURES					
Debt service					
Principal	35,000	35,000	-	35,000	40,000
Interest	103,525	52,200	51,325	103,525	101,650
Total debt service & cost of issuance	138,525	87,200	51,325	138,525	141,650
Other fees & charges					
Tax collector	3,067	2,917	150	3,067	3,067
Total other fees & charges	3,067	2,917	150	3,067	3,067
Total expenditures	141,592	90,117	51,475	141,592	144,717
Excess/(deficiency) of revenues over/(under) expenditures	5,625	60,585	(50,302)	10,283	2,500
Beginning fund balance (unaudited)	180,528	185,924	246,509	185,924	196,207
Ending fund balance (projected)	<u>\$ 186,153</u>	<u>\$246,509</u>	<u>\$ 196,207</u>	<u>\$ 196,207</u>	<u>198,707</u>
Use of fund balance:					
Debt service reserve account balance					(72,075)
Principal and interest expense - November 1, 2025					(90,325)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 36,307</u>

Silverado

Community Development District

Special Assessment Bonds, Series 2018A-1

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	1,940,000.00		1,562,781.25	3,502,781.25

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018A-2 BONDS
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 120,441				\$ 120,441
Allowable discounts (4%)	(4,818)				(4,818)
Assessment levy: on-roll - net	115,623	\$ 114,705	\$ 918	\$ 115,623	115,623
Interest income	-	8,378	-	8,378	-
Total revenues	115,623	123,083	918	124,001	115,623
EXPENDITURES					
Debt service					
Principal	25,000	-	25,000	25,000	30,000
Interest	85,525	42,762	42,763	85,525	84,150
Total debt service	110,525	42,762	67,763	110,525	114,150
Other fees & charges					
Tax collector	2,409	2,291	118	2,409	2,409
Total other fees & charges	2,409	2,291	118	2,409	2,409
Total expenditures	112,934	45,053	67,881	112,934	116,559
Excess/(deficiency) of revenues over/(under) expenditures	2,689	78,030	(66,963)	11,067	(936)
Beginning fund balance (unaudited)	309,928	318,325	396,355	318,325	329,392
Ending fund balance (projected)	\$ 312,617	\$ 396,355	\$ 329,392	\$ 329,392	328,456
Use of fund balance					
Debt service reserve account balance (required)					(252,638)
Interest expense - On-roll - November 1, 2025					(41,250)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 34,568

Silverado

Community Development District

Special Assessment Bonds, Series 2018A-2

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$1,530,000.00		\$1,335,400.00	\$2,865,400.00

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Series 2016A-1					
SF 55'	44	\$ 2,001.05	\$ 696.02	\$ 2,697.07	\$ 2,697.22
SF 60'/65'	36	2,146.58	821.31	2,967.89	2,968.05
	<u>80</u>				
Series 2017A-1					
SF 55'	51	2,001.05	684.64	2,685.69	2,685.84
SF 60'/65'	27	2,146.58	807.88	2,954.46	2,954.62
	<u>78</u>				
Series 2018A-1					
SF 50'	145	1,819.14	903.66	2,722.80	2,722.93
SF 60'/65'	19	2,146.58	1,174.76	3,321.34	3,321.50
	<u>164</u>				
Series 2018A-2					
SF 60'/65'	106	2,146.58	1,136.27	3,282.85	3,283.01
	<u>106</u>				
Prepaid Units					
SF 55'	1	2,001.05	-	2,001.05	2,001.20
SF 60'/65'	1	2,146.58	-	2,146.58	2,146.74
	<u>2</u>				
Total	430				

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-10

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 2025; 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, 2024, and ending September 30, 2025 ("**Fiscal Year 2025**"), 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 2025; 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.

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 22ND DAY OF AUGUST, 2024.

ATTEST:

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit B: Assessment Roll

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

8

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2023

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2023

CONTENTS

	<u>PAGE</u>
Independent Auditors' Report.....	1-3
Management's Discussion and Analysis	4-8
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities.....	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Notes to the Financial Statements.....	15-25
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund	26
Notes to Required Supplementary Information	27
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	28-29
Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556 (10) of the Auditor General of the State of Florida	30
Auditor's Management Letter Required by Chapter 10.550, Florida Statutes	31-33

INDEPENDENT AUDITORS' REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Silverado Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 24, 2024, on our consideration of the Silverado Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 24, 2024 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

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

Fort Pierce, Florida

June 24, 2024

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

Our discussion and analysis of Silverado Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$12,889,714.
- The change in the District's total net position in comparison with the prior fiscal year was \$227,478, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,144,926. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

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

Fund Financial Statements

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

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

GOVERNMENT WIDE FINANCIAL ANALYSIS

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

Key components of net position were as follows:

Statement of Net Position

	2023	2022
Current assets	\$ 1,190,731	\$ 1,056,655
Capital assets	16,705,053	16,698,337
Total assets	17,895,784	17,754,992
Deferred outflows of resources	45,579	46,121
Current liabilities	245,988	245,542
Long-term liabilities	4,805,661	4,893,335
Total liabilities	5,051,649	5,138,877
Net position		
Net invested in capital assets	11,811,392	11,718,002
Restricted for debt service	673,528	629,297
Restricted for capital projects	59,831	50,436
Unrestricted	344,963	264,501
Total net position	\$ 12,889,714	\$ 12,662,236

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

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

Change in Net Position

	2023	2022
Program revenues	\$ 1,125,293	\$ 1,069,806
General revenues	33,566	2,512
Total revenues	1,158,859	1,072,318
Expenses		
General government	143,243	141,634
Physical environment	517,359	455,756
Interest on long-term debt	270,779	276,277
Total expenses	931,381	873,667
Change in net position	227,478	198,651
Net position - beginning of year	12,662,236	12,463,585
Net position - end of year	\$ 12,889,714	\$ 12,662,236

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2023

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$931,381 which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

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

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$16,705,053 invested in construction in process and capital assets. Construction in process has not completed as of September 30, 2023 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$4,893,661 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2024, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Silverado Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2023

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 339,433
Assessments receivable	2,534
Deposits	3,158
Restricted assets:	
Investments	844,293
Assessments receivable	1,313
Capital assets:	
Non-depreciable	16,700,738
Depreciable	4,315
TOTAL ASSETS	<u>17,895,784</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred refunding obligation	45,579
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u><u>\$ 17,941,363</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 35,433
Accrued interest payable	112,183
Deferred Revenue	10,372
Bonds payable, due within one year	88,000
Bonds payable, due in more than one year	4,805,661
TOTAL LIABILITIES	<u>5,051,649</u>
NET POSITION	
Net investment in capital assets	11,811,392
Restricted for:	
Debt service	673,528
Capital projects	59,831
Unrestricted	344,963
TOTAL NET POSITION	<u><u>\$ 12,889,714</u></u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 143,243	\$ 143,243	\$ 24,687	\$ 24,687
Physical environment	517,359	581,879	-	64,520
Interest on long-term debt	270,779	375,484	-	104,705
Total governmental activities	<u>\$ 931,381</u>	<u>\$ 1,100,606</u>	<u>\$ 24,687</u>	<u>193,912</u>
General revenues:				
				32,191
Investment earnings				1,375
Miscellaneous income				<u>33,566</u>
Total general revenues				<u>227,478</u>
Change in net position				
Net position - October 1, 2022				<u>12,662,236</u>
Net position - September 30, 2023				<u>\$ 12,889,714</u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2023

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$339,433	\$ -	\$ -	\$ 339,433
Assessments receivable	2,534	-	-	2,534
Due from other funds	64	-	-	64
Deposits	3,158	-	-	3,158
Restricted assets:				
Investments	-	784,462	59,831	844,293
Assessments receivable	-	1,313	-	1,313
TOTAL ASSETS	<u>\$345,189</u>	<u>\$ 785,775</u>	<u>\$ 59,831</u>	<u>\$ 1,190,795</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 35,433	\$ -	\$ -	\$ 35,433
Deferred Revenue	10,372	-	-	10,372
Due to other funds	-	64	-	64
TOTAL LIABILITIES	<u>45,805</u>	<u>64</u>	<u>-</u>	<u>45,869</u>
FUND BALANCES				
Nonspendable:				
Deposits	3,158	-	-	3,158
Restricted for:				
Debt service	-	785,711	-	785,711
Capital projects	-	-	59,831	59,831
Unassigned	296,226	-	-	296,226
TOTAL FUND BALANCES	<u>299,384</u>	<u>785,711</u>	<u>59,831</u>	<u>1,144,926</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$345,189</u>	<u>\$ 785,775</u>	<u>\$ 59,831</u>	<u>\$ 1,190,795</u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances in the Balance Sheet	\$ 1,144,926
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental financial statements.	45,579
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	16,708,581
Less accumulated depreciation	(3,528)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(112,183)
Unamortized bond discount	16,339
Governmental bonds payable	(4,910,000)
Net Position of Governmental Activities	<u><u>\$ 12,889,714</u></u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2023

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Developer contributions	\$ 8,128	\$ -	\$ 16,559	\$ 24,687
Special assessments	725,122	375,484	-	1,100,606
Miscellaneous revenue	1,375	-	-	1,375
Investment earnings	-	31,854	337	32,191
TOTAL REVENUES	<u>734,625</u>	<u>407,338</u>	<u>16,896</u>	<u>1,158,859</u>
EXPENDITURES				
General government	143,243	-	-	143,243
Physical environment	510,378	6,197	-	516,575
Capital outlay	-	-	7,500	7,500
Debt				
Principal	-	87,000	-	87,000
Interest expense	-	271,935	-	271,935
TOTAL EXPENDITURES	<u>653,621</u>	<u>365,132</u>	<u>7,500</u>	<u>1,026,253</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	81,004	42,206	9,396	132,606
FUND BALANCE				
Beginning of year	218,380	743,505	50,435	1,012,320
End of year	<u>\$ 299,384</u>	<u>\$ 785,711</u>	<u>\$ 59,831</u>	<u>\$ 1,144,926</u>

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ 132,606
--	------------

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

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

Capital outlay	7,500
----------------	-------

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

Payments on long-term debt	87,000
----------------------------	--------

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

Current year provision for depreciation	(784)
Change in accrued interest payable	2,024
Provision for amortization of bond discount	(326)
Provision for amortization of deferred charges	(542)

Change in Net Position of Governmental Activities	\$ 227,478
---	---

The accompanying notes are an integral part of this financial statement

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

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

Assessments

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

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The District reports the following major governmental fund:

General Fund

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

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

Debt Service Fund

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

Capital Projects Fund

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Equipment and furniture	10

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue/Deferred Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

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

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

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

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

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

Other Disclosures

Use of Estimates

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C - BUDGETARY INFORMATION

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

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

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

NOTE D - DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2023:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Treasury Obligation CL Y	\$ 844,293	S&P AAAM	Weighted average of the fund portfolio: 15 days
Total Investments	<u>\$ 844,293</u>		

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE D - DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

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

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

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

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

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

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

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

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Balance 10/01/2022	Increases	Decreases	Balance 09/30/2023
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 16,693,238	\$ 7,500	\$ -	\$16,700,738
Total capital assets, not being depreciated	16,693,238	7,500	-	16,700,738
Capital assets, being depreciated				
Equipment and furniture	7,843	-	-	7,843
Total capital assets, being depreciated	7,843	-	-	7,843
Less accumulated depreciation for:				
Equipment and furniture	2,744	784	-	3,528
Total accumulated depreciation	2,744	784	-	3,528
Total capital assets, being depreciated - net	5,099	(784)	-	4,315
Governmental activities capital assets - net	\$ 16,698,337	\$ 6,716	\$ -	\$16,705,053

Depreciation expense of \$784 was charged to physical environment.

NOTE F – LONG-TERM LIABILITIES

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

\$735,000 Capital Improvement Revenue Bonds, Series 2017A-1 – On August 24, 2017, the District issued \$735,000 in Capital Improvement Revenue Bonds, Series 2017A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging from 5.0% to 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2018.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F - LONG-TERM LIABILITIES (CONTINUED)

\$2,105,000 Capital Improvement Revenue Bonds, Series 2018A-1 – On June 4, 2018, the District issued \$2,105,000 in Capital Improvement Revenue Bonds, Series 2018A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2048. The Bonds bear interest ranging from 5.0% to 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

\$3,675,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 – On June 4, 2018, the District issued \$3,675,000 in Capital Improvement Revenue and Refunding Bonds, Series 2018A-2. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest at 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2021.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2023.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2023:

	Balance 10/01/2022	Additions	Deletions	Balance 09/30/2023	Due Within One Year
Capital Improvement Revenue Bonds, Series 2016 A-1	\$ 712,000	\$ -	\$ 17,000	\$ 695,000	\$ 13,000
Capital Improvement Revenue Bonds, Series 2017 A-1	695,000	-	10,000	685,000	15,000
Capital Improvement Revenue Bonds, Series 2018 A-1	2,010,000	-	35,000	1,975,000	35,000
Capital Improvement Revenue and Refunding Bonds, Series 2018 A-2	1,580,000	-	25,000	1,555,000	25,000
	4,997,000	-	87,000	4,910,000	88,000
Unamortized bond discount	(16,665)	-	(326)	(16,339)	-
	<u>\$ 4,980,335</u>	<u>\$ -</u>	<u>\$ 86,674</u>	<u>\$ 4,893,661</u>	<u>\$ 88,000</u>

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F - LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 88,000	\$ 268,185	\$ 356,185
2025	99,000	263,375	362,375
2026	100,000	258,105	358,105
2027	105,000	252,680	357,680
2028	111,000	247,100	358,100
2029-2033	663,000	1,135,080	1,798,080
2034-2038	871,000	929,113	1,800,113
2039-2043	1,145,000	656,931	1,801,931
2044-2048	1,488,000	295,804	1,783,804
2049	240,000	9,678	249,678
	<u>\$ 4,910,000</u>	<u>\$ 4,316,051</u>	<u>\$ 9,226,051</u>

NOTE G - MANAGEMENT COMPANY

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

NOTE H - RISK MANAGEMENT

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

NOTE I - CONCENTRATION

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2023

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Developer contributions	\$ -	\$ 8,128	\$ 8,128
Special assessments	724,358	725,122	764
Miscellaneous revenue	-	1,375	1,375
TOTAL REVENUES	<u>724,358</u>	<u>734,625</u>	<u>10,267</u>
EXPENDITURES			
Current			
General government	129,570	143,243	(13,673)
Physical environment	565,788	510,378	55,410
TOTAL EXPENDITURES	<u>695,358</u>	<u>653,621</u>	<u>41,737</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 29,000</u>	81,004	<u>\$ 52,004</u>
FUND BALANCES			
Beginning of year		<u>218,380</u>	
End of year		<u>\$ 299,384</u>	

* Original and final budget

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

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

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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Silverado Community Development District, as of September 30, 2023 and for the year ended September 30, 2023, which collectively comprise Silverado Community Development District's basic financial statements and have issued our report thereon dated June 24, 2024.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 24, 2024

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

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

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

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

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 24, 2024

Management Letter

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

Report on the Financial Statements

We have audited the financial statements of the Silverado Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 24, 2024.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 24, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Silverado Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 3.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$211,981.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Silverado Community Development District reported:

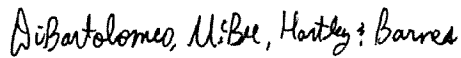
- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$685 to \$1,880 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,100,606.
- c. The total amount of outstanding bonds issued by the district as \$4,910,000.

Additional Matters

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

Purpose of this Letter

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



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 24, 2024

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

8A

RESOLUTION 2024-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, DiBartolomeo, McBee, Hartley & Barnes, P.A. has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

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

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 22nd day of August, 2024.

ATTEST:

**SILVERADO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SILVERADO COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Silverado Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within the City of Zephyrhills, Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on _____, _____, 2024 at __:__ p.m., at the Zephyrhills Train Depot Museum, located at 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2024.

ATTEST:

**SILVERADO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

9A

**RULES OF PROCEDURE
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

EFFECTIVE AS OF _____, 2024

TABLE OF CONTENTS

Rule 1.0	General.	2
Rule 1.1	Board of Supervisors; Officers and Voting.	3
Rule 1.2	District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.	7
Rule 1.3	Public Meetings, Hearings, and Workshops.	10
Rule 1.4	Internal Controls to Prevent Fraud, Waste and Abuse.	15
Rule 2.0	Rulemaking Proceedings.	16
Rule 3.0	Competitive Purchase.	22
Rule 3.1	Procedure Under the Consultants' Competitive Negotiations Act.	27
Rule 3.2	Procedure Regarding Auditor Selection.	31
Rule 3.3	Purchase of Insurance.	35
Rule 3.4	Pre-qualification.	37
Rule 3.6	Construction Contracts, Design-Build.	46
Rule 3.7	Payment and Performance Bonds.	51
Rule 3.8	Goods, Supplies, and Materials.	52
Rule 3.9	Maintenance Services.	56
Rule 3.10	Contractual Services.	59
Rule 3.11	Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.	60
Rule 4.0	Effective Date.	63

Rule 1.0 General.

- (1) The Silverado Community Development District (“District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (“Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District’s Board of Supervisors. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (“Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that

the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

- (a) Agenda packages for prior 24 months and next meeting;
- (b) Official minutes of meetings, including adopted resolutions of the Board;
- (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
- (d) Adopted engineer's reports;
- (e) Adopted assessment methodologies/reports;
- (f) Adopted disclosure of public financing;
- (g) Limited Offering Memorandum for each financing undertaken by the District;
- (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
- (i) District policies and rules;
- (j) Fiscal year end audits; and
- (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:
 - (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least three (3) business days before the meeting/hearing/workshop by contacting the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days before each meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be submitted to staff for inclusion in the agenda at least eight days before the meeting/hearing/workshop, and available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Any member of the Board may request a meeting agenda item and such agenda item will be on the next succeeding agenda so long as supporting material, if applicable, is provided at least eight days before the meeting/hearing/workshop. However, the District Manager, in consultation with the Chairperson or Vice Chairperson, if the Chairperson is unavailable, may reduce the number of agenda items if necessary to ensure orderly and efficient meetings. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comment
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business

Staff reports

- (a) District Counsel
- (b) District Engineer
- (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures

Supervisor's requests and comments

Public comment

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section

190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the

District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by Section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of Section 286.011, Florida Statutes, and Section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in Section 11.45(1), *Florida Statutes*; and
 - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (c) Support economical and efficient operations; and
 - (d) Ensure reliability of financial records and reports; and
 - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date

of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.
- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
 - (a) The text of the proposed rule, or any amendment or repeal of any existing rules;

- (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.
- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) The texts of the proposed rule and the adopted rule;
 - (b) All notices given for a proposed rule;

- (c) Any statement of estimated regulatory costs for the rule;
- (d) A written summary of hearings, if any, on the proposed rule;
- (e) All written comments received by the District and responses to those written comments; and
- (f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
- (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;

- (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner’s written request, to process the petition.

- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for

the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) “Request for Proposals” or “RFP” is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may

provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or

Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “Project” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) “Auditing Services” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) “Committee” means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“Committee”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) **Request for Proposals.** The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
 - (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
 - (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance

shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a

protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.
- ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status

shall remain suspended, revoked, or denied until the documents are furnished.

- viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
 - ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
 - x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
 - xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
 - xii. The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term “contract crime” means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term “convicted” or “conviction” means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor’s bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
- ii. Unsafe conditions allowed to exist;
- iii. Complaints from the public;
- iv. Delay or interference with the bidding process;
- v. The potential for repetition;
- vi. Integrity of the public contracting process;
- vii. Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may

proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the

District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

- (a) The project is undertaken as repair or maintenance of an existing public facility;
- (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
 - (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.
- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has

undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;
 - (d) Enter orders; and

- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2024, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

9B

**NOTICE OF RULE DEVELOPMENT BY THE
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Silverado Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2024). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2024).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889.

Wrathell, Hunt and Associates, LLC, District Manager
Silverado Community Development District

Run Date: _____, 2024

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 29 DAYS PRIOR TO ADOPTION DATE; AT LEAST ONE DAY PRIOR TO NOTICE OF RULEMAKING]

**NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Silverado Community Development District ("District") on _____, 2024 at __:__ p.m., at the Zephyrhills Train Depot Museum, located at 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in a newspaper of general circulation on _____, 2024.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2024). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2024).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-2889.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Wrathell, Hunt and Associates, LLC, District Manager
Silverado Community Development District

Run Date: _____, 2024

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 28 DAYS PRIOR TO ADOPTION DATE]

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

10



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Silverado Community Development District
Performance Measures/Standards & Annual Reporting
Form October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of eight board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Operations Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Operations Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Operations Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems as may be required by Indenture.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems as may be required by the District's bond Indenture.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer as may be required by the District's bond Indenture.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Silverado Community Development District

District Manager:_____

Date:_____

Print Name:_____

Silverado Community Development District

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

11

Silverado Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

July 11, 2024

Via U.S. Mail and Fed-Ex

All American Lawn & Tree Specialist, LLC
2817 Turkey Creek Road
Plant City, Florida 33566
office@allamericanlawnandtree.com

RE: Silverado CDD – Termination of Pest Control Services

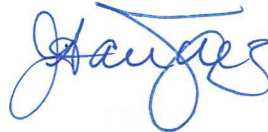
Dear Sir or Ma'am:

I am writing on behalf of the Silverado Community Development District ("District"). After routine audit of the District's contracts and maintenance services, it was discovered that your company has been providing pest control services at the direction of the District's former management company; however, there is not a contract between the District and your company for pest control services.

The District's Board of Supervisors has elected not to enter into a new agreement with your company and requests that your company cease providing any pest control services to the District's facilities. Accordingly, please allow this letter to serve as notice to your company to cease performing pest control services as of the date of this letter.

We appreciate your service to the District and wish you the best in your future endeavors. If you have any questions, please contact our office at (877) 276-0889.

Very truly yours,



Jamie Sanchez
Wrathell, Hunt and Associates, LLC
District Manager

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
ASSETS							
Cash	\$ 594,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 594,867
Investments							
Revenue	-	90,713	98,185	128,261	83,117	-	400,276
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	51,067	-	-	51,127
Due from debt service funds	56	-	-	-	-	-	56
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 597,831</u>	<u>\$146,133</u>	<u>\$151,510</u>	<u>\$251,403</u>	<u>\$335,755</u>	<u>\$ -</u>	<u>\$ 1,482,632</u>
LIABILITIES							
Liabilities:							
Due to general fund	\$ -	\$ 8	\$ 8	\$ 22	\$ 18	\$ -	\$ 56
Accrued taxes payable	153	-	-	-	-	-	153
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>10,525</u>	<u>8</u>	<u>8</u>	<u>22</u>	<u>18</u>	<u>-</u>	<u>10,581</u>
FUND BALANCES							
Restricted for							
Debt service	-	146,125	151,502	251,381	335,737	-	884,745
Assigned							
Working capital	227,821	-	-	-	-	-	227,821
Unassigned	359,485	-	-	-	-	-	359,485
Total fund balances	<u>587,306</u>	<u>146,125</u>	<u>151,502</u>	<u>251,381</u>	<u>335,737</u>	<u>-</u>	<u>1,472,051</u>
Total liabilities and fund balances	<u>\$ 597,831</u>	<u>\$146,133</u>	<u>\$151,510</u>	<u>\$251,403</u>	<u>\$335,755</u>	<u>\$ -</u>	<u>\$ 1,482,632</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 829,137	\$ 827,178	100%
Miscellaneous	-	350	-	N/A
Total revenues	-	829,487	827,178	100%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,076	8,612	12,918	67%
Management consulting services	4,000	40,000	48,000	83%
Printing & binding	42	417	500	83%
Telephone	17	167	200	84%
Other current charges	67	536	500	107%
Auditing services	3,400	3,400	3,450	99%
Postage	30	118	500	24%
Insurance	-	7,006	6,586	106%
Regulatory and permit fees	-	175	175	100%
Legal advertising	96	712	1,500	47%
Engineering	-	12,412	20,000	62%
Legal	2,789	19,974	25,000	80%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	20	720	3%
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	12,225	105,593	148,544	71%

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	3,753	71,057	110,500	64%
Electricity (irrigation & pond pumps)	236	2,767	4,134	67%
Landscaping maintenance	17,309	194,024	205,192	95%
Landscape replenishment	-	-	20,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	772	25,000	3%
Pond maintenance	2,803	28,026	38,000	74%
Bush hog mowing	-	-	6,300	0%
Fertilizer & mulch	2,647	5,572	18,000	31%
Property insurance	-	22,746	21,416	106%
Solid waste disposal	-	190	540	35%
Comprehensive field tech services	1,260	13,860	15,120	92%
Field ops accounting	500	5,000	6,000	83%
Pet waste removal	723	2,170	2,700	80%
Signage	170	170	-	N/A
Wetland maintenance	-	4,800	8,200	59%
Storm readiness	-	-	5,000	0%
Miscellaneous field operations	-	7,966	-	N/A
Amenity center				
Pool service contract	1,250	12,400	20,240	61%
Pool maintenance & repairs	2,670	2,670	8,500	31%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	280	275	102%
Flood insurance	-	-	4,200	0%
Cleaning & maintenance	1,000	15,000	16,000	94%
Internet	160	1,550	1,500	103%
Electricity	787	9,976	12,197	82%
Water	520	4,734	6,672	71%
Pest control	230	2,080	1,440	144%
Camera monitoring	189	1,890	3,600	53%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Contingency	-	3,335	25,000	13%
Miscellaneous repairs & maintenance	14	6,222	10,000	62%
Total field operations	36,221	419,257	648,726	65%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	-	16,565	17,233	96%
Total other fees & charges	-	16,715	17,408	96%
Total expenditures	48,446	541,565	814,678	66%
Excess/(deficiency) of revenues over/(under) expenditures	(48,446)	287,922	12,500	
Fund balances - beginning	635,752	299,384	230,360	
Fund balance - ending				
Assigned				
Working capital	227,821	227,821	227,821	
Unassigned	359,485	359,485	15,039	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Fund balances - ending	<u>\$ 587,306</u>	<u>\$ 587,306</u>	<u>\$ 242,860</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016A-1 BONDS
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 57,922	\$ 57,784	100%
Interest	584	5,973	-	N/A
Total revenues	584	63,895	57,784	111%
EXPENDITURES				
Debt service				
Interest	-	41,310	41,610	99%
Principal	-	13,000	13,000	100%
Total debt service	-	54,310	54,610	99%
Other fees & charges				
Tax collector	-	1,157	1,204	96%
Total other fees and charges	-	1,157	1,204	96%
Total expenditures	-	55,467	55,814	99%
Excess/(deficiency) of revenues over/(under) expenditures	584	8,428	1,970	
Fund balances - beginning	145,541	137,697	133,639	
Fund balances - ending	<u>\$ 146,125</u>	<u>\$ 146,125</u>	<u>\$ 135,609</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, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 54,589	\$ 54,460	100%
Interest	605	6,165	-	N/A
Total revenues	605	60,754	54,460	112%
EXPENDITURES				
Debt service				
Interest	-	36,925	36,925	100%
Principal	-	15,000	15,000	100%
Total debt service	-	51,925	51,925	100%
Other fees & charges				
Tax collector	-	1,091	1,135	96%
Total other fees and charges	-	1,091	1,135	96%
Total expenditures	-	53,016	53,060	100%
Excess/(deficiency) of revenues over/(under) expenditures	605	7,738	1,400	
Fund balances - beginning	150,897	143,764	139,799	
Fund balances - ending	\$ 151,502	\$ 151,502	\$ 141,199	

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, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 147,566	\$ 147,217	100%
Interest	797	8,297	-	N/A
Total revenues	<u>797</u>	<u>155,863</u>	<u>147,217</u>	106%
EXPENDITURES				
Debt service				
Interest	-	103,525	103,525	100%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>138,525</u>	<u>138,525</u>	100%
Other fees & charges				
Tax collector	-	2,948	3,067	96%
Total other fees and charges	<u>-</u>	<u>2,948</u>	<u>3,067</u>	96%
Total expenditures	<u>-</u>	<u>141,473</u>	<u>141,592</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	797	14,390	5,625	
OTHER FINANCING SOURCES/(USES)				
Transfers in	51,067	51,067	-	N/A
Total other financing sources	<u>51,067</u>	<u>51,067</u>	<u>-</u>	N/A
Net change in fund balances	51,864	65,457	-	
Fund balances - beginning	199,517	185,924	180,528	
Fund balances - ending	<u>\$ 251,381</u>	<u>\$ 251,381</u>	<u>\$ 186,153</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, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 115,901	\$ 115,623	100%
Interest	1,341	14,352	-	N/A
Total revenues	<u>1,341</u>	<u>130,253</u>	<u>115,623</u>	113%
EXPENDITURES				
Debt service				
Interest	-	85,525	85,525	100%
Principal	-	25,000	25,000	100%
Total debt service	<u>-</u>	<u>110,525</u>	<u>110,525</u>	100%
Other fees & charges				
Tax collector	-	2,316	2,409	96%
Total other fees and charges	<u>-</u>	<u>2,316</u>	<u>2,409</u>	96%
Total expenditures	<u>-</u>	<u>112,841</u>	<u>112,934</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,341	17,412	2,689	
Fund balances - beginning	<u>334,396</u>	<u>318,325</u>	<u>309,928</u>	
Fund balances - ending	<u>\$ 335,737</u>	<u>\$ 335,737</u>	<u>\$ 312,617</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, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 273	\$ 2,276
Total revenues	<u>273</u>	<u>2,276</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>11,040</u>
Total expenditures	<u>-</u>	<u>11,040</u>
Excess/(deficiency) of revenues over/(under) expenditures	273	(8,764)
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>(51,067)</u>	<u>(51,067)</u>
Total other financing sources/(uses)	<u>(51,067)</u>	<u>(51,067)</u>
Net change in fund balances	(50,794)	(59,831)
Fund balances - beginning	50,794	59,831
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on June 27, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Michael Ozorowsky (via telephone)	Chair
Thomas Smith	Vice Chair
Luis Gonzalez	Assistant Secretary
Lee Chamoff	Assistant Secretary
Francisco Alexander	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Angie Lynch	Breeze Management (Breeze)

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:00 p.m. Supervisors Smith, Chamoff, Gonzalez and Alexander were present in person. Supervisor Ozorowsky attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion Items

**A. Department of Health County Health Department Public Pool and Bathing Place
Inspection Report**

Ms. Sanchez stated this is the same report that was included in the last agenda. She recently emailed the Board advising that the issues in the report were resolved; an email from the Inspector regarding a re-inspection is pending. Ms. Lynch stated that all issues were resolved except for the pool patch.

This item will be removed from the agenda.

B. Playground Surface

Ms. Lynch presented Innovative Sport Surfacing, LLC Estimate NS-2024-29, for \$100,725.

Discussion ensued regarding the estimate and the amount previously expended on playground mulch.

This item will be removed from the agenda, for now.

FOURTH ORDER OF BUSINESS

Consideration of Proposals, Quotes, Estimates

A. Juniper Landscaping of Florida, LLC Proposals

I. Irrigation Options for Drought Conditions and Limited Water Availability

Ms. Sanchez stated this item is a carry-over from the last meeting. She presented Juniper Proposal #278555, in the amount of \$1,000. This is an Option 2 proposal submittal.

Discussion ensued regarding the estimate, the previous year irrigation costs and the current rainy season.

The consensus was to select Option 3, which is to continue performing monthly inspections and make adjustments on the current contracted schedule. In short, keep the level of service the same, with no changes; the customer understands the potential for plant, turf damage or loss due to current weather conditions and irrigation water restrictions.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Juniper Landscaping Option 3, to keep the level of service the same, was approved.

B. Roadway Concepts Estimate #320CP [Top Patch \$1,427.50]

Ms. Sanchez stated, per the Board's direction, she checked with the District Engineer about the existence of any piping underneath; there is no piping.

On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with all in favor, Roadway Concepts Estimate #320CP for Top Patch, in the amount of \$1,427.50, was approved.

C. Cooper Pools Remodeling & Resurfacing Inc. Estimate 4873 [Drain, Surface Prep, Supplies]

Discussion ensued regarding the scope of work, pool closure, project timing, a reserve study and a pool resurfacing timeline.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, Cooper Pools Remodeling & Resurfacing Inc., Estimate 4873 for Drain, Surface Prep, Supplies, in the amount of \$2,670, was approved.

D. Breeze Estimate Number SCDD062024 [Repair Leaning Perimeter Fence, 7010 Steer Blade]

Discussion ensued regarding the HOA, fence ownership and responsibility for maintenance. Ms. Hammock will pull the deed and research conveyances to the CDD by the Developer and provide an opinion at the next meeting.

This item was tabled.

E. Commercial Grade Swings

Discussion ensued regarding removing the tree swings, whether to construct a second playground, mulch, installing mulch barriers, installing signage and insurance concerns.

Ms. Sanchez will contact the insurance carrier about acceptable commercial swings and request an updated proposal from Juniper to include bordering around a specific area. Ms. Lynch will obtain an estimate for a smaller pocket park and install signage.

This item will remain on the agenda.

FIFTH ORDER OF BUSINESS

**Update: SOLitude Lake Management, LLC
Service Reports**

Ms. Sanchez presented the SOLitude Lake Management Service Reports dated May 24, 2024; June 17, 2024; and June 21, 2024.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08,
Declaring a Vacancy in Seat 4 of the Board
of Supervisors Pursuant to Section
190.006(3)(b), Florida Statutes; and
Providing an Effective Date**

Ms. Sanchez presented Resolution 2024-08. Seat 4, currently held by Mr. Gonzalez, will be declared vacant, effective November 19, 2024, after which, a qualified elector will be

appointed to the vacant seat. Ms. Hammock explained that Mr. Gonzalez will be considered as a carry-over until an appointment is made and, at the next Board Meeting, if there is very little community interest and Mr. Gonzalez would like to continue serving, the Board can appoint him back to Seat 4 for a four-year term.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Resolution 2024-08, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

Ms. Sanchez voiced her concern regarding the "Pest control" line item, which is exceeding the budget at 113%. She proposed terminating one of two pest control agreements, researching other vendors and making a recommendation at the next meeting.

Discussion ensued regarding the Nature Zone and the All-American Agreements.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, terminating the All-American Agreement for Pest Control Services, if needed, was approved.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of May 23, 2024 Regular Meeting Minutes

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the May 23, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Board Member Comments

- Trespassing
- Amenity Signage

Mr. Alexander discussed a recent incident at the pool, asked about engaging a part-time pool attendant, reducing the pool fee amount, pool area restroom maintenance, installing signage that read “Amenity Center open from dawn to dusk” and “No Parking on the Grass” or “Parking allowed only in designated areas”.

Ms. Sanchez stated, to install signage, the CDD would need Parking Rules.

Discussion ensued regarding establishing Parking Rules, the rulemaking process, enforcement measures, a towing company, the non-resident annual user fee, establishing a three-month user fee, the budget and Florida Statutes.

Mr. Alexander will coordinate with Ms. Lynch about ordering and installing signage.

Ms. Hammock will distribute a sample CDD Parking Policy at the next meeting.

- **Meeting Location - Genesis Center**

Mr. Ozorowsky suggested the Board consider changing the meeting location to the Genesis Center, which he thinks is better suited for the CDD meetings. He urged the Board Members to visit the Center.

The Board and Staff discussed the meeting space address, rental costs, obtaining comparable pricing and regular availability.

Ms. Sanchez will contact the Genesis Center and report her findings at the next meeting.

Mr. Ozorowsky asked for an update regarding angled parking and suggested Staff obtain pricing for permanent holiday lights. Ms. Sanchez will follow up with the District Engineer and the holiday decorations vendor.

Mr. Chamoff voiced his disappointment about unresolved action items on the task list and asked who is following up on projects once they are approved. He voiced his opinion that there has been no execution on the street sign repairs, the triangular pillar at the end of the neighborhood, playground surfacing, removing the swings and sending an eblast to residents about the playground. Ms. Lynch stated she is awaiting proposals from vendors and she follows up with them. Florida Brothers has been inundated with work and will be on site in early July. Ms. Sanchez stated, if the Board is amenable, she can follow up with Ms. Lynch weekly and blind-copy the Board to update them on items that are in progress and the Board Members can individually give her direction on what, if any, further direction to give Breeze.

In response to a Board Member’s request, Ms. Hammock stated an August 1, 2024 Zoom meeting specifically for the ethics training can be scheduled; that agenda would only include a roll call, public comment, ethics training and adjournment. Staff would advertise it as

a workshop. Mr. Chamoff asked for an update on the open items to be included on the August 1, 2024 agenda.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk**

- **Ethics Training – Sunshine Law**

Ms. Hammock reported the following:

- The ethics training presentation will be addressed at the end of the meeting.
- A new law requires CDDs to adopt goals and objectives every fiscal year. The goals and objectives must be drafted and adopted annually, by October 1st and posted to the CDD website by December 31st.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

Ms. Lynch presented the Breeze Home Safety Culture Report and noted the following:

- She photographed weeds in the tot lot and forwarded them to Juniper.
 - A leaky sink in one of the men’s restrooms will be repaired.
- Per a Board Member, Ms. Lynch will have Juniper secure a tree that is leaning.

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

Ms. Sanchez read the following text message from Cody, of Tampa Bay Awning:

“I just got word that the permit has been released, which means that we are releasing this into production. I will be in touch in the next few days with an estimated timeline regarding the installation.”

Ms. Sanchez stated, based on past direction, if an update was not received from this vendor, the Agreement was to be terminated. Currently, it appears that the project will start based on this message. Ms. Hammock suggested asking the vendor to provide written confirmation from the permitting office.

Discussion ensued regarding the actual start date of the project, the permit, terminating the Agreement anyway and obtaining alternate proposals.

- **NEXT MEETING DATE: August 1, 2024 at 6:00 PM**

213 ○ **QUORUM CHECK**

214 The August 1, 2024 meeting will be a Zoom workshop primarily for ethics training.

215

216 **ELEVENTH ORDER OF BUSINESS****Public Comments**

217

218 No members of the public spoke.

219 Mr. Ozorowsky voiced his doubts that Ms. Hammock's presentation will transmit well
220 over speakerphone/Zoom. Ms. Hammock suggested Mr. Ozorowsky log off, if there is a
221 problem, and stated Staff can send him the audio and make sure all Board Members receive the
222 PowerPoint presentation.

223 **Mr. Ozorowsky left the call at 8:00 p.m.**224 ▪ **District Counsel: Kilinski | Van Wyk - Ethics Training – Sunshine Law**225 **This item, previously Item 10A, was presented out of order.**

226 Ms. Hammock recapped the Sunshine Law, which applies to any conversation, written
227 or otherwise, that CDD Supervisors have with each other. Any such interactions must happen in
228 a publicly-noticed meeting or workshop. Florida government operates "in the Sunshine"
229 meaning out in the open to the public so there are no "backdoor" deals.

230 Referencing a PowerPoint presentation, Ms. Hammock discussed potential Sunshine
231 Law violations from social media use, including posting on and commenting on social media,
232 such as on Instagram, Facebook etc. She noted that there are civil and criminal penalties for
233 Sunshine Law violations. She discussed self-reporting Sunshine Law violations to the
234 Commission on Ethics and Supervisors serving on both HOA and CDD Boards. She discussed
235 public records rules, requests, exceptions, personal notes, emails, text messages, record
236 retention, minutes, electronic computer records, calendar invites, attorney-client records,
237 litigation, utility payment records, amenity incident reports, Supervisor salary records,
238 confidential and exempt items and releasing video footage. She concluded that Supervisors
239 need not respond to public records requests; all requests must be forwarded to Management
240 and then Staff handles it from there.

241

242 **TWELFTH ORDER OF BUSINESS****Adjournment**

243

244 **On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, the**
245 **meeting adjourned at 8:59 p.m.**

246

247

248

249

250

251

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Remote Only Access Workshop via Zoom on August 1, 2024 at 6:00 p.m.

Present via Zoom were:

Michael Ozorowsky	Chair
Thomas Smith	Vice Chair
Luis Gonzalez	Assistant Secretary
Lee Chamoff	Assistant Secretary
Francisco Alexander	Assistant Secretary

Also present via Zoom:

Cindy Cerbone	District Manager
Meredith Hammock	District Counsel
Angie Lynch	Breeze Management (Breeze)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 6:03 p.m.

All Supervisors were present via Zoom.

Ms. Cerbone stated that the primary purpose of this workshop is to conduct an Ethics Training Session for the Board Members. No actions will be taken during this workshop.

Ms. Lynch provided a Field Operations update and responded to Board Member comments and questions. The Board asked for more information to be provided on the irrigation control/controller repair/replacement for the August regular meeting.

Ms. Lynch reported the following:

- Patching was completed. Paver repairs are being completed and should be completed tomorrow.
- An e-blast will be sent notifying residents of when the pool will re-open.
- Regarding the swings and alligators, the signs were installed, and the “No Parking” signs were ordered and should arrive and be installed by the end of the weekend.
- Regarding street sign repairs, most signs were repaired this week and the rest should be completed by the end of the week.

➤ The pillars were installed and painted and a proposal will be submitted to paint the roof the same color as the monument.

➤ Regarding additional parking at the Amenity Center, the District Engineer will call in at the August 22, 2024 meeting to discuss this.

➤ Proposals for the commercial-grade swings will be presented at the August 22, 2024 meeting.

➤ The permanent holiday lighting options will be presented at the August 22, 2024 meeting.

➤ The mailbox covering work commenced; she will inspect it.

Ms. Hammock stated that she and Jamie went through all the CDD's records that they had access to regarding fences on CDD property that are leaning and are in disrepair. They were unable to find any bill of sale or documentation that would have conveyed that property, meaning the fence, to the CDD. So, at this point, it is an improvement located on the CDD's property. The Board can consider this and take action at the August meeting. It appears that the fences were installed by the Developer but were not properly conveyed to the CDD.

A Board Member asked if the swings were supposed to be removed. He noted that someone put a grill in the CDD common area; Ms. Lynch was asked to have it removed but it has not been removed yet. Ms. Lynch stated that the grill will be hauled away and, regarding the swings, they will be removed soon.

Ms. Hammock reminded the Board that no action can be taken at a workshop. Discussion ensued regarding Juniper's quality of service, a recent Juniper proposal, taking into consideration the impact of frequently changing vendors, requiring Juniper to include more detail in their proposals, etc.

A Landscaping discussion item will be included on the next agenda.

SECOND ORDER OF BUSINESS

Ethics Training

The ethics training session commenced at approximately 6:22 p.m.

AUDIO WAS NOT AVAILABLE FOR THE REMAINDER OF THE WORKSHOP

Ms. Hammock conducted the Ethics Training Session.

THIRD ORDER OF BUSINESS

Public Comments: non agenda items

72

73 **FOURTH ORDER OF BUSINESS**

Supervisors' Requests

74

75

76 **FIFTH ORDER OF BUSINESS**

Adjournment

77

78 The workshop adjourned at 8:03 p.m.

79

80

81

82

83

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

84
85
86
87
88
89

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____, at a duly noticed public meeting, the Board of Supervisors of the Silverado Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.
- B. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- C. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- D. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- E. *Parked.* A Vehicle, Vessel, Trailer, or Recreational Vehicle left unattended by its owner or user.
- F. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H. *Trailer.* An unpowered vehicle towed by another.
- I. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall

be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).

- J. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Trailers, and Recreational Vehicles, as set forth in Section 5 herein (“**Tow-Away Zone**”). In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at the owner’s expense.
- B. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be Parked on District property at any time and are subject to towing at the owner’s expense.
- C. **PARKING DURING AMENITY HOURS.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may Park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in

the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas, if any, or the Tow-Away Zone, and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized Vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any Vehicle Parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and with the Policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles may be Parked on District property pursuant to this Policy, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of this Policy in such areas.

EXHIBIT A – Designated Parking Areas (highlighted areas)

Effective date: _____

EXHIBIT A
Designated Parking Areas

[Insert Map]

SAMPLE

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado

Angie Lynch

Complete

Score	67 / 103 (65.05%)	Flagged items	1	Actions	1
-------	-------------------	---------------	---	---------	---

Jul 23, 2024 10:53 AM EDT

Prepared by

Angie Lynch

Ponds

1 flagged, 1 action, 21 / 33 (63.64%)

Ponds 1

1 flagged, 1 action, 1 / 3 (33.33%)

Ponds

Poor

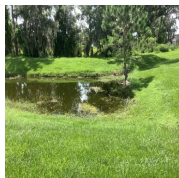


Photo 1



Photo 2

To do | Assignee: Angie Lynch | Priority: Low | Due: Jul 30, 2024 11:19 AM EDT | Created by: Angie Lynch

Pond maintenance

Contact Pond Company

Pond Location

Behind Stable Will

Ponds 2

2 / 3 (66.67%)

Ponds

Fair



Photo 3

Pond Location

South side of amenity Center

Ponds 3

2 / 3 (66.67%)

Ponds

Fair



Photo 4



Photo 5



Photo 6

Pond Location

Across from amenity center

Ponds 4

2 / 3 (66.67%)

Ponds

Fair



Photo 7



Photo 8



Photo 9

Pond Location

North side of amenity center

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 10



Photo 11

Pond Location

Cobble Bliss

Ponds 6

2 / 3 (66.67%)

Ponds

Fair



Photo 12



Photo 13

Pond Location

South of Paden Wheel

Ponds 7

2 / 3 (66.67%)

Ponds

Fair



Photo 14



Photo 15



Photo 16

Pond Location

Between Saddle Palm and Wagon Trail east side of Silverado

Ponds 8

2 / 3 (66.67%)

Ponds

Fair



Photo 17



Photo 18



Photo 19

Pond Location

West side of Silverado south of Wagon Trail

Ponds 9

2 / 3 (66.67%)

Ponds

Fair



Photo 20



Photo 21

Pond Location

Corner Silverado and Rider

Ponds 10

2 / 3 (66.67%)

Ponds

Fair

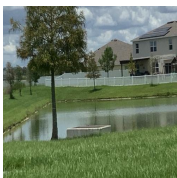


Photo 22



Photo 23



Photo 24

Pond Location

Corner Silverado and Stella Vast

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 25



Photo 26



Photo 27

Pond Location

Morse Willow

Landscaping

24 / 36 (66.67%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 28



Photo 29

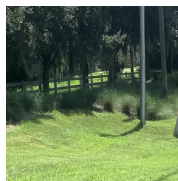


Photo 30



Photo 31

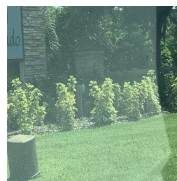


Photo 32

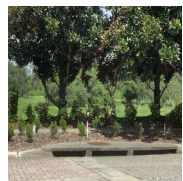


Photo 33



Photo 34

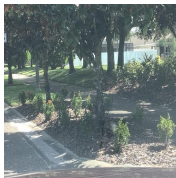


Photo 35

Landscaping Location

Main Entrance

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

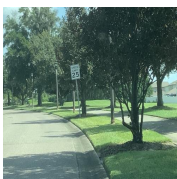


Photo 36



Photo 37

Landscaping Location

Silverado Blvd



Photo 38



Photo 39



Photo 40

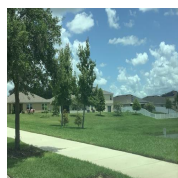


Photo 41

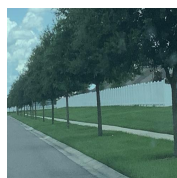


Photo 42

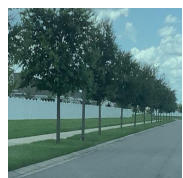


Photo 43

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 44



Photo 45



Photo 46



Photo 47

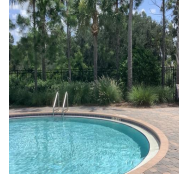


Photo 48



Photo 49



Photo 50

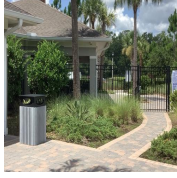


Photo 51

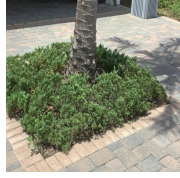


Photo 52

Landscaping Location

Inside Amenity Center

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair



Photo 53

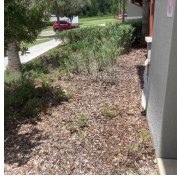


Photo 54



Photo 55



Photo 56



Photo 57

Landscaping Location

Outside Amenity Center

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 58



Photo 59

Landscaping Location

Cobble Bliss island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 60

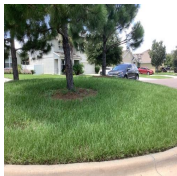


Photo 61



Photo 62

Landscaping Location

Carriage Pine island

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair



Photo 63



Photo 64

Landscaping Location

Saddle Palm island

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 65



Photo 66

Landscaping Location

Ezra Loft island

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair

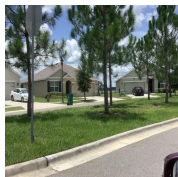


Photo 67



Photo 68

Landscaping Location

Stella Vast island

Landscaping 10

2 / 3 (66.67%)

Landscaping

Fair



Photo 69



Photo 70



Photo 71

Landscaping Location

Morse Willow island

Landscaping 11

2 / 3 (66.67%)

Landscaping

Fair



Photo 72



Photo 73

Landscaping Location

Wagon Trail island

Landscaping 12

2 / 3 (66.67%)

Landscaping

Fair



Photo 74



Photo 75

Landscaping Location

Tree area on Silverado

Mailbox

Fair



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80

Mailbox Location

Amenity Center

Streetlights

Working



Photo 81



Photo 82

Streetlights Location

Throughout community Duke Energy

Entrance Monument - Main

Fair



Photo 83



Photo 84

Gates - Main

Good



Photo 85



Photo 86

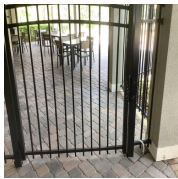


Photo 87

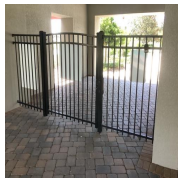


Photo 88

Sidewalks

Fair



Photo 89

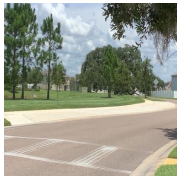


Photo 90

Sidewalks Location

Throughout community

Common Area Fence

Roads

Fair



Photo 91

Roads Location

Throughout community

Amenities

10 / 15 (66.67%)

Amenities 1

10 / 15 (66.67%)

Clubhouse

Fair



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

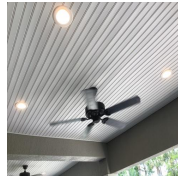


Photo 97



Photo 98

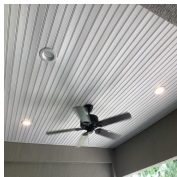


Photo 99

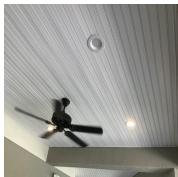


Photo 100



Photo 101



Photo 102

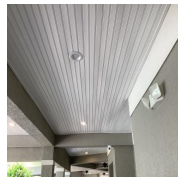


Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112

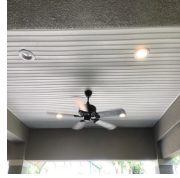


Photo 113



Photo 114

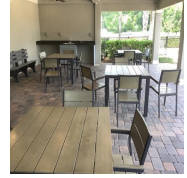


Photo 115



Photo 116



Photo 117



Photo 118



Photo 119

Clubhouse Restrooms

Fair

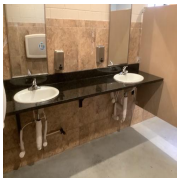


Photo 120

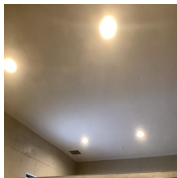


Photo 121

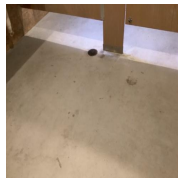


Photo 122

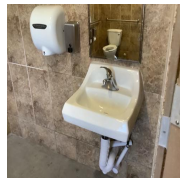


Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129

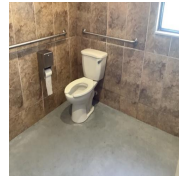


Photo 130

Pool

Fair



Photo 131

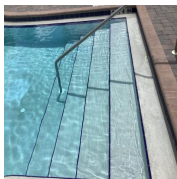


Photo 132



Photo 133

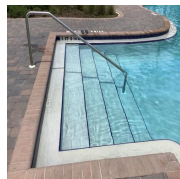


Photo 134



Photo 135



Photo 136



Photo 137

Tot Lot

Fair



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143

WiFi Speeds at Clubhouse

Working

Dog Park

Fair



Photo 144



Photo 145



Photo 146

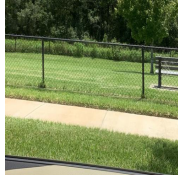


Photo 147

Sign Off

Ange L. L.

Jul 23, 2024 2:35 PM EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Ponds / Ponds 1

Ponds

Poor

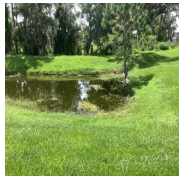


Photo 1



Photo 2

To do | Assignee: Angie Lynch | Priority: Low | Due: Jul 30, 2024 11:19 AM EDT | Created by: Angie Lynch

Pond maintenance

Contact Pond Company

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86

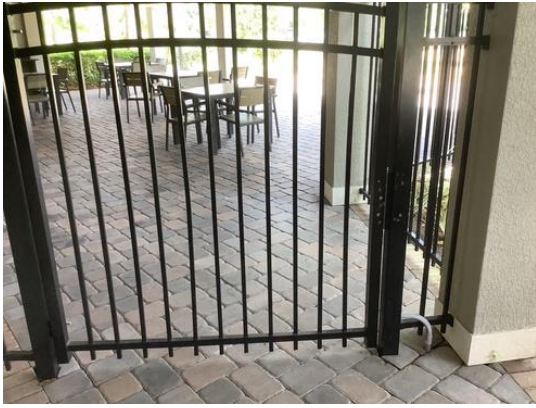


Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121

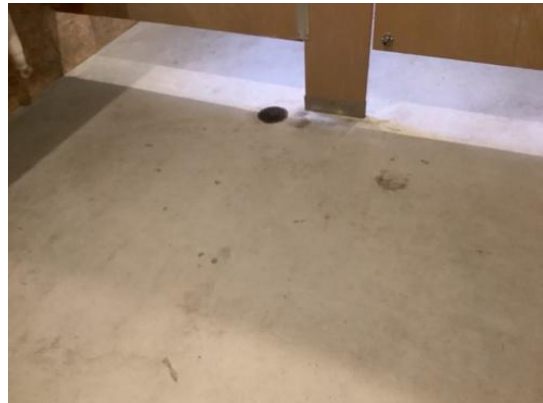


Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 22, 2024

Ms. Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Rd, Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

• Avalon Park West Community Development District	544
• Heritage Pines West Community Development District	1,969
• Parkview at Long Lake Ranch Community Development District	337
• PTC Community Development District	3
• Riverwood Estates Community Development District	2
• Silverado Community Development District	803
• Summerstone Community Development District	529
• Towns at Woodsdale Community Development District	0
• TSR Community Development District	4,862
• Vida's Way Community Development District	0
• Westwood of Pasco Community Development District	4
• Whispering Pines Community Development District	104
• Woodcreek Community Development District	6

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2023	Regular Meeting	6:00 PM
November 16, 2023*	Regular Meeting	6:00 PM
December 28, 2023 CANCELED	Regular Meeting	6:00 PM
January 25, 2024	Regular Meeting	6:00 PM
February 22, 2024 CANCELED NO QUORUM	Regular Meeting	6:00 PM
March 28, 2024	Workshop	5:00 PM
March 28, 2024	Regular Meeting	6:00 PM
April 25, 2024	Regular Meeting	6:00 PM
May 23, 2024	Regular Meeting	6:00 PM
June 27, 2024	Regular Meeting	6:00 PM
July 25, 2024 <i>rescheduled to August 1, 2024</i>	Regular Meeting	6:00 PM
August 1, 2024	Zoom Workshop	6:00 PM
Join Zoom Meeting https://us02web.zoom.us/j/88362580500?pwd=B1u6uxH35C7KcbQYAXDv7Jo9pUGZqJ.1 Meeting ID: 883 6258 0500 Passcode: 723103		
August 22, 2024	Regular Meeting	6:00 PM
September 26, 2024	Regular Meeting	6:00 PM

*Exception

November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday.