

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

December 15, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

December 8, 2025

Board of Supervisors
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on December 15, 2025 at 5:00 p.m., at 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. Updates
 - Fan Down at Amenity Center
 - Camera Footage at Amenity Center
4. Consideration of Proposals/Estimates/Quotes
 - A. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]
 - B. Fieldstone Tree Care Proposal [Tree Removal/Care Services]
 - C. Fieldstone Landscape Proposals
 - # 22325 [Pressure Washing Services]
 - # 22326 [Fallen Tree Removal near Lift Station]
 - # 22327 [Jasmine Install]
 - # 22328 [Playground Drain]
 - D. Central Florida Water and Filtration LLC Quote No. 10673 [Pump Repair]
 - E. Fresh Coat Painters of Tampa [Two (2) Bathrooms - Ceilings, Walls and Floors]
 - F. Ryman Roofing, Inc. Quote [Soffit Repair/Replacement]
5. Presentation of Superior Water Services, Inc. Waterway Management Report

ATTENDEES:

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

NOTE: Meeting Time

6. Discussion: Fieldstone Weekly Maintenance Report
7. Consideration of HOA Cost Share Agreement
8. Consideration of Resolution 2026-04, Classifying Surplus Tangible Personal Property; Authorizing Disposition of Surplus Tangible Personal Property; Providing a Severability Clause; and Providing an Effective Date
9. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025
 - B. October 1, 2025 - September 30, 2026
10. Consideration of Kilinski | Van Wyk PLLC Fee Increase Letter
11. Acceptance of Unaudited Financial Statements as of October 31, 2025
12. Approval of November 17, 2025 Public Hearing and Regular Meeting Minutes
13. Board Member Comments
14. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk*
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Kai*
 - Safety Culture Report
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: February 16, 2026 at 5:00 PM
 - QUORUM CHECK

SEAT 1	LARRY CONWILL	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS SMITH	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEE CHAMOFF	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LUIS GONZALEZ	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	FRANCISCO ALEXANDER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

15. District Maps/Reserve Study (*for informational purposes*)
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

4

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4A

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

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.: 1467
Estimate date: 07/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Repair	<p>This estimate is to provide a fence repair to the double large gates at the dog park. Apparently hit by the landscaping team and has damaged the hinges.</p> <p>Scope of work would be to replace each hinge with newer but offset - heavy duty industrial hinge sets (2 sets custom ordered - for the repair of 2 gates). Raising the gates to allow proper opening & closing without hindrance.</p> <p>This total includes all materials, supplies & labor for the installation.</p>	1	\$645.38	\$645.38
Total					\$645.38

Accepted date

Accepted by

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT





4B

Silverado Revised
Tree Quantity: 66
Proposal Value: \$13,720
October 24, 2025
Proposal #: 1165196



Tree Care Service Address/Location
Silverado CDD July 2025
6051 Silverado Ranch Blvd
Zephyrhills, Florida 33541
sherman@fieldstonels.com

Fieldstone Tree Care
4801 122nd Avenue North
Clearwater, Florida 33762
Zayne Taber
Ztaber@fieldstonels.com
tel:727-643-1281

	Species	Qty	Height	Service	Price
	Southern Live Oak	16	31'-45'	Tree Care Services	\$6,160
	Southern Live Oak	17	16'-30'	Tree Care Services	\$2,975
	Southern Live Oak	1	16'-30'	Tree Removal	\$1,750
	Southern Live Oak	1	46'-60'	Tree Care Services	\$1,750
	Southern Magnolia	28	16'-30'		\$980
	Maple Species	3	16'-30'	Tree Care Services	\$105
				Total	\$13,720

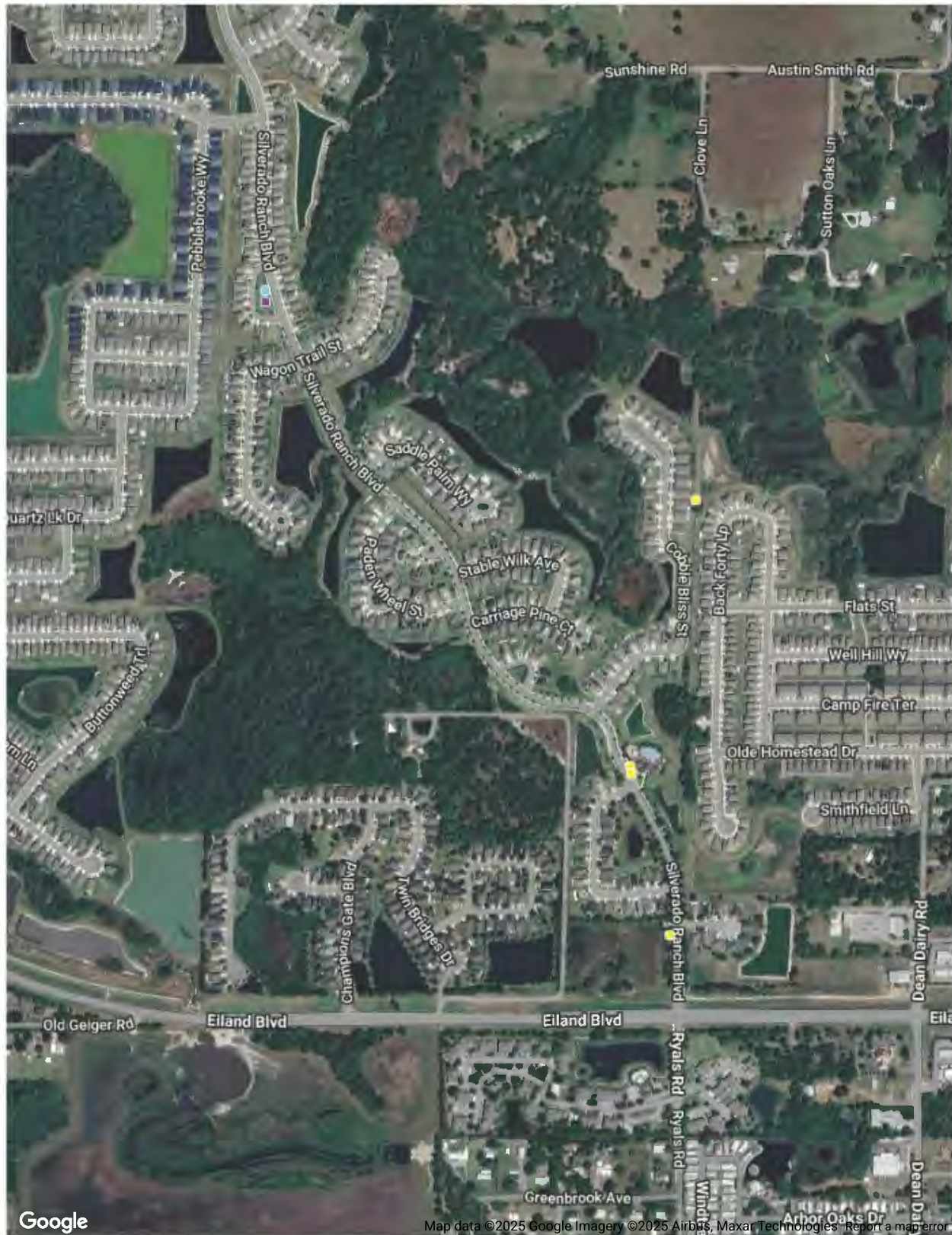
Additional Information
This proposal is for the trimming of trees that were found to have clearance issues.



General Tree Care Objective Definitions

Tree Care Services
General Tree Care Services
Tree Removal
Stump Grinding Included

Silverado CDD July 2025



- Legend (66)**
- Southern Live Oa... (35)
 - Southern Magnoli... (28)
 - Maple Species (3)

Silverado CDD July 2025

Silverado Revised



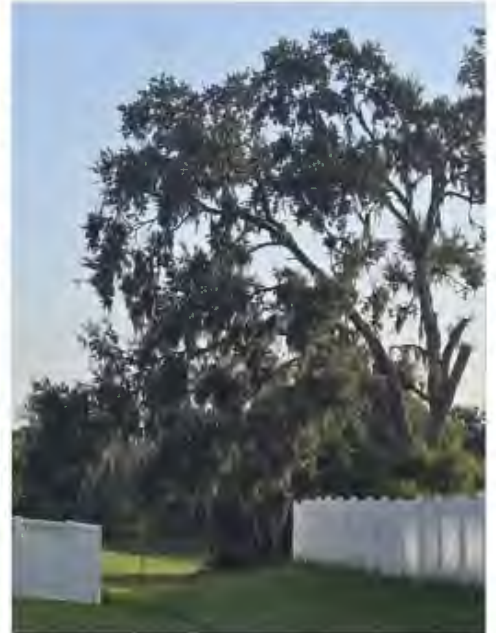
July 15, 2025

Quercus virginiana ID# 1
 Southern Live Oak
 Height: 16'-30'
 Health: 0%-Dead



July 15, 2025

Quercus virginiana ID# 1
 Southern Live Oak
 Height: 16'-30'
 Health: 0%-Dead



July 15, 2025

Quercus virginiana ID# 2
 Southern Live Oak
 Height: 46'-60'
 Health: 80%-Good



Tree Removal

Remove and stump grind



Tree Removal

Remove and stump grind



Tree Care Services

Heavy prune whats hanging over the fence

Silverado CDD July 2025

Silverado Revised



July 15, 2025

Quercus virginiana ID# 4
 Southern Live Oak
 Height: 16'-30'
 Health: 80% - Good



July 15, 2025

Quercus virginiana ID# 6
 Southern Live Oak
 Height: 31'-45'
 Health: 80%-Good



July 15, 2025

Quercus virginiana ID# 6
 Southern Live Oak
 Height: 31'-45'
 Health: 80%-Good



Tree Care Services
 Medium Oaks
 Lift canopy and remove deadwood



Tree Care Services
 Large Oaks
 Lift canopy and remove deadwood



Tree Care Services
 Large Oaks
 Lift canopy and remove deadwood

Silverado CDD July 2025

Silverado Revised



July 15, 2025

Magnolia grandiflora ID# 8

Southern Magnolia

Height: 16'-30'

Health: 80% - Good



Lift canopy

Terms and Conditions for Tree Care Services

1. Performance by Company:

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. Workmanship:

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. Insurance:

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. Ownership:

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. Limitations:

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

	October 24, 2025
Signature	Date
	October 24, 2025
Printed Name	Date

Tree Care Service Provider

<i>Zayne Taber</i>	October 24, 2025
Signature	Date
Zayne Taber	October 24, 2025
Printed Name	Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C

Date: December 09, 2025

Proposal #: 22325

Mailing Address

Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 401W
Boca Raton, FL 33431

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:**Project Overview**

This proposal outlines the recommended pressure washing services for the front community sidewalk. During the recent site review, significant mildew buildup was observed, which may create slippery conditions and general aesthetic decline. Pressure washing will restore the appearance of the sidewalks and improve resident safety.

Scope of Work**A. Preparation**

- Inspect all sidewalk areas at the community entrance.
- Remove loose debris prior to cleaning.
- Protect surrounding landscape areas as needed.

B. Pressure Washing

- Professionally pressure wash all front community sidewalks.
- Use commercial grade pressure equipment and eco friendly cleaning solutions safe for nearby turf and plant material.
- Remove mildew, dirt, and organic buildup to restore a clean, bright surface.
- both sidewalks from the front of the community to the clubhouse.

C. Post Cleaning

- Rinse down surrounding areas to ensure no residue remains.
- Final walkthrough to ensure all sidewalk sections are thoroughly cleaned.









MT - Maintenance Landscape Enhancement			\$3,673.31
Quantity	Description	Unit	
Quote Total:			\$3,673.31

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Silverado CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The 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 Contractor will void warranty.

Signature: _____ Date: _____
Silverado CDD

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Date: December 09, 2025

Proposal #: 22326

Mailing Address

Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 401W
Boca Raton, FL 33431

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:**Project Overview**

During the recent site inspection, a fallen tree was identified near the lift station. Due to its location and potential safety concerns, prompt removal is recommended. Following tree removal, sod installation is proposed to restore the disturbed area and maintain a clean, uniform appearance.

Scope of Work**Tree Removal**

- Remove the fallen 12 ft tree located next to the lift station.
- Cut and safely haul away all debris from the property.
- Grind or level surface roots/stump remnants as needed to prepare the area for sod installation.
- Ensure no impact to nearby utilities or lift station equipment.

Site Preparation

- Remove any remaining loose debris or organic material.
- Grade and level the disturbed area for proper drainage and turf establishment.

Sod Installation

- Install high-quality fresh sod (matching existing community turf type).
- Lay sod tightly and uniformly across the restoration area.
- Water-in sod immediately after installation.
- Provide recommendations for proper watering and establishment.

Final Cleanup

- Blow and clean surrounding hardscape areas.
- Final inspection to ensure a clean and restored appearance.



Irrigation Enhancement & Repairs			\$172.00
Quantity	Description	Unit	
1.00	Irrigation Parts & Materials	ea	
MT - Maintenance Landscape Enhancement			\$591.67
Quantity	Description	Unit	
10.00	St Augustine 'Floritam' Sod - piece	ea	
Quote Total:			\$763.67

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Silverado CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
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Warranty and Tolerances

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- Underground Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
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Signature: _____ **Date:** _____
Silverado CDD

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To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Date: December 09, 2025

Proposal #: 22327

Mailing Address

Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 401W
Boca Raton, FL 33431

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:**Project Overview**

During the recent landscape inspection, it was noted that the existing plant bed has thin or open areas. To improve fullness, visual appeal, and long-term plant coverage, Fieldstone Landscape recommends installing additional **Sunset Summer Jasmine** to better fill out the bed and create a consistent, attractive appearance.

Scope of Work**Bed Preparation**

- Remove any weeds, debris, or declining plant material.
- Lightly cultivate soil to improve aeration and planting conditions.
- Add soil or organic matter if needed to support new plantings.

Plant Installation

- Deliver and install **Sunset Summer Jasmine** plants (quantity based on bed size).
- Space plants appropriately for even coverage and healthy growth.
- Install with slow-release fertilizer to promote establishment.
- Water all new plantings thoroughly after installation.

Cleanup

- Clean and rake bed edges for a neat final appearance.
- Remove all excess soil, plant pots, and debris from the site.

Irrigation Enhancement & Repairs**\$172.00**

Quantity	Description	Unit	
1.00	Irrigation Parts & Materials	ea	
MT - Maintenance Landscape Enhancement			\$812.29
Quantity	Description	Unit	
30.00	Minima Jasmine Tri-Color	1 gal	
Quote Total:			\$984.29

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor) and Silverado CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

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Date: December 09, 2025

Proposal #: 22328

Mailing Address

Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 401W
Boca Raton, FL 33431

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:**Project Overview**

During the recent site evaluation, standing water and poor drainage were observed in the playground area. This creates usability issues, safety concerns, and potential long-term turf and soil damage. Fieldstone Landscape recommends installing an improved drainage system to efficiently redirect stormwater away from the playground and into the adjacent pond.

Scope of Work**Survey & Preparation**

- Evaluate grade and identify low points contributing to water pooling.
- Mark work area and locate underground utilities prior to excavation.
- Remove debris or buildup interfering with proper water flow.

French Drain Installation

- Excavate a trench from the existing low-lying area in the playground to a suitable discharge point near the pond.
- Install perforated drainpipe wrapped in drainage fabric to prevent clogging.
- Add washed drainage gravel around pipe for optimal water flow.
- Ensure pipe slope is consistent for proper gravity drainage.

Connection to Pond

- Extend drain line to a designated outfall location at the pond.
- Install an erosion-control splash pad or riprap at the outlet to prevent soil washout.

- Ensure outfall meets HOA and environmental requirements.

Restoration & Sod

- Backfill trench with soil and restore surface levels.
- Install fresh sod or mulch (depending on surface type) to restore the playground area.
- Clean all work areas and remove jobsite debris.

Expected Improvements

- Elimination of standing water in the playground.
- Increased usability and safety for residents.
- Protection of turf and landscaping from water damage.
- Long-term stable drainage solution directing water safely to the pond.





MT - Maintenance Landscape Enhancement \$2,859.44

Quantity	Description	Unit
2.00	12" X 12" CATCH BASIN KIT (BLACK GRATE)12" X 12" Catch Basin Kit - Black Grate	ea
1.00	ADS 6-in x 100-ft Corrugated Solid Pipe	ea

Quote Total: \$2,859.44

Terms & Conditions

Acceptance of Work

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- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The 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 Contractor will void warranty.

Signature: _____ **Date:** _____
Silverado CDD

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4D

Date: 12/04/2025
Quote No.: 10673

Bill To:
Silverado CDD
6270 Silverado Ranch Blvd
Zephyrhills, FL 33541
Jerry 352-467-3959
jerry@hikai.com

Qty	Item	Description	Unit Price	Total
1		Labor to pull pump and replace 2 inch galvanized drop pipe as needed	\$1,500.00	\$1,500.00
1		2 inch galvanized steel pipe, 21 ft long per stick price	\$315.00	\$315.00
1		Diagnostic fee for 12-3-2025	\$100.00	\$100.00

Thank you for your business.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4E



eQuote - Silverado CDD

Project:

Silverado
CDD
Address:
6270
Silverado
Ranch
Boulevard,
Zephyrhills,
FL, United
States
Email: jerry
@hikai.co
m

Customer:

Silverado
CDD
Address:
6270
Silverado
Ranch
Boulevard,
Zephyrhills,
FL, United
States
Email: jerry
@hikai.co
m

Fresh Coat Painters of Tampa
10409 Harvestime PL, Riverview, FL, United
States
(813) 798-4869
Matt Boden - Mboden@freshcoatpainters.com
<https://freshcoatpainters.com/locations/tampa/>



Your Best Choice



ONE ROOM OR THE WHOLE HOUSE

"Painting Done Right" is more than a slogan - it is our commitment to provide premium quality and craftsmanship to every project we complete. Our years of knowledge, industry expertise and quality painting products means you can count on Fresh Coat to deliver an exceptional value and an outstanding experience.



Interior and Exterior Painting

- Exterior house and trim painting
- Interior walls, ceilings and closets
- Disinfection and sanitizing
- Deck cleaning, sealing, painting and staining
- Fence painting and staining
- Cabinet painting and staining
- Wallpaper removal
- Popcorn ceiling removal
- Banisters and railings painting and staining

Professional skilled, background checked painters will be on your project

Fresh Coat painters are painters that care about your painting project. For your safety and peace-of-mind, our painters have been carefully screened and background checked.

Locally owned and operated

Although you have the backing of a national company, each Fresh Coat is locally owned and operated. All licensing is in place, and our references are available for your review.

Free quotes - no hidden fees

Fresh Coat provides free detailed quotes that include premium paint. Our quotes are firm - no hidden fees. We deliver on time, and on budget.

Certifications



proActive Safety Services

proActive Safety Services

110 Boggs Lane, Suite 110, Cincinnati, OH 45247

Phone: 513-372-6232

Certificate of Attendance and Successful Completion

Lead Renovator Initial – English

Per 40 CFR Part 745.225

Matt Boden

10409 Harvestime Place

Riverview, FL 33569



Certificate Number: R-I-99273-23-00507

Course Date: 02/01/2023

Examination Date: 02/01/2023

Expiration Date: 02/01/2028

Scott Teepe, Jr. 

Jamie Hayes 

Training Manager and Principal Instructor

AdvanceOnline Solutions Online Institute

Certificate of Completion

Matthew Boden

has met the online course completion requirements for

OSHA 10-Hour General Industry Safety

This student has completed the formal instruction for the 10-Hour General Industry Outreach Program. Topics covered in this program were Introduction to OSHA, Walking-Working Surfaces, Workplace Fires and Emergencies, Electrical Safety, Personal Protective Equipment, Hazard Communication, Bloodborne Pathogens, Permit-Required Confined Spaces, Lockout/Tagout, and Forklift Safety.

As an OSHA Outreach Training Program trainer, I affirm that I have conducted this OSHA Outreach Training Program training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their course completion card within 90 calendar days of the end of the class. — Jason Cole

Instructor Jason Cole
Course ID A0268
Certificate ID 307_1955678

Date 2/23/2023 4:53:00 PM
Time Online 10:07:28
AdvanceOnline Solutions, Inc.
1220 Augusta Dr, Ste 250
Houston, Texas 77057
www.advanceonline.com
(713) 621-1100

AdvanceOnline
S O L U T I O N S

CERTIFICATE OF EXCELLENCE



CERTIFICATE OF COMPLETION

For Installation of SYSTEXX by Vitruan

This is to certify the successful completion of product training and understanding of all processes required in order to correctly install Systexx products.

Certificate awarded to

Matt Boden

07/27/23

Training Instructor / Date

Rasmus Gullander

Nordic Look Training Instructor / Date



Proposal

Bathroom 1

Surfaces		Surface Price
Ceiling		\$135.16
Ceiling Paint Florida :	1 Coat(s)	
Prior to painting the ceiling, we will spot prime any stains on the ceiling with the appropriate primer and sealer. Then we will apply the necessary coats of clients desired ceiling paint.		
Walls		\$334.12
BM Ultra Spec Interior Satin :	2 Coat(s)	
Prior to painting, we will fill all minor cracks and nail holes not containing nails. Then we will spot prime as needed, and then we will apply the agreed upon coats of clients desired paint in a cleanable satin finish (unless the client specifies otherwise). Client to provide color.		
Bathroom 1 SUBTOTAL		\$469.28

Bathroom 2

Surfaces		Surface Price
Ceiling		\$135.16
Ceiling Paint Florida :	1 Coat(s)	
Prior to painting the ceiling, we will spot prime any stains on the ceiling with the appropriate primer and sealer. Then we will apply the necessary coats of clients desired ceiling paint.		
Walls		\$334.12
BM Ultra Spec Interior Satin :	2 Coat(s)	
Prior to painting, we will fill all minor cracks and nail holes not containing nails. Then we will spot prime as needed, and then we will apply the agreed upon coats of clients desired paint in a cleanable satin finish (unless the client specifies otherwise). Client to provide color.		
Bathroom 2 SUBTOTAL		\$469.28

Bathroom Floors

Surfaces		Surface Price
Brick / Stucco / Concrete		\$311.43
H&C ACRYLA-DECK Solid Color Hi-Build :	2 Coat(s)	
We will scrape any loose paint and smooth out the edges to properly blend the two surfaces. Then we will apply the 1 coat of Masonry Sealer(if applicable) and agreed upon coats of desired paint in a satin finish (unless client specifies otherwise). Client to provide color.		
Bathroom Floors SUBTOTAL		\$311.43
GRAND TOTAL		\$1,249.99

Agreement

Default Conditions

Statements

The term "Agreement" shall mean this submitted, authorized, and accepted proposal. This document represents and states the total scope of work between the Client, **Silverado CDD** and Fresh Coat. Please thoroughly read and understand all area project descriptions within this proposal. **Fresh Coat Painters of Tampa** is not required to perform any services or tasks not specifically described within this proposed Agreement.

Both Client and Fresh Coat agree that the nature of the type of work Fresh Coat does may require delays due to adverse weather conditions that may reasonably delay the start and/or completion of the project. Both Client and Fresh Coat agree to act reasonably based on the current weather to start on the start date and complete the project by the end date. Both Client and Fresh Coat agree that the Client shall reasonably cooperate to provide access to the interior of the home and exterior to allow the start, completion and rectifications to the project. All Agreements, proposals and contracts are contingent upon reasonable delays beyond Fresh Coat's control.

Projected Start Date: _____ **Start Time:** ____:____ **Est. Duration:** _____

THE TERMS OF THIS PROPOSAL MAY BE WITHDRAWN AT THE SOLE DISCRETION OF FRESH COAT IF NOT ACCEPTED BY CLIENT WITHIN 15 DAYS OF PROPOSAL. CLIENT AGREES AND UNDERSTANDS THAT ALL PROJECT DATES ARE QUOTED ON A FIRST COME FIRST SERVE BASIS.

Color and Product Selections

1. Client selects and is responsible for choices of color(s) of coatings and related finish types(sheen) no less than 24 hours prior to start date and time. All preparation products and paint/coating materials are included in price unless otherwise noted.
2. Fresh Coat is not responsible for the selection of paint colors/finishes, color variation between paint manufacture charts, or color fading due to sunlight, heat, age, or moisture.
3. If the Client changes paint color after paint has been purchased, additional materials and labor charges will be incurred.
4. Excess tinted paint will be left at the property. No additional paint or maintenance packages are included in the Agreement, unless otherwise noted.
5. All colorized/tinted paint products supplied by Fresh Coat, or the Client is the sole property of the Client. All federal, state, or local laws governing storage, transportation, handling and disposal of any paint products used in fulfillment of the Agreement is the sole responsibility of the Client.

General Conditions

1. Fresh Coat will furnish all equipment, labor, and materials, including paint or coatings (unless otherwise agreed upon in the Agreement) reasonably necessary to complete the project scope of work stated in the proposal.
2. All work to be completed in a workmanlike manner according to Painting Contractors Association (PCA) within accepted industry standards, sanctioned application methods and best practices to a level 3 finish unless otherwise noted within the proposal. [Please Click Here for Painting Contractors Association standards. \(hyperlink\)](#)
3. Fresh Coat agrees to perform all work listed within this proposal. Any alterations or deviation from this proposal and/or Agreement specifications involving any extra costs will be executed only upon written and signed **Change Orders** and will become an extra charge over and above this authorized and signed Agreement. The addition of any change orders shall not delay payment for the initial proposal Agreement.
4. Execution and delivery of all accepted proposals, understandings and revisions are contingent upon strikes, accidents, delays, Acts of God, or other matters beyond Fresh Coat's control.
5. Clients are responsible for any necessary or required permits. Fresh Coat will comply will all state and local requirements.
6. In no event will Fresh Coat be liable to the Client for any incidental, consequential, exemplary, indirect, special or punitive damages arising out of this Agreement or its termination, regardless of the form of action and regardless of whether Fresh Coat has been advised of the possibility of any such loss or damage.
7. If client requires moving of furniture within the home by anyone that works for Fresh Coat Painters, Fresh Coat Painters is not liable for any damages. Notwithstanding any other provision of this Agreement to the contrary, if Fresh Coat is held liable to the Client for any loss or damage, its liability will be limited to an amount maximum of \$500. The Clients acceptance and receipt of that amount will be the Clients exclusive remedy against Fresh Coat, regardless of the legal theory used to determine that Fresh Coat was liable. Fresh Coat shall not be liable to any third person because of this Agreement.

8. This Agreement and any written addenda constitute the entire Agreement between the parties relating to its subject matter. The terms of this contract shall not be modified verbally. FRESH COAT is a registered trademark of F.C. Franchising Systems, Inc. and each Fresh Coat location is an independently owned and licensed user of that trademark. Proprietary and confidential property of F.C. Franchising Systems, Inc. is used under license. If any provision of this Agreement is unenforceable under applicable law, that provision will be deemed modified to the extent necessary to permit its enforcement to the maximum extent permitted by law, without affecting the remaining provisions of this Agreement.
9. Client understands and acknowledges that: "FRESH COAT" is the trade name of an independently owned local franchise of F.C. Franchising Systems, Inc. ("FCFSI"). This Agreement is between Client and Fresh Coat only. FCFSI is not a party to this Agreement and shall have no liability or obligation to Client. FCFSI does not have the authority to, and does not in practice, direct or control Fresh Coat's day-to-day operation. FCFSI is a third-party beneficiary of this paragraph. Client agrees not to assert or commence any claim, demand, legal action or suit against FCFSI for any injury, damage or loss sustained due to the breach of this Agreement or due to any act or omission by Fresh Coat.

Limited Warranty

1. Fresh Coat will repaint areas where coating failure is reasonably caused by intercoat peeling (defined as when coatings solely applied by Fresh Coat peel away from previously existing coatings) has occurred. This Warranty is only valid upon completion of the project AND is contingent upon full compliance with the warranty, payment and general conditions set forth below.
2. The term of the Fresh Coat warranty is: ONE YEAR FOR ONE COAT or TWO YEARS FOR TWO COATS of Fresh Coat supplied paint.

**Excludes epoxy flooring, decks, stained/sealed concrete, and cabinetry*

Warranty Conditions

This warranty is void under the following circumstances:

1. If Full Payment as defined in the service Agreement has not been received.
2. Total coat peeling (any peeling to bare surface) or intercoat peeling reasonably caused by moisture, mold, mildew, heat fire, structural damage, or the existence of crayon, grease, oil, makeup, or any petroleum products.

FRESH COAT MAKES NO OTHER WARRANTIES, EXPRESSED OR IMPLIED EXCEPT AS CONTAINED ABOVE. WORK PERFORMED FOR VALID WARRANTY REQUESTS SHALL BE STARTED WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE DATE OF THE REQUEST.

Payment Terms

1. To reserve the suggested project date please attach a check, valid credit card, or funded and signed loan documents for up to 20% of the grand total.
2. Progress payments requests may be submitted, at the owners discretion. No more than 90% of the project may be requested before completion.
3. Total balance due upon completion. If Change Orders have been submitted on a project, it is not to delay payment for original agreement.

Payment Conditions

1. The Client agrees to pay Fresh Coat the total amount owed for all services specified in this Agreement immediately upon completion on the project, unless the Client agrees to other payment terms that are indicated within this Agreement. **Silverado CDD (Client)** _____ **(Fresh Coat).**
2. Fresh Coat is not obligated to do any work or service unless expressly specified and documented within this Agreement and attached Change Orders.
3. Upon notification of project completion, the Client may request a "walk through" of the project. The walk through shall take place within 24 hours of the notification of completion. Any additional work or alteration(s) of the stated scope of work described in the original Agreement shall be signed by both parties.
 - a) A written action list created during the walk through will be submitted to Fresh Coat for any corrective actions, that fall under the preset scope of work within the Agreement.
 - b) Once these corrective actions can be reasonably rectified, the action list will be signed off by the Client. The signed list will become part of the Agreement.
 - c) No service, other than that included on the list, shall be deemed unacceptable
 - d) Additional walk throughs or issues that are identified after the initial 24 hours are up the discretion of independent business owner.
5. The Client agrees to pay Fresh Coat the full amount specified on the Agreement **less** only that amount related to the touch up work which is up to 10% of the scope of work. No reduction in payment will be withheld against the submitted invoice for the completed project. Upon completion of the corrective actions the Client agrees to pay the balance due per the Agreement.
6. Fresh Coat agrees to hold the Client free from lien after full payment has been made per the Agreement. The Client agrees to pay all costs of collection, legal expenses, and attorney's fees, whether hourly or

contingent, incurred or paid by Fresh Coat in enforcing this Agreement and collecting the sums owed hereunder.

7. Any cancellations or postponement of services after **3 BUSINESS DAYS** from acceptance is subject to a fee equal to 20% of the total Agreement amount.

ACCEPTANCE OF AGREEMENT

Client Authorized Signature: _____ **Date:** _____

Fresh Coat Authorized Signature: _____ **Date:** _____

- Fresh Coat is to furnish all materials and labor in accordance with this Agreement specifications and stated scope of work here within for the sum of, **\$ \$1,249.99**
- By signing this Agreement, I acknowledge that I have read and understand the terms of this Agreement. Additionally, the above prices, specifications, and conditions, including payment terms are hereby accepted by me the Client. I authorize Fresh Coat to do the work as specified. I understand that I am responsible to pay for all supplies and services provided that arise from or are related to this Agreement. By accepting this Agreement, I am authorizing Fresh Coat to charge all payments to my credit card, process my check, or loan as specified in this Agreement.

Notice to Client

YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER:

1. SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR

2. PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO:

FRESH COAT

If you cancel this contract within the three-day period, you are entitled to a full refund of your money. Refunds must be made within 30 days of the contractor's receipt of the cancellation notice. If you wish to cancel the contract, please feel free to review the web site wherein you may cancel the contract electronically as well.

Photo Release

We are proud of our work and with your permission, we'd love to photograph it!

We typically schedule photos once the project is complete. These photos will not have your name, address or any other identifiable information. These photos would become the property of Fresh Coat Painters and could be used for commercial purposes such as our website or promotional materials. By accepting our quote, you grant us and our affiliates the royalty-free perpetual right and license to use and display photos of the project for any purpose, including marketing, promotion or advertising in all media channels and social platforms without additional consideration.

Signatures

Company Authorized Signature

Name

Sign
Date

Customer Authorized Signature

Name

Sign
Date

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4F



Ryman Roofing, Inc.

A Division of Ryman Construction, Inc.
36413 SR 54 · Zephyrhills, Florida 33541
Phone (813) 782-6094 · Fax (813) 788-6773
1-855-Go-Ryman (1-855-467-9626) · Lic. # CCC 1325505
www.RymanRoofing.com

Serving all of Central Florida



5% fee for credit card processing.

Proposal # _____

Estimate # _____

Job # _____

Date: **12/19/25**

Owner/Purchaser: **Kai PM/ Silverado CDD**

Claim#: _____ Insurance Company: _____

Policy # _____

Job Address: **6270 Silverado Ranch Boulevard** City: **Zephyrhills** Zip: **33541**

Mail to Address: _____ E-Mail Address: _____

Home #: **352-467-3959** Cell #: _____ Business #: _____

☐ Complete tear off of existing _____

☐ Secure all loose roof decking as needed according to Florida Building Codes

☐ Roof dried in with _____

☐ Install new valley metal with galvanized metal

☐ Install new _____" drip edge color: _____

☐ Install new lead boots

☐ Install all new general roof vents

☐ Install new ☐ Shingle ☐ Metal ☐ Tile

☐ Modified Bitumen ☐ TPO

☐ Manufacturer (shingle, metal or tile) _____

Manufacturer (TPO or Mod. Bitumen) _____

☐ Color: (Shingle, Metal or Tile) _____

Color: (TPO or MOD. Bitumen) _____

☐ All roof related debris removed from job site, pick-up loose nails using commercial grade magnet

☐ All materials, labor and permits furnished

☐ Provide a _____ labor warranty

Additional Notes/Special Concerns: **Includes**

Repairs require an articulating boom to reach over the pergola.

Replace any missing soffit on the upper entry and

Repair the soffit on side that are sliding down

Provide a one year labor warranty

Base Price* \$ **1,998.00**

Additional Items: _____

Payment Method: ☐ Check # _____ ☐ Cash ☐ Financing ☐ Insurance Claim

☐ Credit Card # _____ Exp. Date _____ CC ID # _____

Down Payment: \$ _____ Amount Financed: \$ _____ Approx. Monthly Payment: \$ _____

Payment Terms: **35% down and balance upon completion**

Extras: _____

*Base Price does NOT include any unforeseen costs as described below unless indicated in "Additional Items" above. Customer Initial _____

☐ Deficient 1/2" plywood replaced at a cost of \$ **95.00** per sheet in the roof field, which includes labor & materials. All other wood work/additional labor, such as, but not limited to, valley rebuilding, rafter replacement, 1x decking, etc. will be a rate of \$ **9.50** per lineal foot plus the cost of materials.

THIS BECOMES A BINDING CONTRACT UPON ACCEPTANCE OF PROPOSAL. PURCHASER ACKNOWLEDGES RECEIPT OF A COPY OF THIS CONTRACT. I ACCEPT THIS PROPOSAL AND HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE PROVISIONS OF THIS CONTRACT.

Purchaser: _____ Date: _____

Purchaser: _____ Estimator: **Ed**

All material is guaranteed to be as specified and completed in a substantial workmanlike manner. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, hurricane and other necessary insurance upon above work. Labor warranty does not cover damage to roofs caused by lightning, hurricane, tornado, hailstorm, impact of foreign objects or other violent storm or casualty damage to roofs due to settlement, distortion failure or cracking of roof deck, walls or foundation of a building. Workman's compensation and public liability insurance on above work to be taken out by RYMAN ROOFING, INC., a Division of Ryman Construction, Inc., or it's subcontractors. RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. is not responsible to provide any materials or to perform any work other than what is described above. Replacement of deteriorated decking or fascia boards is not included and will be charged as an extra unless otherwise stated herein. This contract is subject to a final approval by RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. and is the entire agreement of the parties and no other written or other forms will be recognized. A charge of 1.5% will be made on all unpaid balances after 30 days, plus charges incurred for non-payment procedures, plus attorney's fees. **RYMAN ROOFING, INC., a Division of Ryman Construction, Inc.** will not be responsible for any damage to septic tanks, sod, shrubbery, paint, satellite signal loss, sprinklers, concrete drives or any underground piping. All replaced siding, facia board, etc. will be un-painted. RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. is not responsible for the painting of such items.

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487.1695, 1940 N. Monroe St., Tallahassee, FL 32399-2202.

RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. cannot be held liable for damaged lawns, walkways, driveways or ceilings since access to and from the structure is essential for materials to be delivered and for work to be completed. We strive to avoid any damage at all, and will seek to access the structure with the least impact.

Disputes arising out of terms and/or conditions of this contract are subject to Mediation and Binding Arbitration by both parties. As a member in good standing, RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. requires that all Mediation and Binding Arbitration be administered by the Better Business Bureau Care Program. Customer is responsible for any and all attorney fees related to their dispute. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to the Agreement, Contractor shall be entitled to recover from the Customer all of its attorney's fees, costs and expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.

Any alterations or deviation from the agreed specifications involving extra cost of material or labor will only be executed upon written orders for same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. retains title to any equipment or material furnished until full and final payment is made. Contractor's Workmanship Warranty will become null and void if contract is not paid in full. Payments not rendered in accordance with contract agreement shall be subject to finance charges of 18%. Interior water damage will be covered for 12 months from time of job completion.

All proposals are based upon cash/check pricing unless otherwise noted. A 5% processing fee will be added to all credit card orders. Additional financing charges may apply if applicable.

There is a \$35.00 N.S.F. Fee for all returned checks. In the event of collection, debtor is to pay all attorney's fees, costs and expense incurred therein regardless of whether Final Judgement is rendered. These terms and conditions will be enforced.

Hydraulic Dump Trailers will remain on site until all work is complete. If homeowner requires the Dump Trailer to be relocated or removed before the completion of the work there will be an additional charge of \$195.00 per move added to the contract price.

All paperwork (Permit, Notice of Commencement, Photographs and all affidavits) posted at job site must remain outside and accessible to the building inspector to allow for signoff of all inspections. If paperwork is removed before all inspections have been completed there will be a \$100.00 re-inspection fee assessed to the property owner.

A 20% Restocking Fee will be charged on all cancelled signed contracts.

RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. reserves the right to withdraw this proposal if not accepted within (14) days.

Any approval(s) required by the Homeowner's Association is the sole responsibility of the property owner.

Owner and/or owner's agent agrees to allow RYMAN ROOFING, INC., a Division of Ryman Construction, Inc. use of water and power on site for the duration of the project.

Purchaser: _____ Purchaser: _____



Ryman Roofing, Inc.

36413 SR 54, Zephyrhills, FL 33541

(813)782-0825

- Codes require Ryman Roofing, Inc. to use specific size nails for installation of your roofing products and repair(s) or roof decking. You as the purchaser(s)/Homeowner(s) should notify us if conditions such as, but not limited to, wiring, plumbing lines, A/C lines, etc. are in danger of penetration from these fasteners. Ryman Roofing, Inc. will with all due caution cannot be held responsible for said damages, especially when we have not been notified of harmful conditions.
- Ryman Roofing, Inc. cannot be held responsible for broken water lines due to re-plumbing of house.
- Any skylight or vent hold penetrations may incur loose debris falling through
- There is a possibility of debris exiting the roof to surrounding areas
- Ryman Roofing, Inc. recommends that items such as, but not limited to, mirrors, pictures, antiques, items of value, etc. that are not securely fastened to shelves, walls, etc. be removed and/or securely fastened prior to delivery of the materials and prior to commencing of work to ensure no damage occurs to these items when materials are placed on the roof and/or when the job is started. Ryman Roofing, Inc. cannot be held liable for any damage(s) to such items during the duration of this project.
- This agreement is based upon the price(s), specification(s) and/or conditions that are aforementioned on this agreement. No verbal agreements will be recognized unless stated in writing. Any and all materials that are left over from this job will remain the property of Ryman Roofing, Inc. and will not constitute a reimbursement/credit to the owner. Any and all additional materials will be removed from the job site upon completion of the job. Ryman Roofing, Inc. may, at their discretion, leave any additional materials (if applicable) for the owner(s)/purchaser(s) if both parties agree to such.
- Change orders that arise during the duration of this project must be signed for and agreed upon by both parties prior to the commencing of said work. Special order items/materials must be paid for in full before such items will be ordered and/or installed. A clerical fee of \$250.00 may be charged for major change ordered initiated by the owner(s)/purchaser(s) that result in the delay of the referred work. Buyer(s)/purchaser(s) assume all risks, liabilities, restocking fees, delivery fees, etc. that may be incurred during a change order plus the above listed clerical fee (if applicable)
- All proposals are based upon single layer tear-offs unless contract states otherwise. If additional layers are found upon tear off, a removal fee of \$35.00 per square, per layer will apply. Ryman Roofing, Inc. hereby agrees to show proof of additional layers if owner is available. A change order will be issued prior to commencing of said work.
- All proposals, unless otherwise stated, are based upon the assumption that the existing roof(s) does not contain any asbestos containing or hazardous materials. Ryman Roofing, Inc. is not engaged in the identification, abatement, encapsulation or removal of asbestos containing materials and will not be responsible for the removal of such hazardous materials. At the owner(s)/purchaser(s) expense a firm specializing in the business of testing for hazardous materials shall be hired to survey the area(s) of concern and identify such materials. Prior to proceeding with any abatement process, the owner(s)/purchaser(s) shall authorize in writing for the seller to proceed. Ryman Roofing, Inc. is not responsible for any claims, demands or damages arising out of the removal of asbestos and/or hazardous containing materials from the work site and the buyer, by accepting this proposal, agrees to release the seller from any such claims, demands or damages.
- Installation of gutter, soffit materials and fascia metal are NOT included in the standard roof package unless otherwise stated in your contract. These items will be charged at an additional cost unless stated in writing in your contract.

The above specifications and conditions are satisfactory and hereby accepted. Purchaser(s) assumes all risks and liabilities associated with the above referred mentioned items. I hereby accept these terms and conditions and certify that I have read and fully understand the provisions of this contract.

Purchaser: _____ **Date:** _____

Purchaser: _____ **Date:** _____

Authorized Ryman Roofing Representative: _____

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.

Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Silverado CPD (1st Treatment) TECHNICIAN Josh DATE 11/14/25

TEMPERATURE (°F)

<55	55-65	66-75
76-85	<u>86-95</u>	96+

 CLOUD COVER

<u>Clear</u>	25-50%
50-75%	Overcast

 WIND

<u>0-5</u>	6-10
11-15	16+

Lake #s	<u>A, H, G, R, S, W, WY</u>	<u>A, L, 20, D, R</u>				
Weeds Treated	<u>A, Pr</u>	<u>Tg, Aw</u>				

KEY A = Algae Ch = Chara Hyg = Hygrophila Pr = Primrose Ta = Tape Grass
Aw = Alligatorweed Co = Coontail Ip = Illinois Pondweed Ru = Ruppia Tg = Torpedograss
Bt = Baby Tears Cb = Cuban Bulrush Lm = Limnophila Sag = Sago Pondweed Wh = Water Hyacinths
Ba = Bacopa Dw = Duckweed Mf = Mosquito Fern Sa = Salvinia Wl = Water Lettuce
Bl = Banana Lilies Fw = Fanwort N = Naiad Sd = Sedges Wli = Water Lilies
Bw = Bladderwort Gb = Giant Bulrush Pw = Pennywort Ss = Slender Spikerush Wm = Water Meal
Ct = Cattails Hy = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: Treated ponds A, H, G, R, S, W, WY for algae, Treated ponds
A, L, 20, D, R for grasses.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O (°F) ☐ High 85-95 ☐ Normal 75-86 ☐ Low 75 <
DISSOLVED OXYGEN (ppm.) ☐ High 6-8 ☐ Normal 4 -6 ☐ Low 4 <
pH READING ☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7 - 14
WATER CLARITY (Ft.) ☐ Good 6 > ☐ Fair 4-5 ☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH ☐ Largemouth Bass ☐ Bream ☐ Sunshine Bass ☐ Catfish ☐ Triploid Grass Carp
☐ Mosquitofish ☐ Oscar ☐ Suckermouth Catfish ☐ Peacock Bass ☐ Mayan Cichlid
☐ Snakehead ☐ Tilapia ☐ Florida Gar ☐ Piranha ☐ Clown Knife Fish

WILDLIFE ☐ Alligator ☒ Turtle ☐ Otter ☐ Iguana ☐ Fox
☐ Snake ☐ Wild Hog ☐ Raccoon ☐ Coyote ☐ Manatee

BIRDS ☐ Egret ☐ Muscovies ☐ Coot ☐ Bald Eagle ☐ Osprey
☐ Anhinga ☐ Cormorant ☒ Wild Ducks ☐ Ibis ☐ Wood Stork
☐ Limpkin ☐ Pelican ☒ Sandhill Crane ☐ Tricolored Heron ☐ Roseate Spoonbill
☐ Moorhen ☐ Snail Kite ☐ Little Blue Heron ☐ Green Heron ☐ Great Blue Heron

OTHER: _____

Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Silverado C2nd Visit TECHNICIAN Josh DATE 11/24/25

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	25-50%	WIND	0-5	6-10
	76-85	86-95	96+		50-75%	Overcast		11-15	16+

Lake #'s	C, J, Q, S, W, W2	A, J, C, Q, 100, W, W2				
Weeds Treated	Ty, Aw	A				

KEY

A = Algae	Ch = Chara	Hyg = Hygrophila	Pr = Primrose	Ta = Tape Grass
Aw = Alligatorweed	Co = Coontail	Ip = Illinois Pondweed	Ru = Ruppia	Tg = Torpedograss
Bt = Baby Tears	Cb = Cuban Bulrush	Lm = Limnophila	Sag = Sago Pondweed	Wh = Water Hyacinths
Ba = Bacopa	Dw = Duckweed	Mf = Mosquito Fern	Sa = Salvinia	Wl = Water Lettuce
Bl = Banana Lilies	Fw = Fanwort	N = Naiad	Sd = Sedges	Wli = Water Lilies
Bw = Bladderwort	Gb = Giant Bulrush	Pw = Pennywort	Ss = Slender Spikerush	Wm = Water Meal
Ct = Cattails	Hy = Hydrilla	Pa = Planktonic Algae	Sp = Spatterdock	Wt = Wild Taro

REMARKS: Treated ponds C, J, Q, S, W, W2 for grasses. Treated ponds
A, J, C, Q, 100, W, W2 for algae.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	<input type="checkbox"/> High 85-95	<input type="checkbox"/> Normal 75-86	<input type="checkbox"/> Low 75 <
DISSOLVED OXYGEN (ppm.)	<input type="checkbox"/> High 6-8	<input type="checkbox"/> Normal 4 -6	<input type="checkbox"/> Low 4 <
pH READING	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input type="checkbox"/> Base 7 - 14
WATER CLARITY (Ft.)	<input type="checkbox"/> Good 6 >	<input type="checkbox"/> Fair 4-5	<input type="checkbox"/> Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	<input type="checkbox"/> Largemouth Bass	<input type="checkbox"/> Bream	<input type="checkbox"/> Sunshine Bass	<input type="checkbox"/> Catfish	<input type="checkbox"/> Triploid Grass Carp
	<input type="checkbox"/> Mosquitofish	<input type="checkbox"/> Oscar	<input type="checkbox"/> Suckermouth Catfish	<input type="checkbox"/> Peacock Bass	<input type="checkbox"/> Mayan Cichlid
	<input type="checkbox"/> Snakehead	<input type="checkbox"/> Tilapia	<input type="checkbox"/> Florida Gar	<input type="checkbox"/> Piranha	<input type="checkbox"/> Clown Knife Fish
WILDLIFE	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Turtle	<input type="checkbox"/> Otter	<input type="checkbox"/> Iguana	<input type="checkbox"/> Fox
	<input type="checkbox"/> Snake	<input type="checkbox"/> Wild Hog	<input type="checkbox"/> Raccoon	<input type="checkbox"/> Coyote	<input type="checkbox"/> Manatee
BIRDS	<input type="checkbox"/> Egret	<input type="checkbox"/> Muscovies	<input type="checkbox"/> Coot	<input type="checkbox"/> Bald Eagle	<input type="checkbox"/> Osprey
	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Wild Ducks	<input type="checkbox"/> Ibis	<input type="checkbox"/> Wood Stork
	<input type="checkbox"/> Limpkin	<input type="checkbox"/> Pelican	<input checked="" type="checkbox"/> Sandhill Crane	<input type="checkbox"/> Tricolored Heron	<input type="checkbox"/> Roseate Spoonbill
	<input type="checkbox"/> Moorhen	<input type="checkbox"/> Snail Kite	<input type="checkbox"/> Little Blue Heron	<input type="checkbox"/> Green Heron	<input type="checkbox"/> Great Blue Heron

OTHER: _____

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

6

Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(1)



Recommendations

Created: Mon, 12/8/2025

Recommended to add more Sunset Summer Jasmine to existing bed



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(2)



Recommendations

Created: Mon, 12/8/2025

Recommended to pressure wash sidewalks as we have a lot of mild though and could be a safety hazard. Fieldstone can provide a quote.



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(3)



Tree removal

Created: Mon, 12/8/2025

Fallen tree near lift needs to be removed
Proposal will be provided.



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(4)



Pond maintenance

Created: Mon, 12/8/2025

All ponds have been maintained as needed



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(5)



Pond maintenance

Created: Mon, 12/8/2025



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(6)



Pond maintenance

Created: Mon, 12/8/2025



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(7)



Horticulture

Created: Mon, 12/8/2025

Horticulture team needs to treat turf weeds on some spots on the main boulevard.



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(8)



Horticulture

Created: Mon, 12/8/2025

Turf weeds need treatment



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(9)



Tree elevation up to 12-15ft

Created: Mon, 12/8/2025

All tree on sidewalks have been lifted

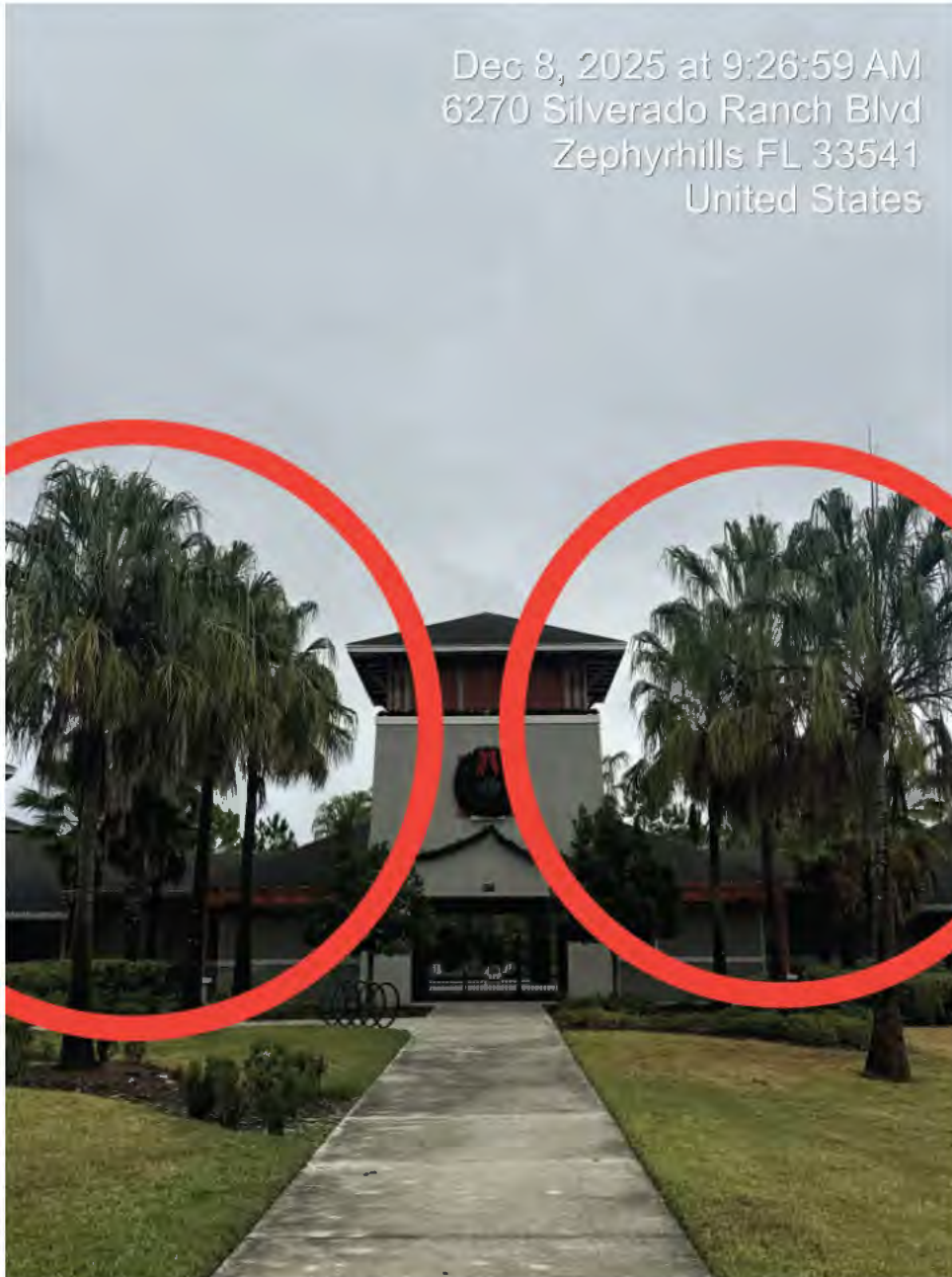


Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(10)



Palm pruning

Created: Mon, 12/8/2025

All palms are due for a pruning



(11)



Dead pine tree

Created: Mon, 12/8/2025

Pine tree got hit by a lightning

Needs to be removed asap as is close to a home.

Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(12)



Palm pruning

Created: Mon, 12/8/2025

All palms need to be pruned on common areas



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(13)



Maintenance

Created: Mon, 12/8/2025

Crew to address weeds on some of the plant beds.



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(14)



Maintenance

Created: Mon, 12/8/2025

Crew is performing weed control



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(15)



Recommendations

Created: Mon, 12/8/2025

Recommended to fill in empty gaps on beds near club house



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(16)



Play ground

Created: Mon, 12/8/2025

Drainage issues on playground need to install a French drain

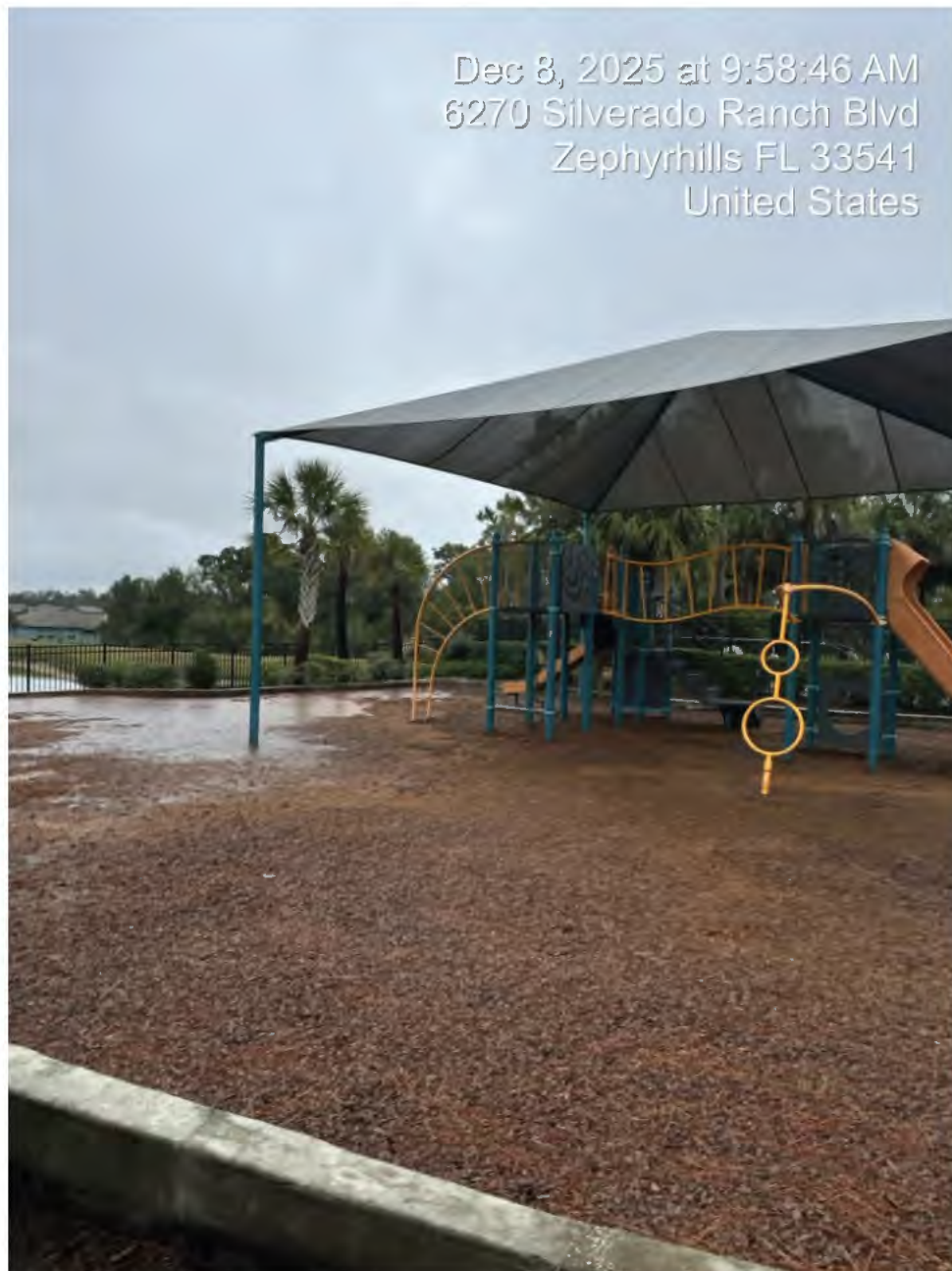


Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(17)



Play ground

Created: Mon, 12/8/2025

Recommended to install new mulch on playground



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(18)



Recommendations

Created: Mon, 12/8/2025

Recommended to install new mulch on all beds inside the pool area



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(19)



Recommendations

Created: Mon, 12/8/2025

Fill in empty gaps on bed near Mail kiosk with grasses



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado QAR December 2025

Created: Mon, 12/8/2025
No. Items: 21

(20)



Recommendations

Created: Mon, 12/8/2025

Recommended to fill in empty gaps on plant beds club house



(21)



Tree installation

Created: Mon, 12/8/2025

Tree install on Silverado ranch boulevard has been completed

Few trees are suffering due to the well pump next to dog park not working properly 100%.

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7

COST SHARE AGREEMENT

THIS COST SHARE AGREEMENT (“Agreement”) is made and entered into to be effective as of the _____ day of December 2025, by and between:

SILVERADO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Zephyrhills, Pasco County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is c/o Kai, 3702 W Spruce Street, #1572, Tampa, Florida 33607 (“**HOA**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Council of the City of Zephyrhills, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District presently owns and operates certain facilities within the boundaries of the District, specifically the community’s amenity center located at 6270 Silverado Ranch Boulevard, Zephyrhills, Florida 33541 (“**Amenity Center**”); and

WHEREAS, HOA is the primary community association serving the community of Silverado; and

WHEREAS, in order to better facilitate and centralize onsite community management at the Amenity Center, the HOA proposed to reimburse the District for the cost of engaging a vendor to provide pool and amenity attendant services at the Amenity Center, which duties and services are outlined in substantial form in **Exhibit A** attached hereto (“**Amenity Attendant’s Services**”); and

WHEREAS, the Parties have agreed that this collaboration through cost sharing Amenity Attendant’s Services is in the best interest of the Parties; and

WHEREAS, the Parties wish to document their agreement for the HOA to reimburse the District for the costs for the Amenity Attendant’s Services; and

WHEREAS, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to obligations and allocation of cost between the Parties for the Amenity Attendant’s Services as well as certain other matters addressed herein; and

WHEREAS, the District and HOA warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals set forth above and the terms and conditions provided below, the Parties agree as follows:

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

2. **RESPONSIBILITIES OF THE PARTIES.**

- a. ***District Responsibilities.*** Upon execution of this Agreement by the Parties, the District shall be responsible for engaging a vendor to provide Amenity Attendant's Services at the Amenity Center. The District agrees to utilize the HOA Contribution, as defined herein, for the express purpose of engaging a vendor to provide Amenity Attendant's Services at the Amenity Center.
- b. ***HOA Responsibilities.*** Upon execution of this Agreement by the Parties, the HOA shall be responsible for remitting payment to the District in the amount of _____ Dollars and _____ Cents (\$ _____.) to reimburse the District for the cost of the Amenity Attendant's Services.

3. **EFFECTIVE DATE AND TERM; TERMINATION.**

- a. ***Effective Date and Term.*** This Agreement shall become effective on the date first written above and shall continue in full force and effect until September 30, 2026, unless terminated earlier in accordance with the terms of this Agreement. This Agreement may thereafter be renewed for additional one (1) year periods on the same terms and conditions herein, by written consent of both Parties, unless otherwise amended by written consent of both Parties.
- b. ***Termination.*** Either party shall have the right to terminate this Agreement upon sixty (60) days' written notice for any reason, with or without cause, and in no event shall either party be entitled to lost profits or other consequential damages. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

4. **COST SHARING.**

- a. ***Cost of Amenity Attendant's Services.*** The HOA agrees to pay one hundred percent (100%) of the costs for the Amenity Attendant's Services, which amount shall be the HOA's contribution towards all expenses incurred in connection with the engagement of the Amenity Attendant's Services, which the Parties agree bears a reasonable relationship to the proportion of the Amenity Attendant's Services which are utilized by the HOA pursuant to this Agreement ("**HOA Contribution**"). Moreover, the Parties acknowledge that but for the HOA Contribution, the District

would not be engaging a vendor to provide Amenity Attendant's Services as of the date of this Agreement.

- b. ***Invoicing and Payment.*** The HOA shall make a one-time lump sum payment in the total amount of the HOA Contribution to the District on _____, 202_. If the Parties renew this Agreement for additional one (1) year periods, the Parties agree that the due date of the HOA Contribution for the renewal year(s) will be included in a written amendment to this Agreement.
- c. ***Payment Disputes.*** Upon request, the District shall make available to the HOA, for review at a reasonable time and place, its books and records with respect to its expenses related to the engagement of the vendor providing Amenity Attendant's Services. In the event of a dispute between the Parties relating to the payment of any of the costs related to the Amenity Attendant's Services, the disputing party shall give written notice to the receiving party with supporting documentation regarding the nature and amount of the dispute. The Parties shall commence informal negotiations within thirty (30) days of notice of such dispute and work in good faith towards resolution of the same.

5. COMPLIANCE WITH LAW. Any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.

6. DEFAULTS AND DISPUTES.

- a. ***Default.*** A default by a party under this Agreement, which continues for more than thirty (30) days after the non-defaulting party has sent written notice of such default to the non-defaulting party, shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.
- b. ***Enforcement.*** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings. In the event any party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.
- c. ***Controlling Law; Venue.*** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for the resolution of all disputes shall be a court of competent jurisdiction in Pasco County, Florida.

7. **SOVEREIGN IMMUNITY.** The District and HOA agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other law.

8. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

9. **ASSIGNMENT.** The covenants, terms, agreements, rights and obligations of the Parties shall be binding upon, and inure to the benefit of, each of the Parties and their respective successors and assigns. This Agreement may be assigned only upon the written consent of both Parties.

10. **NOTICES.** All notices, requests, consents, and other communications hereunder ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the Parties as follows:

a. If to the District: Silverado Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Silverado CDD, District Counsel

b. If to HOA: Silverado Ranch North Homeowners Association, Inc.
c/o Kai
3702 W Spruce Street, #1572
Tampa, Florida 33607
Attn: _____

With a copy to: Arias Bosinger Lacquaniti
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
Attn: Carlos R. Arias, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the HOA may deliver Notice on behalf of the District and

the HOA, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

11. PUBLIC RECORDS. HOA understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Agreement may be public records and will be treated as such in accord with Florida law.

12. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

13. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this Agreement.

15. SEVERABILITY. If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

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

18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties as it relates to the subject of this Agreement. This Agreement shall not be recorded in the public records.

[Signature page follows]

DRAFT

[Signature page to Cost Share Agreement for Amenity Attendant Services]

IN WITNESS THEREOF, Parties have caused these presents to be effective on the day and year first written below.

**SILVERADO RANCH NORTH
HOMEOWNERS ASSOCIATION, INC., a**
Florida not-for-profit corporation

Print: _____

Its: _____

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

Vice / Chairperson
Board of Supervisors

EXHIBIT A
Amenity Attendant's Services

Pool Monitor Job Description

1. Safety Monitoring and Emergency Preparedness

- **Primary Duty:** Ensure the safety of all pool users by actively monitoring the pool area.
 - **Responsibilities:**
 - Continuously observe swimmers for unsafe behaviors, such as diving in shallow areas, rough play, or swimming in restricted areas.
 - Actively enforce pool rules and regulations, issuing reminders or warnings to guests as necessary.
 - Remain alert to potential safety hazards (e.g., slippery pool decks) and take appropriate action.
 - Be prepared to administer first aid and CPR as needed, and ensure the availability of emergency equipment (first aid kits, rescue poles, flotation devices).
 - Follow emergency protocols, including coordinating with lifeguards or calling emergency services when required.
-

2. Straightening Up and Maintaining the Pool Area

- **Primary Duty:** Keep the pool area organized, clean, and presentable for all guests.
 - **Responsibilities:**
 - Regularly check and straighten poolside furniture, including lounge chairs, tables, and umbrellas.
 - Remove litter, debris, or any hazardous objects from the pool deck and surrounding areas.
 - Ensure poolside furniture is in good condition and properly arranged.
 - Maintain cleanliness in common areas (e.g., bathrooms, changing rooms, showers), ensuring supplies like soap, paper towels, and toilet paper are stocked.
 - Report any maintenance issues or concerns to management immediately.
-

3. Monitoring Guests and Behavior

- **Primary Duty:** Supervise pool guests to ensure adherence to rules and promote safe swimming practices.
 - **Responsibilities:**
 - Monitor the behavior of all guests, ensuring they follow pool rules and engage in safe, respectful activities.
 - Address any disruptive or inappropriate behavior (e.g., roughhousing, loud noises) in a calm, professional manner.
 - Provide assistance to guests who may need help, such as non-swimmers, children, or guests with special needs.
 - Remind guests of rules, such as no diving in shallow water, no running on the pool deck, and the proper use of flotation devices.
-

4. Verification of Guest Access

- **Primary Duty:** Ensure that only authorized individuals have access to the pool area.

- **Responsibilities:**

- Verify guests' membership or entry status by checking IDs, membership cards, or guest passes before entry.
 - Maintain a log of guest entries and exits when required, ensuring proper tracking of pool capacity.
 - Monitor and manage pool access to avoid overcrowding, especially during peak hours.
 - Politely inform guests of any access restrictions, expired passes, or other issues related to pool entry.
-

5. Pool Capacity Management

- **Primary Duty:** Ensure the pool does not exceed its maximum capacity to maintain a safe environment.
 - **Responsibilities:**
 - Monitor the number of guests in the pool area and maintain accurate counts.
 - Enforce pool capacity limits, especially during peak hours or special events.
 - Temporarily restrict access or ask guests to wait if the pool reaches capacity.
 - Maintain communication with other pool staff to ensure smooth crowd management.
-

6. First Aid and Emergency Response

- **Primary Duty:** Be prepared to respond to medical emergencies or incidents quickly.
 - **Responsibilities:**
 - Be trained in CPR, First Aid, and pool emergency procedures.
 - Administer first aid or CPR when needed and contact emergency services if required.
 - Ensure all emergency equipment (e.g., first aid kits, rescue devices) is readily available and in working order.
 - Follow emergency protocols for evacuations or critical incidents, coordinating with lifeguards or other staff.
-

7. Pool Water Quality and Facility Monitoring

- **Primary Duty:** Ensure that the pool water is safe and the surrounding facilities are functional.
 - **Responsibilities:**
 - Monitor the pool water for cleanliness, proper chemical balance, and temperature.
 - Report any water quality issues (e.g., cloudy water, imbalanced chemicals) to the pool manager.
 - Check the condition of pool equipment (e.g., ladders, handrails) and ensure all are safe for use.
 - Report any facility issues or maintenance needs to management immediately.
-

8. Assisting with Special Events

- **Primary Duty:** Support the smooth running of special events or activities.
- **Responsibilities:**

- Assist with the setup and management of special events such as pool parties, swim lessons, or community events.
- Ensure that safety protocols are adhered to during special events, including managing crowd sizes and monitoring swimmer behavior.
- Assist with event logistics and support the guests to ensure a positive experience.

9. Lost and Found Management

- **Primary Duty:** Oversee the management of lost and found items at the pool.
- **Responsibilities:**
 - Ensure lost and found items are stored securely and logged accurately.
 - Help guests retrieve lost items and ensure the proper handling of personal belongings.
 - Report unclaimed items after a specified period and follow facility guidelines for lost property.

10. Reporting Incidents and Violations

- **Primary Duty:** Document and report any incidents or violations of pool rules.
- **Responsibilities:**
 - Record all incidents, injuries, or violations in the incident log.
 - Notify pool management or supervisors of significant incidents or recurring issues.
 - Follow up on reported incidents, ensuring appropriate action is taken (e.g., first aid, rule enforcement).

11. Professionalism and Customer Service

- **Primary Duty:** Maintain a professional, approachable, and helpful demeanor at all times.
- **Responsibilities:**
 - Greet guests warmly and assist with any inquiries or concerns.
 - Address any issues or complaints in a courteous, solutions-oriented manner.
 - Maintain a calm and composed attitude, particularly when addressing issues such as rule violations or emergencies.
 - Foster a welcoming atmosphere that encourages a positive pool experience for all guests.

12. Policy Adherence

- **Primary Duty:** Comply with all pool policies and procedures.
- **Responsibilities:**
 - Familiarize yourself with and adhere to all pool rules, safety procedures, and operational guidelines.
 - Attend regular training and staff meetings to stay informed about any updates or changes to pool policies.
 - Ensure all duties are performed with integrity, respect, and a focus on safety and service.

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SILVERADO COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; 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, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

WHEREAS, the District owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, including certain pool furniture ("**Surplus Property**"); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donees or purchasers; and

WHEREAS, the District desires to authorize District staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, the District has estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 15th day of December, 2025.

ATTEST:

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Description of Surplus Property

Exhibit A:

Description of Surplus Property

Pool furniture:

[illegible]

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

9

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

9A

**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 two 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), *Florida Statutes*, 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, annual meeting schedule).

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 Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field 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.

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

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

Standard: CDD website contains 100% of the following information: Most recent link to 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

Audit completed after June 30

Good Afternoon Board/Staff:

I am pleased to announce that the Silverado Community Development District has been selected to provide water and sewer services to the City of Silverado. This is a significant milestone for our district and we are excited to begin our work.

The Silverado Community Development District is a public utility district that provides water and sewer services to the City of Silverado. We are committed to providing high-quality service and maintaining the infrastructure of the district.

We are currently in the process of finalizing the contract and will be meeting with the City of Silverado to discuss the details of the agreement. We will keep you updated as we progress.

Thank you for your support.

Chair/Vice Chair:



Print Name:

Lee Chanoff

Date:

10/17/2024

Silverado Community Development District

District Manager:



Print Name:

Janeri Sanchez

Date:

10/17/24

Silverado Community Development District

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

9B

**Silverado Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

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 two 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), *Florida Statutes*, 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, annual meeting schedule).

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 Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field 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.

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

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the

public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Silverado Community Development District

District Manager: _____

Date: _____

Print Name: Jamie Sanchez _____

Silverado Community Development District

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

10



**KILINSKI
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
877-350-0372

December 15, 2025

Board of Supervisors
Silverado Community Development District
c/o Jamie Sanchez, District Manager

Re: Kilinski | Van Wyk PLLC

Dear Board Members:

We appreciate the opportunity to continue providing legal services to the Silverado Community Development District. This letter addresses proposed adjustments to our hourly rates beginning January 1, 2026. To manage this necessary adjustment responsibly and minimize immediate impact, we propose implementing the rate increase gradually over two phases, as outlined below:

	Current	January 1, 2026 – December 31, 2026	January 1, 2027 – December 31, 2027
Partners	\$325	\$350-375	\$365-395
Senior Of Counsel Attorneys	\$325	\$350-375	\$365-395
Of Counsel/Senior Attorneys	\$325	\$350	\$350-365
Associates	\$295	\$285-315	\$285-325
Paralegals	\$210	\$190-200	\$190-200

As demonstrated, the second adjustment will not take effect until January 1, 2027, providing further relief from an immediate increase. Future increases are anticipated to take effect January 1 of each year and will not exceed \$5/hour in any category starting January 1, 2028, without client consent. As always, we remain committed to keeping our rates competitive and fair, balanced with our ongoing commitment to delivering exceptional, ethically sound legal advice.

We would welcome the opportunity to discuss this proposal further and answer any questions you may have. If you agree with this proposed adjustment, please sign below and return a copy to me at jennifer@cddlwyers.com. You are also welcome to contact me directly with any questions. Thank you for your continued partnership and trust.

Accepted:

Chair, Board of Supervisors

Date: _____

Very truly yours,

Kilinski | Van Wyk PLLC

Jennifer L. Kilinski

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	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	\$ 297,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,363
Investments							
Revenue	-	101,119	108,908	143,032	101,638	-	454,697
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,791	2,791
On-roll assessments receivable	3,733	261	246	664	522	-	5,426
Due from other	326	-	-	-	-	-	326
Utility deposit	7,908	-	-	-	-	-	7,908
Total assets	<u>\$ 309,330</u>	<u>\$156,800</u>	<u>\$162,479</u>	<u>\$215,771</u>	<u>\$354,798</u>	<u>\$ 2,791</u>	<u>\$ 1,201,969</u>
LIABILITIES							
Liabilities:							
Accrued taxes payable	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Total liabilities	<u>122</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>122</u>
FUND BALANCES							
Restricted for							
Debt service	-	156,800	162,479	215,771	354,798	-	889,848
Capital projects	-	-	-	-	-	2,791	2,791
Assigned							
Working capital	278,311	-	-	-	-	-	278,311
Unassigned	30,897	-	-	-	-	-	30,897
Total fund balances	<u>309,208</u>	<u>156,800</u>	<u>162,479</u>	<u>215,771</u>	<u>354,798</u>	<u>2,791</u>	<u>1,201,847</u>
Total liabilities and fund balances	<u>\$ 309,330</u>	<u>\$156,800</u>	<u>\$162,479</u>	<u>\$215,771</u>	<u>\$354,798</u>	<u>\$ 2,791</u>	<u>\$ 1,201,969</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 1,019,745	0%
Total revenues	-	-	1,019,745	0%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	861	861	12,918	7%
Management consulting services	4,000	4,000	48,000	8%
Printing and binding	42	42	500	8%
Telephone	17	17	200	9%
Bank Fees & Contingency	303	303	1,500	20%
Audit	3,500	3,500	3,450	101%
Postage	-	-	500	0%
Insurance	4,012	4,012	8,000	50%
General liability insurance	3,867	3,867	-	N/A
Regulatory and permit fees	175	175	175	100%
Legal advertising	-	-	1,500	0%
Engineering	-	-	10,000	0%
District counsel (legal)	-	-	25,000	0%
Website hosting	-	-	705	0%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	250	3,000	8%
DSF accounting	458	458	5,500	8%
Trustee	4,256	4,256	16,080	26%
Arbitrage rebate calculation	500	500	3,000	17%
Total professional & administrative	22,241	22,241	140,958	16%

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	7,867	7,867	95,000	8%
Electricity (irrigation & pond pumps)	33	33	4,134	1%
Landscaping maintenance	21,232	21,232	248,722	9%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	-	25,000	0%
Pond maintenance	-	-	31,584	0%
Fertilizer & mulch	-	-	20,800	0%
Property insurance	22,917	22,917	26,000	88%
Solid waste disposal	-	-	540	0%
Comprehensive field tech services	-	-	15,120	0%
Field ops accounting	500	500	6,000	8%
Pet waste removal	300	300	3,000	10%
Signage	-	-	3,500	0%
Wetland maintenance	600	600	8,200	7%
Stormwater repair & maintenance	-	-	50,000	0%
Storm readiness	-	-	5,000	0%
Miscellaneous field operations	105	105	-	N/A
Amenity center				
Pool service contract	-	-	23,850	0%
Pool maintenance & repairs	-	-	8,500	0%
Pool resurfacing	-	-	50,000	0%
Pool furniture	-	-	25,000	0%
Pool permit	-	-	275	0%
Cleaning & maintenance	4,500	4,500	7,200	63%
Internet	-	-	2,150	0%
Electricity	1,046	1,046	21,500	5%
Water	-	-	6,672	0%
Pest control	110	110	1,320	8%
Camera monitoring	189	189	3,600	5%
Refuse service	-	-	200	0%
Holiday decorations	-	-	15,000	0%
Contingency	-	-	60,000	0%
Miscellaneous repairs & maintenance	-	-	80,000	0%
Total field operations	59,399	59,399	872,867	7%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	-	-	21,245	0%
Total other fees & charges	-	-	21,420	0%
Total expenditures	81,640	81,640	1,035,245	8%
Excess/(deficiency) of revenues over/(under) expenditures	(81,640)	(81,640)	(15,500)	
Net change in fund balances	(81,640)	(81,640)	(15,500)	
Fund balances - beginning	390,848	390,848	324,132	
Fund balance - ending				
Assigned				
Working capital	278,311	278,311	278,311	
Unassigned	30,897	30,897	30,321	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Fund balances - ending	<u>\$ 309,208</u>	<u>\$ 309,208</u>	<u>\$ 308,632</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 57,784	0%
Interest	488	488	-	N/A
Total revenues	488	488	57,784	1%
EXPENDITURES				
Debt service				
Interest	-	-	39,930	0%
Principal	-	-	15,000	0%
Total debt service	-	-	54,930	0%
Other fees & charges				
Tax collector	-	-	1,204	0%
Total other fees and charges	-	-	1,204	0%
Total expenditures	-	-	56,134	0%
Excess/(deficiency) of revenues over/(under) expenditures	488	488	1,650	
Fund balances - beginning	156,312	156,312	151,875	
Fund balances - ending	<u>\$ 156,800</u>	<u>\$ 156,800</u>	<u>\$ 153,525</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 54,460	0%
Interest	506	506	-	N/A
Total revenues	506	506	54,460	1%
EXPENDITURES				
Debt service				
Interest	-	-	35,425	0%
Principal	-	-	15,000	0%
Total debt service	-	-	50,425	0%
Other fees & charges				
Tax collector	-	-	1,135	0%
Total other fees and charges	-	-	1,135	0%
Total expenditures	-	-	51,560	0%
Excess/(deficiency) of revenues over/(under) expenditures	506	506	2,900	
Fund balances - beginning	161,973	161,973	157,752	
Fund balances - ending	<u>\$ 162,479</u>	<u>\$ 162,479</u>	<u>\$ 160,652</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-1 BONDS
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 147,217	0%
Interest	671	671	-	N/A
Total revenues	671	671	147,217	0%
EXPENDITURES				
Debt service				
Interest	-	-	99,650	0%
Principal	-	-	40,000	0%
Total debt service	-	-	139,650	0%
Other fees & charges				
Tax collector	-	-	3,067	0%
Total other fees and charges	-	-	3,067	0%
Total expenditures	-	-	142,717	0%
Excess/(deficiency) of revenues over/(under) expenditures	671	671	4,500	
Fund balances - beginning	215,100	215,100	208,690	
Fund balances - ending	<u>\$ 215,771</u>	<u>\$ 215,771</u>	<u>\$ 213,190</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 OCTOBER 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 115,623	0%
Interest	1,105	1,105	-	N/A
Total revenues	1,105	1,105	115,623	1%
EXPENDITURES				
Debt service				
Interest	-	-	82,500	0%
Principal	-	-	30,000	0%
Total debt service	-	-	112,500	0%
Other fees & charges				
Tax collector	-	-	2,409	0%
Total other fees and charges	-	-	2,409	0%
Total expenditures	-	-	114,909	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,105	1,105	714	
Fund balances - beginning	353,693	353,693	344,183	
Fund balances - ending	<u>\$ 354,798</u>	<u>\$ 354,798</u>	<u>\$ 344,897</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 OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 9	\$ 9
Total revenues	<u>9</u>	<u>9</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues		
over/(under) expenditures	9	9
Fund balances - beginning	2,782	2,782
Fund balances - ending	<u>\$ 2,791</u>	<u>\$ 2,791</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Public Hearing and Regular Meeting on November 17, 2025 at 5:00 p.m., at Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present:

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

Also present:

Jamie Sanchez	District Manager
Meredith Hammock (via telephone)	District Counsel
Patrick Collins	Kilinski Van Wyk
Jerry Edwards	Kai Management (Kai)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m. Supervisors Chamoff, Smith, Alexander and Conwill were present. Supervisor Gonzalez was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates

• **Fan Down at Amenity Center**

Asked if the fan was repaired, Mr. Edwards stated no. He noted that the Board previously asked him to include several items in one bid, such as the fan. He responded to questions about the cause of the delay, if proposals were obtained and the scope of work for outstanding projects. Ms. Sanchez stated he has spending authority; however, it must first go through her and, since there are certain limits, Staff must obtain approval from the Chair.

Mr. Edwards discussed ceiling fan prices and installation costs and asked for authorization to engage a handyman sooner than Florida Brothers or FCC can do it. If he is

granted that type of authority, projects would be completed immediately. Mr. Chamoff stated that does not solve the root cause of the issue; the Board's goal is to minimize the number of vendors that come on site individually to provide a better deal. Mr. Collins stated that Staff has spending authority to expend funds in between meetings; it is \$5,000 with Ms. Sanchez's approval and \$10,000 with approval by Ms. Sanchez and Mr. Chamoff.

Discussion ensued regarding the budget, Florida Brothers, the lack of proposals and updates from Kai, Staff requesting multiple bids, a more targeted approach, the dog park fence, light replacement, roof repairs and the electronic agenda.

This item will remain on the agenda.

Asked about the CDD's deductible and insurance coverage for hurricane disasters, Ms. Sanchez stated she will check and email her findings to the Board.

Supervisor Gonzalez arrived at the meeting at 5:18 p.m.

Ms. Sanchez stated all open items remain on the agenda monthly. She sends reminder emails to Mr. Edwards and copies the Chair. She asked Mr. Edwards to respond to District Management quicker about open items so the agendas can be finalized and transmitted timely.

- **Camera Footage at Amenity Center**

Mr. Edwards stated he has yet to review the camera footage and asked what security company runs the camera center. Ms. Sanchez stated the previous Operations Manager had the ability to log in and observe camera footage. She suggested Mr. Edwards contact Ms. Lynch.

This item will remain on the agenda.

- **FL Brothers Schedule for Doggy Waste Stations**

Mr. Edwards stated he emailed the Board regarding the pet waste stations. The bags are refilled only when they are empty. A Board Member reported that a waste station on Sebring is not being maintained. Mr. Edwards will ask the vendor to maintain the overlooked pet station.

This item will be removed from the agenda.

FOURTH ORDER OF BUSINESS

Consideration of Proposals, Estimates & Quotes

A. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]

Ms. Sanchez stated the Board and Staff are waiting to see what happens with the lift station issue. Mr. Chamoff stated it was remitted to the County. The best course of action is to continue directing residents with fence questions to contact the County.

This item was deferred.

B. Fieldstone Tree Care Proposal [Tree Removal/Care Services]

Discussion ensued regarding the scope of work, a previous removal and replacement proposal, whether to approve a not to exceed amount for tree removal or defer this.

This item was deferred.

C. Avid Lights and Turf Quote #3581 [Bosso Permanent Lighting]

It was noted that the quote is for the permanent lights around the Amenity Center.

Discussion ensued regarding whether to approve the proposal, holiday lighting installation and removal dates, revising the American Illuminations contract, if the 15% deposit was submitted on time, the warranty and the service agreement.

Ms. Sanchez stated, for Fiscal Year 2027, the Board would like to review permanent lighting options.

This item was voted on following Item 4D.

D. Alumatech of Sarasota Estimate #E21752 [Outdoor Furniture]

Ms. Hammock noted that the proposal is for a ten-year residential warranty and a five-year commercial warranty; it is unclear if the furniture is residential or not commercial grade.

Mr. Edwards will obtain an updated proposal from Alumatech for commercial-grade furniture and obtain a proposal from Patio Contract, as well, for the outdoor furniture.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Alumatech of Sarasota Estimate #E21752 for Outdoor Furniture, in the amount of \$11,529, subject to District Counsel preparing the Agreement with the CDD's terms and subject to verification that the furniture is commercial grade and the warranty is a commercial warranty, was approved.

▪ **Discussion Resumed: Avid Lights and Turf Quote #3581 [Bosso Permanent Lighting]**

Mr. Chamoff suggested using the remaining pool furniture budget for this expense.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, Avid Lights and Turf Quote #3581 for Bosso Permanent Lighting, in the amount of \$13,125, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 190.011(5), 190.011(15), 190.033, 190.035 and 120.54, Florida Statutes

A. Affidavits of Publication**B. Consideration of Resolution 2026-02, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2026-02 and distributed a redlined version of the Amended and Restated Rules of Procedure. Mr. Collins stated this is to bring the CDD into compliance with changes from the 2025 Legislative Session. He affirmed that the CDD is always in compliance with the law and reviewed the following material changes to the Rules:

- There was a change in the notice period for rule development and rulemaking. The Board will need two months to create/amend a rule subject to a public hearing.
- Evaluation Criteria for public works projects changed. The Board can no longer consider the amount of work a particular vendor has or has not completed for a CDD in the past.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2026-02, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Presentation of Superior Water Services, Inc. Waterway Management Report**

Ms. Sanchez presented the Superior Water Services, Inc. Waterway Management Reports dated October 30, 2025. A Board Member believes most of the ponds still have overgrowth.

Ms. Sanchez will email the vendor about overgrowth and copy the Board Members.

SEVENTH ORDER OF BUSINESS**Discussion: Fieldstone Weekly Maintenance Report**

Ms. Sanchez presented the Fieldstone Maintenance Report dated October 20, 2025.

Discussion ensued regarding the weekly Maintenance Report, tree replacement timeline, permanent lighting timeline, returning services contract and penalties.

Mr. Edwards read the following reply from a TPG representative regarding the camera footage in the Amenity Center:

“Jerry, that is a great question. When we set them up, I don’t remember who the manager was at the time, but they should have an application that controls it. I can get with the technician that installed it and see who he passed the controls off to.”

EIGHTH ORDER OF BUSINESS**Discussion: Reserve Study**

Ms. Sanchez presented the Reserve Advisors Reserve Study dated June 2, 2025 and referenced the Recommended Reserve Funding Table and Graph on Page 1.2. She recalled Reserve Advisors’ recommendation that the CDD start with reserving \$259,500 and stated the Chair wished to discuss how best to start implementing this in the Fiscal Year 2027 budget. Year-over-year, there is a \$10,000 increase based on what Reserve Advisors recommended.

Ms. Sanchez responded to questions regarding whether the current budget has reserve funds, how other CDDs implement their reserves and if the Reserve Study prioritizes projects over five or ten years. She recommended setting an end date for an improvement project and reserving \$25,000 year-over-year for that project, or to continue managing the budget as the Board normally does but dedicate the line items appropriately.

Discussion ensued regarding how much to set aside in the next budget, reserving funds at an appropriate pace, assessment increases, the pool resurfacing project, developing a 10-year plan, resident communications, the County’s responsibility to repair the pavers, the General Fund and the Board transitions in relation to reserves.

Mr. Chamoff suggested initially reserving \$50,000.

Ms. Sanchez suggested revisiting this item in six months, before presenting the proposed Fiscal Year 2027 budget.

The Board asked for the Reserve Study and an attached map to be included in the back of every agenda, going forward.

The Board consensus was to switch to tablets instead of hardcopy agendas.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2026-03,
Implementing Section 190.006(3), Florida**

Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Sanchez presented Resolution 2026-03. Seats 1, 2 and 5, currently held by Larry Conwill, Thomas Smith and Francisco Alexander, respectively, will be up for election at the November 2026 General Election. Mr. Collins stated the candidate qualifying period commences on June 8, 2026.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

Mr. Chamoff questioned the "Storm readiness" line item at 224%. Ms. Sanchez stated the \$5,000 amount was recommended based on debris cleanup after the last hurricane.

On MOTION by Mr. Conwill and seconded by Mr. Chamoff, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. October 20, 2025 Regular Meeting
- B. November 3, 2025 Ethics Training Workshop

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the October 20, 2025 Regular Meeting Minutes and the November 3, 2025 Ethics Training Workshop Minutes, both as presented, were approved.

TWELFTH ORDER OF BUSINESS

Board Member Comments

Discussion ensued regarding holding two meetings per month, scheduling Zoom workshops and budgeting for 14 meetings in the new fiscal year.

Mr. Chamoff stated he approved \$500 in ancillary funds for a vendor to replace sprinkler heads in between meetings.

Mr. Alexander distributed pool monitoring pamphlets and stated Mr. Edwards will be overseeing the pool monitors directly.

Discussion ensued regarding daily checklist items, job descriptions, fob access, community pool guidelines, monitoring start and stop dates, a cost-share agreement with the HOA to pay the pool monitors and which entity will have control over implementation.

Ms. Hammock will email Mr. Alexander regarding a cost-share or a License Agreement with the HOA.

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

Mr. Collins stated a resolution regarding surplus pool furniture will be prepared; he needs a list of the furniture that will be disposed. The \$2,700 left in the construction account can be released for a repair project or to be applied to a bond payment.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

The Safety Culture Report was included for informational purposes.

Mr. Edwards stated APS will be on site tomorrow to perform the sewage inspection.

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

- **NEXT MEETING DATE: December 15, 2025 at 5:00 PM**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, the meeting adjourned at 7:18 p.m.</p>

255
256
257
258
259

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado CDD

Jerry Edwards

Complete

Score	100 / 103 (97.09%)	Flagged items	0	Actions	0
-------	--------------------	---------------	---	---------	---

8 Dec 2025 09:27 EST

Prepared by Jerry Edwards

Ponds	45 / 45 (100%)
-------	----------------

Ponds 1	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------



Photo 1



Photo 2



Photo 3



Photo 4

Pond Location Entrance pond

Ponds 2	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------



Photo 5



Photo 6



Photo 7



Photo 8

Pond Location Exit side pond

Ponds 3	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------



Photo 9



Photo 10

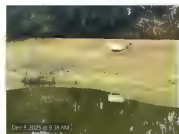


Photo 11



Photo 12



Photo 13

Pond Location To the right of the amenity center

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

Pond Location

To left side of amenity center

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

Pond Location

Cobble Bliss

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

Pond Location

6624 Cobble Bliss St
Zephyrhills FL 33541

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

Pond Location

6699 Cobble Bliss St
Zephyrhills FL 33541

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

Pond Location

Dog park pond

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

Pond Location

36125 Stable Wilk Ave
Zephyrhills FL 33541

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

Pond Location

35933 Saddle Palm Way
Zephyrhills FL 33541

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64

Pond Location

6756 Wagon Trail St

Ponds 12

3 / 3 (100%)

Ponds

Good



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71

Pond Location

6720 Wagon Trail St
Zephyrhills FL 33541

Ponds 13

3 / 3 (100%)

Ponds

Good



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541

Ponds 14

3 / 3 (100%)

Ponds

Good



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

Pond Location

35687 Rider Way Ct
Zephyrhills FL 33541

Ponds 15

3 / 3 (100%)

Ponds

Good



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94

Pond Location

36049 Shady Bluff Loop
Zephyrhills FL 33541

Landscaping

20 / 21 (95.24%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106

Landscaping Location

Entrance and exit of property

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114

Landscaping Location

Landscaping at amenity center

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119

Landscaping Location

6362 Silverado Ranch Blvd
Zephyrhills FL 33541

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 120



Photo 121



Photo 122



Photo 123

Landscaping Location

Silverado Ranch Blvd
Zephyrhills FL 33541

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 124



Photo 125



Photo 126

Landscaping Location

36139 Carriage Pine Ct
Zephyrhills FL 33541

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 127



Photo 128



Photo 129

Landscaping Location

35981 Saddle Palm Way
Zephyrhills FL 33541

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair

Mateo with Fieldstone is aware and in the process of correcting the issue



Photo 130



Photo 131

Landscaping Location

7118-7198 Silverado Ranch Blvd
Zephyrhills FL 33541

Mailbox

Good



Photo 132



Photo 133



Photo 134



Photo 135

Mailbox Location

Next to amenity center

Streetlights

Working



Photo 136



Photo 137

Streetlights Location

35949 Saddle Palm Way
Zephyrhills FL 33541

Monuments

Good



Photo 138



Photo 139



Photo 140

Gates

Good



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145

Sidewalks

Good



Photo 146



Photo 147



Photo 148

Sidewalks Location

35909 Saddle Palm Way
Zephyrhills FL 33541

Common Area Fence

Fair

Common area fence could use a pressure washing



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153

Roads

Good



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158

Roads Location

35909 Saddle Palm Way
Zephyrhills FL 33541

Amenities

17 / 18 (94.44%)

Amenities 1

17 / 18 (94.44%)

Clubhouse

Good



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177

Clubhouse Restrooms

Good

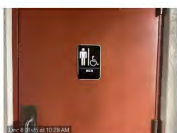


Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183



Photo 184

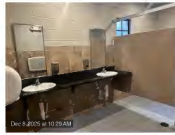


Photo 185



Photo 186



Photo 187



Photo 188



Photo 189



Photo 190

Pool

Good



Photo 191



Photo 192



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208



Photo 209

Tot Lot

Good

I've asked Phil Stone to give me a quote on proper drainage at the top lot as you can see by the pictures we have standing flood water.



Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215



Photo 216



Photo 217



Photo 218



Photo 219



Photo 220

Dog Park

Good



Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226

WiFi Speed at Clubhouse

Good

Other Observations

2 / 3 (66.67%)

Other Observations 1

2 / 3 (66.67%)

Other

Fair

Down pipe has a hole in it causing the pump to cycle on and off none stop.



Photo 227



Photo 228

Sign Off

Jerry Edwards
8 Dec 2025 15:34 EST

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

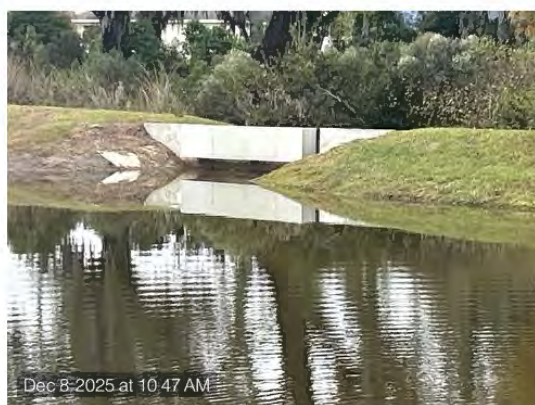


Photo 20



Photo 21

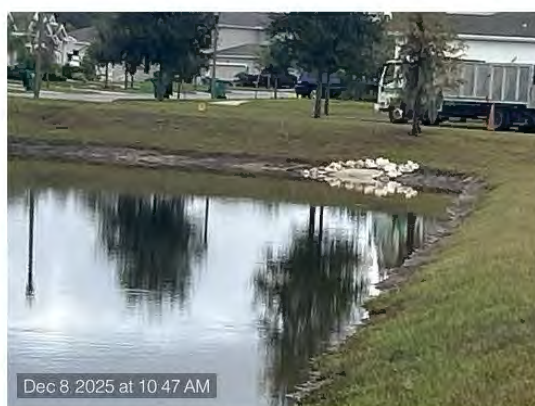


Photo 22



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

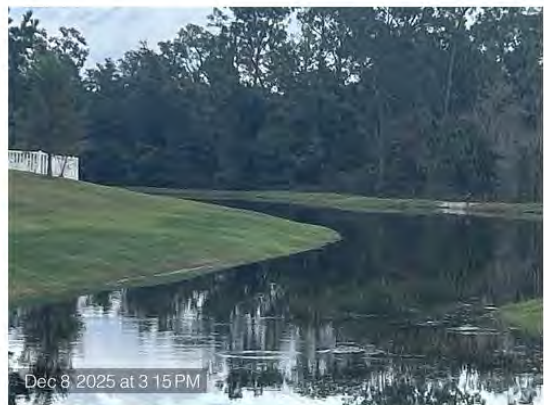


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Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75

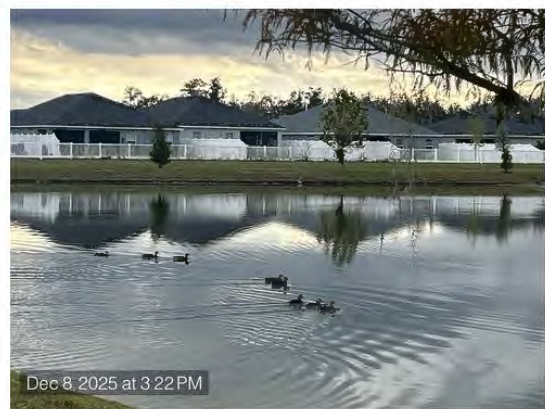


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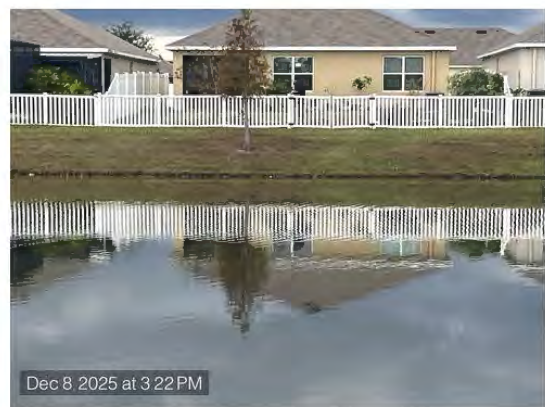


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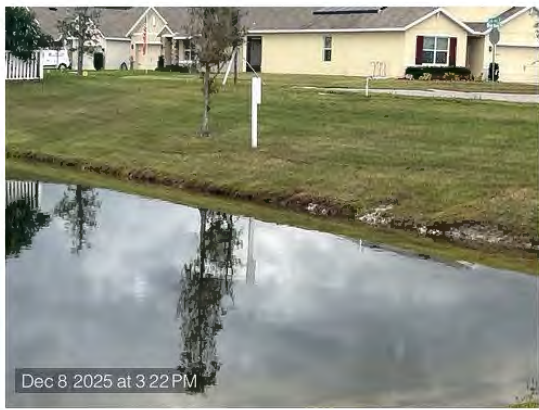


Photo 79



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Photo 81



Photo 82



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Photo 142

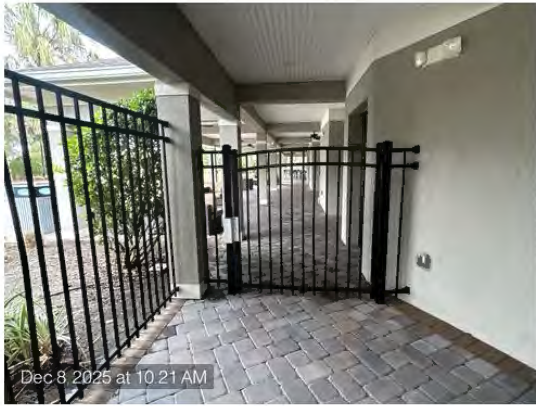


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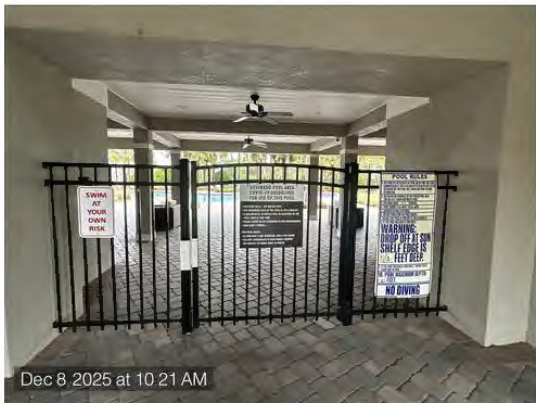


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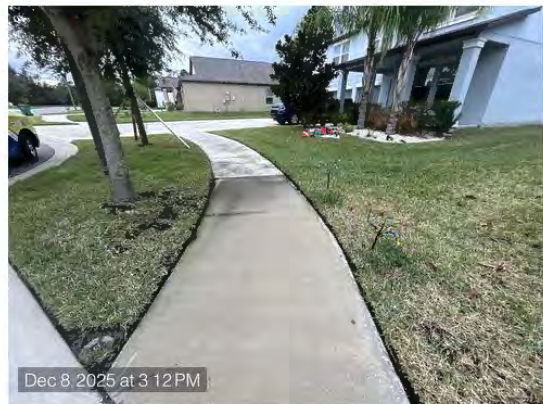


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Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157

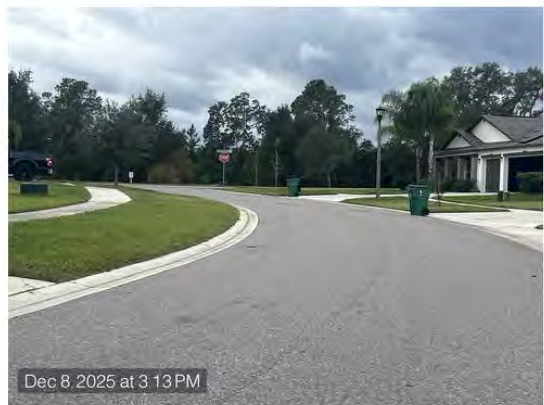


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Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170

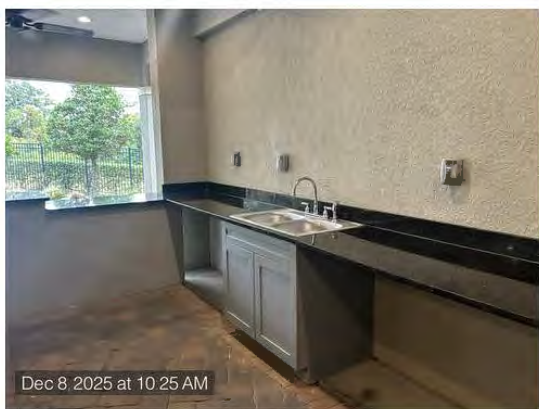


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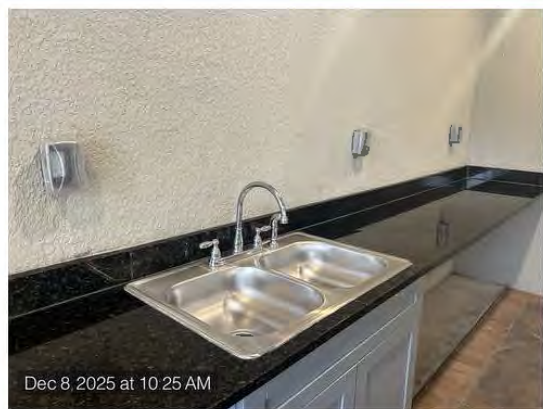


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Photo 173



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Photo 176



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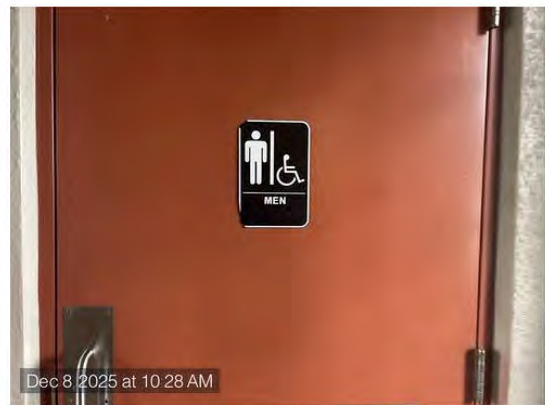


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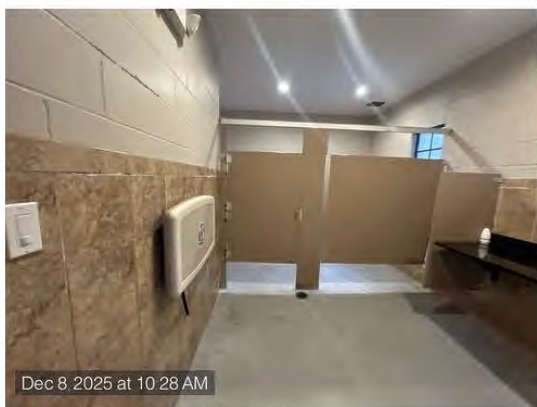


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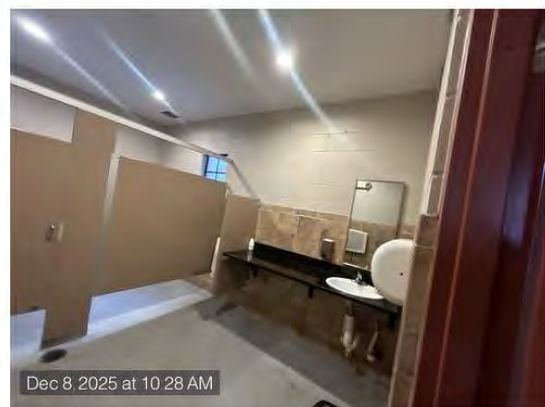


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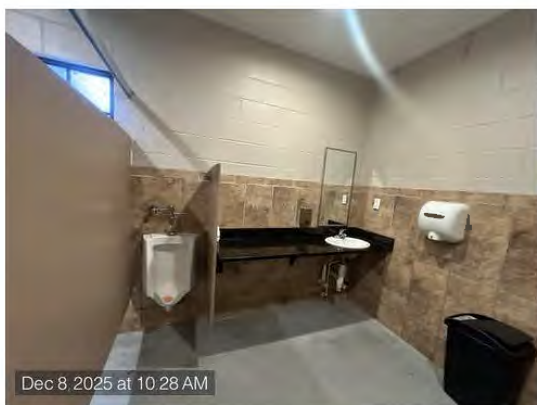


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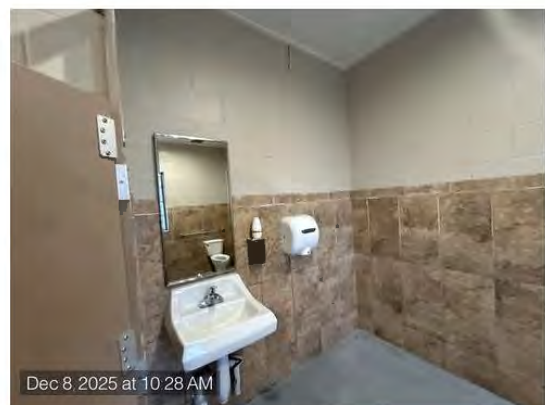


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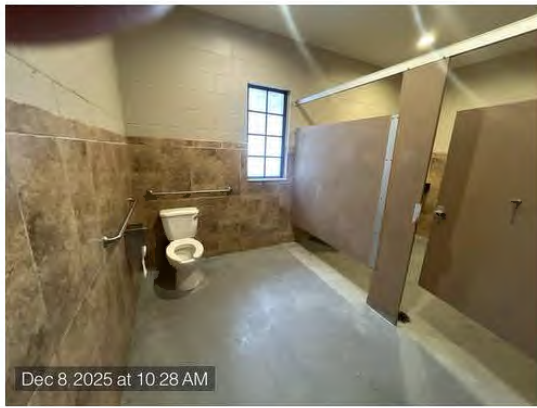


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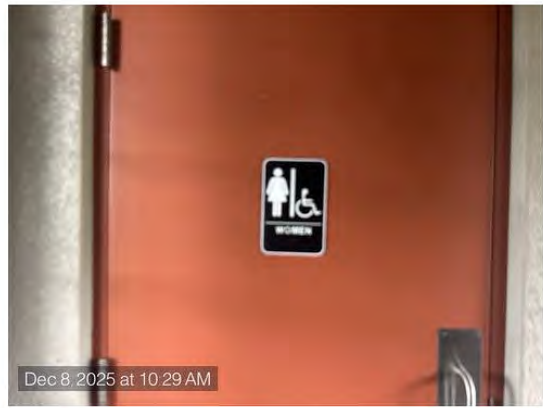


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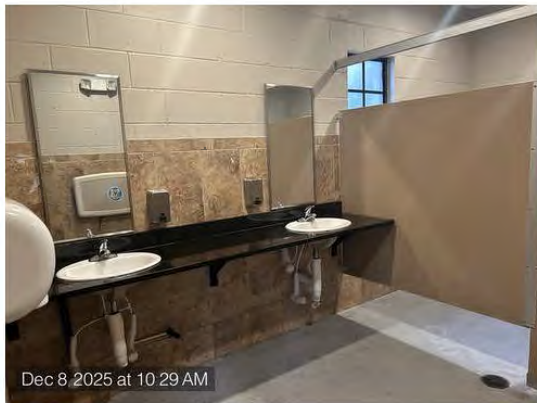


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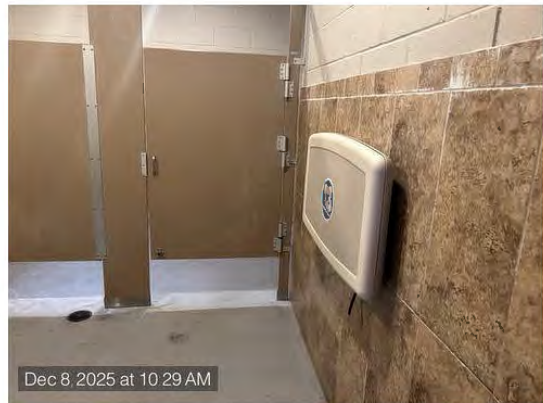


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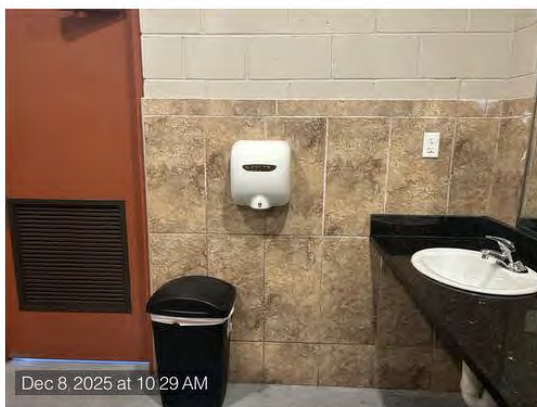


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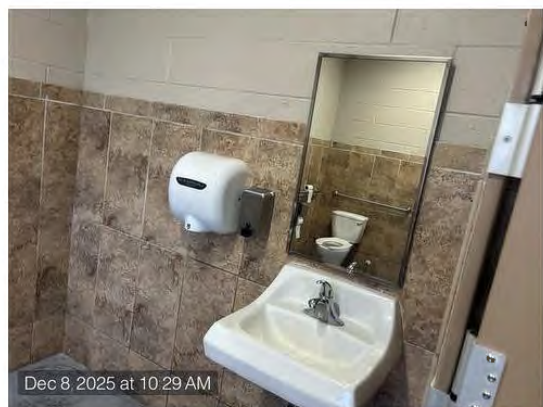


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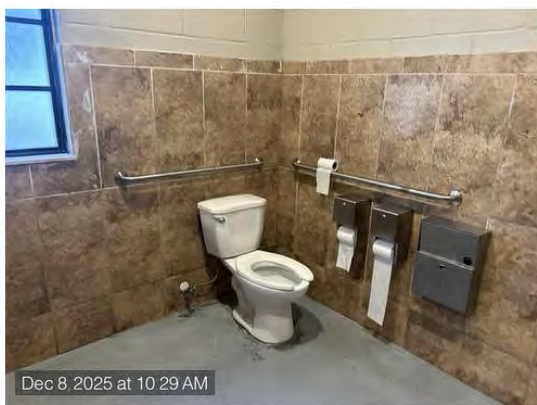


Photo 189



Photo 190



Photo 191



Photo 192



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



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Photo 215



Photo 216



Photo 217



Photo 218



Photo 219



Photo 220



Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226



Photo 227



Photo 228

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2025	Regular Meeting	5:00 PM
November 3, 2025	Zoom Workshop Ethics Law and Training Requirements https://us06web.zoom.us/j/89891042428? Meeting ID: 898 9104 2428 Passcode: 530596	5:30 PM
November 17, 2025	Public Hearing and Regular Meeting <i>Adoption of Amended and Restated Rules of Procedure</i>	5:00 PM
December 15, 2025	Regular Meeting	5:00 PM
February 16, 2026	Regular Meeting	5:00 PM
March 16, 2026	Regular Meeting	5:00 PM
April 20, 2026	Regular Meeting	5:00 PM
May 18, 2026	Regular Meeting	5:00 PM
June 15, 2026	Regular Meeting	5:00 PM
July 20, 2026	Regular Meeting	5:00 PM
August 17, 2026	Regular Meeting	5:00 PM
September 21, 2026	Regular Meeting	5:00 PM

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

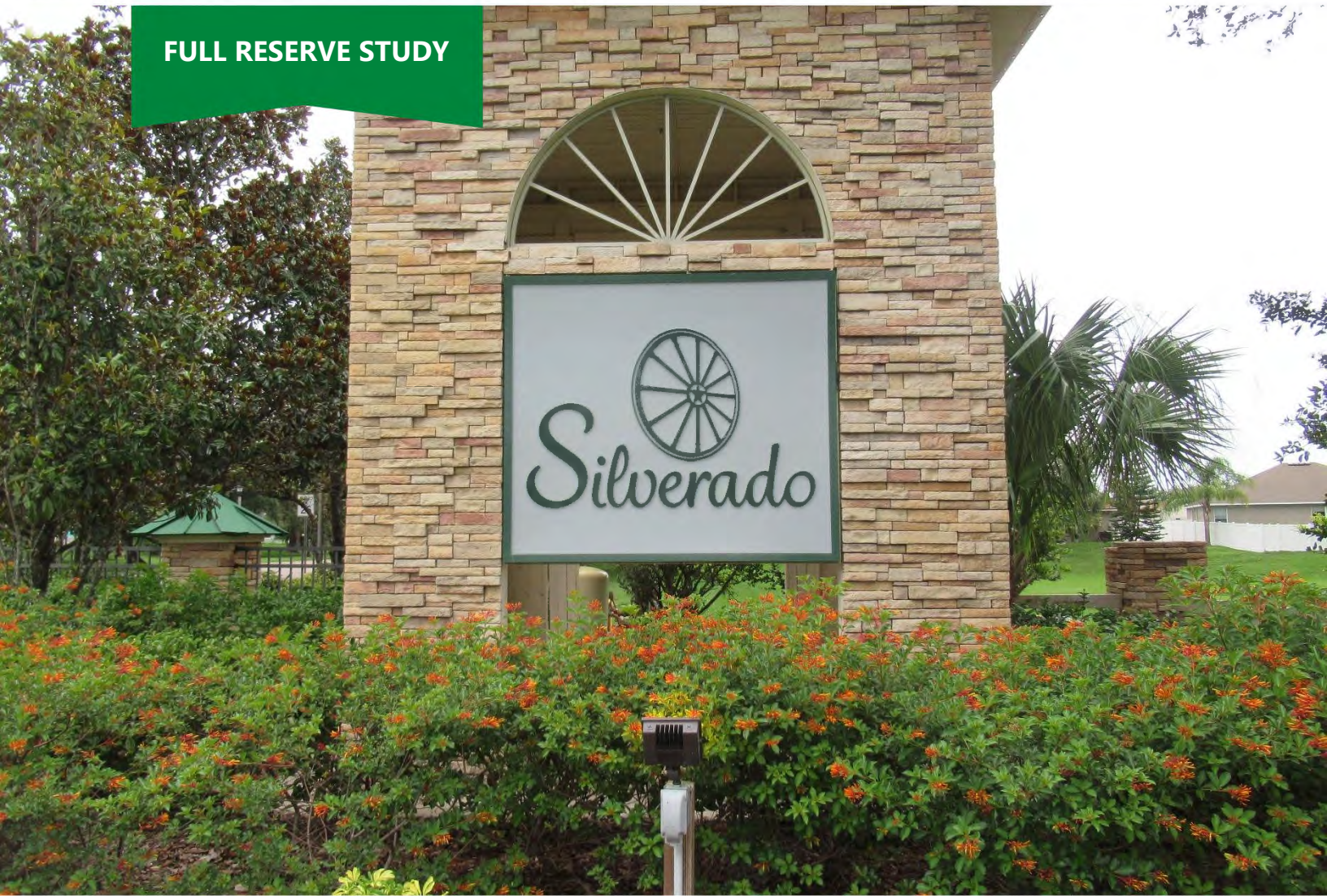
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Silverado

Community Development District

June 2, 2025 • Zephyrhills, FL

FULL RESERVE STUDY



Silverado Community Development District
Zephyrhills, Florida

Dear Board of Directors of Silverado Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Silverado Community Development District in Zephyrhills, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 2, 2025.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Silverado Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on June 11, 2025 by

Reserve Advisors, LLC

Visual Inspection and Report by: Taylor J. Bleistein, RS¹

Review by: Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



NEW TO RESERVE STUDIES?



ACCESS OUR
QUICK START GUIDE



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Silverado Community Development District (Silverado)

Location: Zephyrhills, Florida

Reference: 240953

Property Basics: Silverado Community Development District is a master association which is responsible for the common elements shared by 430 units. The community was built in 2014.

Reserve Components Identified: 23 Reserve Components.

Inspection Date: June 2, 2025.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2035 due to the repaving of the asphalt pavement and in 2055 due to the repaving of the asphalt pavement.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.7% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$0 as of December 31, 2025
- The Association did not budget Reserve Contributions in 2025.

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Concrete Sidewalks, Partial
- Asphalt Pavement, Crack Repairs
- Pool Finish, Plaster
- Walls, Stucco, Paint Finishes and Capital Repairs
- Mechanical Equipment, Phased

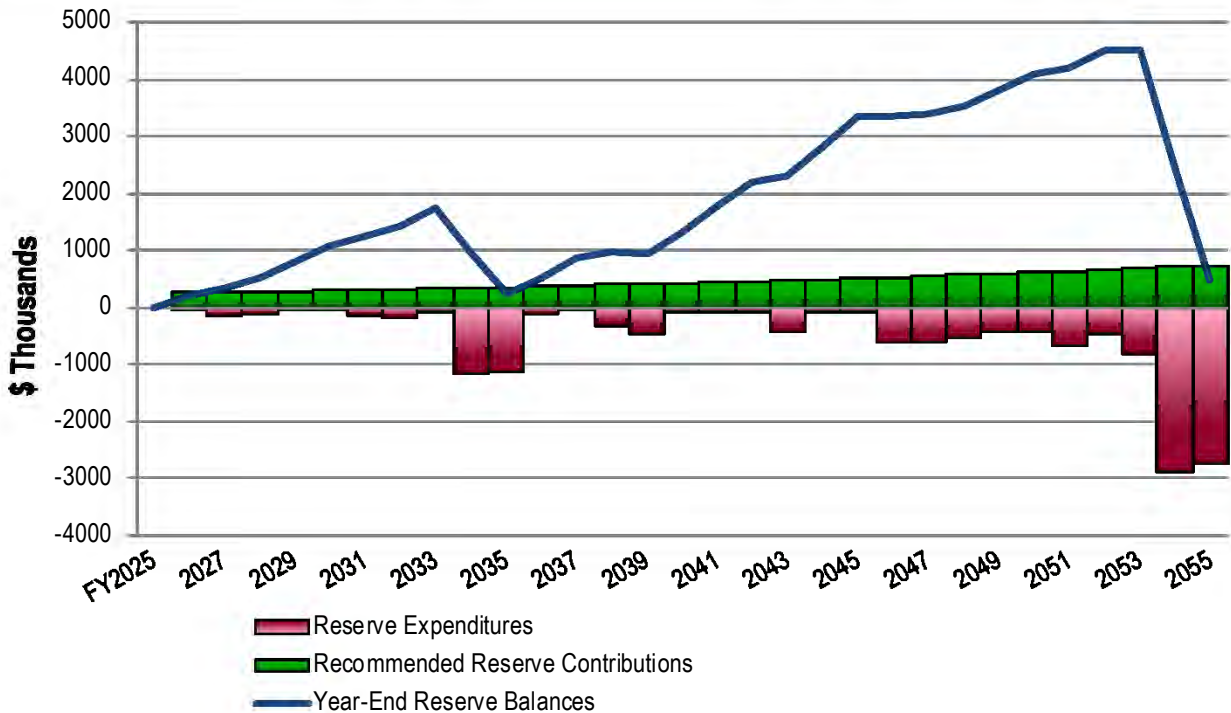


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase Reserve Contributions to \$259,500 in 2026
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- 2026 Reserve Contribution of \$259,500 is equivalent to an average monthly contribution of \$50.29 per owner.

Silverado Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2026	259,500	214,497	2036	373,100	520,039	2046	536,600	3,362,768
2027	269,100	352,102	2037	386,900	872,674	2047	556,500	3,398,405
2028	279,100	533,997	2038	401,200	972,870	2048	577,100	3,524,004
2029	289,400	801,695	2039	416,000	957,401	2049	598,500	3,808,454
2030	300,100	1,085,983	2040	431,400	1,339,808	2050	620,600	4,107,542
2031	311,200	1,273,542	2041	447,400	1,767,521	2051	643,600	4,185,992
2032	322,700	1,440,042	2042	464,000	2,221,316	2052	667,400	4,510,092
2033	334,600	1,755,488	2043	481,200	2,323,968	2053	692,100	4,528,410
2034	347,000	988,504	2044	499,000	2,823,421	2054	717,700	2,443,289
2035	359,800	232,584	2045	517,500	3,352,556	2055	744,300	474,950





2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Silverado Community Development District

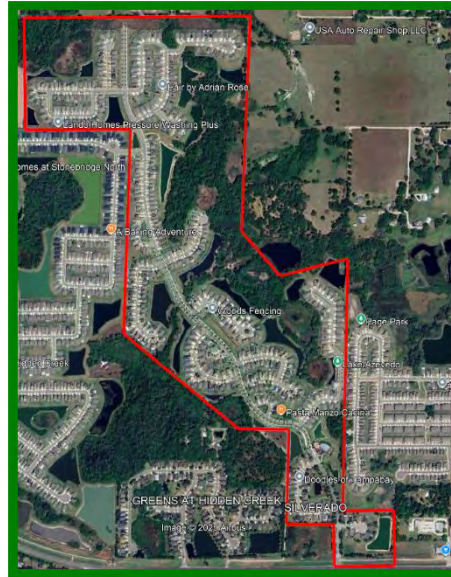
Zephyrhills, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 2, 2025.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Silverado responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
Silverado
Community Development District
Zephyrhills, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$4,600 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Bicycle Racks
- Catch Basins, Landscape
- Fences, Vinyl, Lift Station
- Irrigation System, Controls and Maintenance
- Landscape
- Paint Finishes, Touch Up
- Pet Waste Stations
- Pool Furniture
- Security System
- Signage, Street and Traffic

Long-Lived Components

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.

	Useful Life	Estimated Cost
• Electrical System, Clubhouse	to 70+	N/A
• Foundation, Clubhouse	Indeterminate	N/A
• Pipes, Subsurface Utilities	to 85+	N/A
• Pool Deck and Structure	to 60	N/A
• Structural Frame, Clubhouse	Indeterminate	N/A
• Valves, Large Diameter	to 50+	N/A

Owners Responsibility Components

Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.

- Homes and Lots

Excluded Components
for
Silverado
Community Development District
Zephyrhills, Florida

Others Responsibility Components	
Certain items have been designated as the responsibility of Others to repair or replace.	
<ul style="list-style-type: none">• Fences, Vinyl, Perimeter¹• Lift Station²• Light Poles and Fixtures³• Mailbox Stations⁴	
¹ Neighboring Association	
² Pasco County	
³ Duke Energy	
⁴ United States Postal Service	

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

Silverado
Community Development District
Zephyrhills, Florida

Explanatory Notes:

- 1) 3.7% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																		
Property Site Elements																												
4.020	69,650	69,650	Square Yards	Asphalt Pavement, Patch Repairs	2027	3 to 5	2	1.30	90,545	90,545	6.5%			97,369				112,600									150,580	
4.040	69,650	34,825	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Phased	2034	15 to 20	9 to 10	17.00	592,025	1,184,050	34.3%										821,011	851,388						
4.100	75	38	Each	Catch Basins, Inspections and Capital Repairs, Phased	2034	15 to 20	9 to 10	900.00	33,750	67,500	2.0%										46,804	48,536						
4.110	51,400	3,855	Linear Feet	Concrete Gutters, Partial	2034	to 65	9 to 30+	33.00	127,215	1,696,200	7.4%										176,420	182,947						
4.140	284,600	2,846	Square Feet	Concrete Sidewalks, Partial	2026	to 65	1 to 30+	12.00	34,152	3,415,200	12.6%	35,416	36,726	38,085	39,494	40,955	42,471	44,042	45,672	47,361	49,114	50,931	52,815	54,770	56,796	58,898		
4.200	340	340	Linear Feet	Fence, Aluminum, Playground	2043	to 25	18	45.00	15,300	15,300	0.2%																	
4.220	1,330	1,330	Linear Feet	Fence, Chain Link, Dog Park	2039	to 25	14	17.00	22,610	22,610	0.3%															37,601		
4.286	450	450	Linear Feet	Fence, Vinyl, Split Rail	2039	to 25	14	28.00	12,600	12,600	0.1%															20,954		
4.410	3	3	Each	Irrigation System, Pumps	2034	to 20	9	4,500.00	13,500	13,500	0.4%										18,722							
4.420	2,760,000	276,000	Square Feet	Irrigation System, Replacement, Phased	2046	to 40+	21 to 30	0.50	138,000	1,380,000	23.4%																	
4.620	1,900	1,900	Square Feet	Pavers, Masonry	2034	15 to 20	9	10.00	19,000	19,000	0.5%										26,349							
4.660	1	1	Allowance	Playground Equipment	2038	15 to 20	13	65,000.00	65,000	65,000	0.7%														104,241			
4.661	1	1	Allowance	Playground Equipment, Shade Structure	2038	15 to 20	13	30,000.00	30,000	30,000	0.3%														48,111			
4.710	27,300	2,050	Linear Feet	Ponds, Erosion Control, Partial	2032	5 to 7	7 to 30+	49.00	100,450	1,337,700	5.3%								129,539							167,052		
4.800	1	1	Allowance	Signage, Renovation	2034	15 to 20	9	10,000.00	10,000	10,000	0.3%										13,868							
Clubhouse Elements																												
5.580	1	1	Allowance	Rest Room, Renovation	2043	to 25	18	13,500.00	13,500	13,500	0.2%																	
5.600	60	60	Squares	Roof, Asphalt Shingles	2036	12 to 18	11	500.00	30,000	30,000	0.9%											44,739						
5.790	9,700	9,700	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2025	5 to 7	0	1.50	14,550	14,550	0.9%	14,550							18,764							24,197		
Pool Elements																												
6.200	6,190	6,190	Square Feet	Deck, Pavers	2043	to 25	18	10.00	61,900	61,900	0.8%																	
6.400	380	380	Linear Feet	Fence, Aluminum	2043	to 25	18	34.00	12,920	12,920	0.2%																	
6.600	2	1	Allowance	Mechanical Equipment, Phased	2026	to 15	1 to 8	12,000.00	12,000	24,000	0.7%	12,444							16,048							20,695		
6.800	2,650	2,650	Square Feet	Pool Finish, Plaster	2028	8 to 12	3	24.00	63,600	63,600	2.1%				70,924										101,995			
6.801	260	260	Linear Feet	Pool Finish, Tile	2038	15 to 25	13	39.50	10,270	10,270	0.1%														16,470			
		1	Allowance	Reserve Study Update with Site Visit	2027	to 2	2	4,600.00	4,600	4,600	0.0%			4,947														
Anticipated Expenditures, By Year (\$14,980,924 over 30 years)												14,550	47,860	139,042	109,009	39,494	40,955	155,070	192,345	61,719	1,150,534	1,131,985	95,670	52,815	325,587	457,181	79,592	

RESERVE EXPENDITURES

Silverado
Community Development District
Zephyrhills, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	26 2051	27 2052	28 2053	29 2054	30 2055		
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																		
Property Site Elements																												
4.020	69,650	69,650	Square Yards	Asphalt Pavement, Patch Repairs	2027	3 to 5	2	1.30	90,545	90,545	6.5%			174,133				201,371				232,869						
4.040	69,650	34,825	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Phased	2034	15 to 20	9 to 10	17.00	592,025	1,184,050	34.3%														1,697,946	1,760,770		
4.100	75	38	Each	Catch Basins, Inspections and Capital Repairs, Phased	2034	15 to 20	9 to 10	900.00	33,750	67,500	2.0%														96,796	100,378		
4.110	51,400	3,855	Linear Feet	Concrete Gutters, Partial	2034	to 65	9 to 30+	33.00	127,215	1,696,200	7.4%														364,857	378,356		
4.140	284,600	2,846	Square Feet	Concrete Sidewalks, Partial	2026	to 65	1 to 30+	12.00	34,152	3,415,200	12.6%	61,077	63,337	65,680	68,110	70,630	73,244	75,954	78,764	81,678	84,700	87,834	91,084	94,454	97,949	101,573		
4.200	340	340	Linear Feet	Fence, Aluminum, Playground	2043	to 25	18	45.00	15,300	15,300	0.2%			29,425														
4.220	1,330	1,330	Linear Feet	Fence, Chain Link, Dog Park	2039	to 25	14	17.00	22,610	22,610	0.3%																	
4.286	450	450	Linear Feet	Fence, Vinyl, Split Rail	2039	to 25	14	28.00	12,600	12,600	0.1%																	
4.410	3	3	Each	Irrigation System, Pumps	2034	to 20	9	4,500.00	13,500	13,500	0.4%														38,718			
4.420	2,760,000	276,000	Square Feet	Irrigation System, Replacement, Phased	2046	to 40+	21 to 30	0.50	138,000	1,380,000	23.4%						295,960	306,910	318,266	330,042	342,254	354,917	368,049	381,667	395,788	410,433		
4.620	1,900	1,900	Square Feet	Pavers, Masonry	2034	15 to 20	9	10.00	19,000	19,000	0.5%														54,493			
4.660	1	1	Allowance	Playground Equipment	2038	15 to 20	13	65,000.00	65,000	65,000	0.7%																	
4.661	1	1	Allowance	Playground Equipment, Shade Structure	2038	15 to 20	13	30,000.00	30,000	30,000	0.3%																	
4.710	27,300	2,050	Linear Feet	Ponds, Erosion Control, Partial	2032	5 to 7	7 to 30+	49.00	100,450	1,337,700	5.3%						215,429						277,815					
4.800	1	1	Allowance	Signage, Renovation	2034	15 to 20	9	10,000.00	10,000	10,000	0.3%														28,680			
Clubhouse Elements																												
5.580	1	1	Allowance	Rest Room, Renovation	2043	to 25	18	13,500.00	13,500	13,500	0.2%			25,963														
5.600	60	60	Squares	Roof, Asphalt Shingles	2036	12 to 18	11	500.00	30,000	30,000	0.9%														86,041			
5.790	9,700	9,700	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2025	5 to 7	0	1.50	14,550	14,550	0.9%						31,204						40,241					
Pool Elements																												
6.200	6,190	6,190	Square Feet	Deck, Pavers	2043	to 25	18	10.00	61,900	61,900	0.8%			119,044														
6.400	380	380	Linear Feet	Fence, Aluminum	2043	to 25	18	34.00	12,920	12,920	0.2%			24,847														
6.600	2	1	Allowance	Mechanical Equipment, Phased	2026	to 15	1 to 8	12,000.00	12,000	24,000	0.7%						26,688							34,416				
6.800	2,650	2,650	Square Feet	Pool Finish, Plaster	2028	8 to 12	3	24.00	63,600	63,600	2.1%							146,679										
6.801	260	260	Linear Feet	Pool Finish, Tile	2038	15 to 25	13	39.50	10,270	10,270	0.1%																	
		1	Allowance	Reserve Study Update with Site Visit	2027	to 2	2	4,600.00	4,600	4,600	0.0%																	
Anticipated Expenditures, By Year (\$14,980,924 over 30 years)												61,077	63,337	439,092	68,110	70,630	615,837	610,923	543,709	411,720	426,954	675,620	459,133	794,176	2,895,685	2,751,510		

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
Silverado																	
Community Development District																	
Zephyrhills, Florida		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	(Note 1)	N/A	0	214,497	352,102	533,997	801,695	1,085,983	1,273,542	1,440,042	1,755,488	988,504	232,584	520,039	872,674	972,870	957,401
Total Recommended Reserve Contributions	(Note 2)	N/A	259,500	269,100	279,100	289,400	300,100	311,200	322,700	334,600	347,000	359,800	373,100	386,900	401,200	416,000	431,400
Estimated Interest Earned, During Year	(Note 3)	N/A	2,857	7,547	11,803	17,792	25,144	31,429	36,145	42,565	36,550	16,265	10,025	18,551	24,583	25,712	30,599
Anticipated Expenditures, By Year		N/A	(47,860)	(139,042)	(109,009)	(39,494)	(40,955)	(155,070)	(192,345)	(61,719)	(1,150,534)	(1,131,985)	(95,670)	(52,815)	(325,587)	(457,181)	(79,592)
Anticipated Reserves at Year End		\$0	\$214,497	\$352,102	\$533,997	\$801,695	\$1,085,983	\$1,273,542	\$1,440,042	\$1,755,488	\$988,504	\$232,584	\$520,039	\$872,674	\$972,870	\$957,401	\$1,339,808
		(NOTE 5)															

(continued)		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Reserves at Beginning of Year		1,339,808	1,767,521	2,221,316	2,323,968	2,823,421	3,352,556	3,362,768	3,398,405	3,524,004	3,808,454	4,107,542	4,185,992	4,510,092	4,528,410	2,443,289	
Total Recommended Reserve Contributions		447,400	464,000	481,200	499,000	517,500	536,600	556,500	577,100	598,500	620,600	643,600	667,400	692,100	717,700	744,300	
Estimated Interest Earned, During Year		41,390	53,132	60,544	68,564	82,265	89,449	90,060	92,208	97,670	105,442	110,471	115,833	120,394	92,864	38,871	
Anticipated Expenditures, By Year		(61,077)	(63,337)	(439,092)	(68,110)	(70,630)	(615,837)	(610,923)	(543,709)	(411,720)	(426,954)	(675,620)	(459,133)	(794,176)	(2,895,685)	(2,751,510)	
Anticipated Reserves at Year End		\$1,767,521	\$2,221,316	\$2,323,968	\$2,823,421	\$3,352,556	\$3,362,768	\$3,398,405	\$3,524,004	\$3,808,454	\$4,107,542	\$4,185,992	\$4,510,092	\$4,528,410	\$2,443,289	\$474,950	(NOTES 4&5)

Explanatory Notes:

- 1) Year 2025 ending reserves are projected by Management and the Board as of December 31, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves
- 4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

FIVE-YEAR OUTLOOK

**Silverado
Community Development District**
Zephyrhills, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030
<u>Property Site Elements</u>							
4.020	Asphalt Pavement, Patch Repairs			97,369			
4.140	Concrete Sidewalks, Partial		35,416	36,726	38,085	39,494	40,955
<u>Clubhouse Elements</u>							
5.790	Walls, Stucco, Paint Finishes and Capital Repairs	14,550					
<u>Pool Elements</u>							
6.600	Mechanical Equipment, Phased		12,444				
6.800	Pool Finish, Plaster				70,924		
Reserve Study Update with Site Visit				4,947			
Anticipated Expenditures, By Year (\$390,910 over 5 years)		14,550	47,860	139,042	109,009	39,494	40,955

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Property Site Elements

Asphalt Pavement

Line Items: 4.020 and 4.040

Quantity: Approximately 69,650 square yards at the streets

History:

- Repaving: Original
- Repairs: Original

Condition: Good to fair overall with isolated cracks evident.



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement cracks

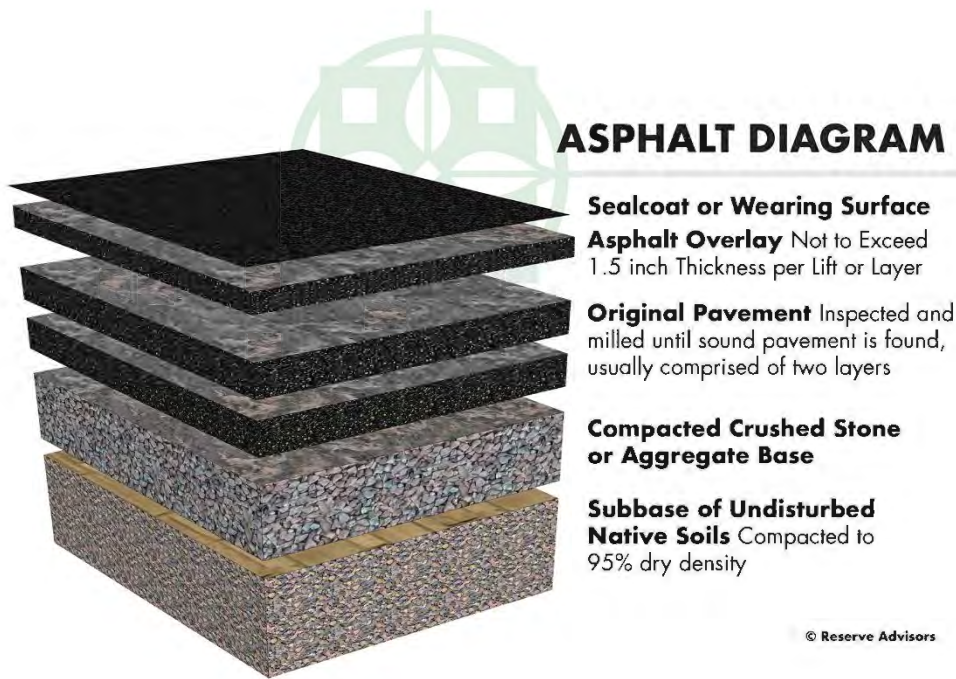


Pavement cracks

Useful Life: 15- to 20-years with the benefit of crack repairs events every three- to five-years

Component Detail Notes: Proposals should include mechanically routing and filling all cracks with hot emulsion. Crack repair minimizes the chance of the cracks transmitting through the pavement.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Silverado:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Silverado.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Catch Basins

Line Item: 4.100

Quantity: 75 catch basins¹

History: Original

Condition: Good overall

¹ We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.



Catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Gutters

Line Item: 4.110

Quantity: Approximately 51,400 linear feet

Condition: Good to fair overall with isolated cracks evident.



Concrete gutter



Concrete cracks

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 15,420 linear feet of gutters, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 284,600 square feet

Condition: Good to fair overall with isolated cracks evident.



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Sidewalk cracks



Sidewalk cracks

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:

- Inspect and repair major cracks, spalls and trip hazards
- Mark with orange safety paint prior to replacement or repair
- Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 85,380 square feet of concrete sidewalks, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Fence, Aluminum, Playground

Line Item: 4.200

Quantity: Approximately 340 linear feet at the playground

History: Original to 2018

Condition: Good to fair overall with isolated fence lean evident.



Aluminum fence



Fence leaning section

Useful Life: Up to 25 years (The useful life of the finish is indeterminate. Future updates of this Reserve Study will again consider the need to refinish the railings based on condition.)

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fence, Chain Link

Line Item: 4.220

Quantity: Approximately 1,330 linear feet at the dog park

History: Original

Condition: Good overall



Chain link fence



Chain link fence

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fence, Vinyl, Split Rail

Line Item: 4.286

Quantity: Approximately 450 linear feet at the entrance

History: Original

Condition: Good to fair overall with isolated paint finish deterioration evident.



Vinyl split rail fence



Fence finish deterioration

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Pumps

Line Item: 4.410

Quantity: Three each

History: Original

Condition: Reported satisfactory without operational deficiencies



Irrigation pump

Useful Life: Up to 20 years

Preventative Maintenance Notes: The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Replacement

Line Item: 4.420

Quantity: Approximately 2,760,000 square feet located at the entrance, clubhouse and common areas.

History: Original

Condition: Satisfactory operational condition and Management and the Board does not report any deficiencies

Useful Life: Up to and sometimes beyond 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Silverado should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs
 - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Item: 4.620

Quantity: Approximately 1,900 square feet at the entrance to the property

History: Original

Condition: Good to fair overall with isolated settlement evident.



Masonry pavers overview



Paver cracks

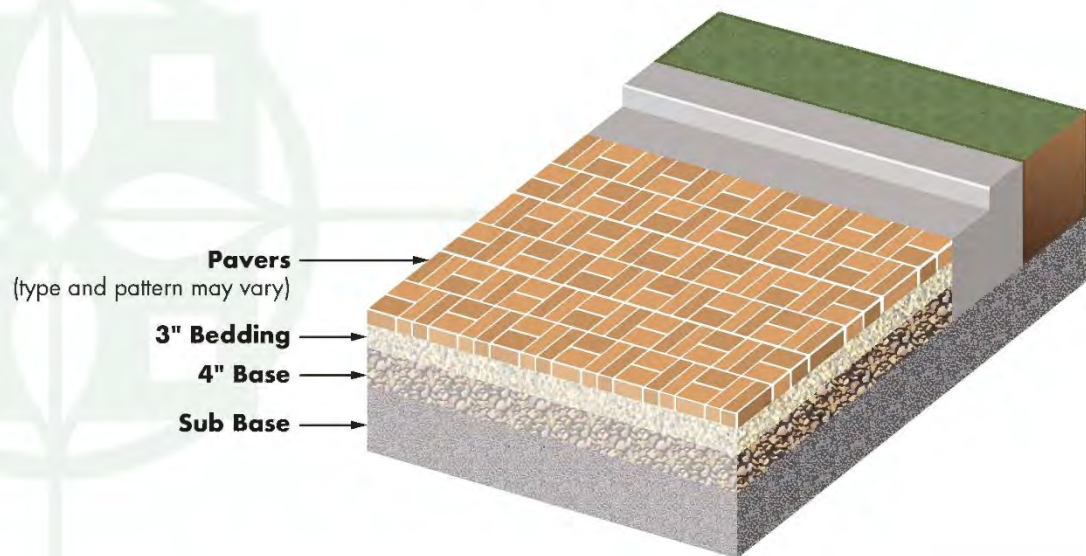


Paver settlement

Useful Life: 15- to 20-years for pavers with vehicular traffic

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Silverado:

MASONRY PAVER DIAGRAM



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:

- Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
- Re-set and/or reseal damaged pavers as necessary
- Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the Association conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Playground Equipment

Line Items: 4.660 and 4.661

Quantity: Playground equipment includes the following elements:

- Playsets
- Safety surface
- Shade structure

History: Original to 2018

Condition: Good to fair overall with equipment finish deterioration and rust evident.



Playground equipment overview



Playground equipment overview



Equipment finish deterioration



Shade structure overview



Rust at shade structure

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose connections and fasteners or damaged elements
 - Inspect for safety hazards and adequate coverage of ground surface cover

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface.

Ponds, Erosion Control

Line Item: 4.710

Quantity: Approximately 27,300 linear feet of natural vegetation shorelines

History: Management and the Board inform us the Association plans to conduct shoreline remediation in the near term due to construction defects. We are informed this project will be funded outside reserves

Condition: Fair overall with minor shoreline erosion evident.



Pond overview



Pond overview



Pond overview



Pond overview



Pond overview



Pond shoreline



Minor shoreline erosion



Pond overview



Pond shoreline



Shoreline remediation at pond control structure

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures. Based on the Association's reported history and issues with the pond shorelines we recommend the Association conduct erosion control measures every five- to seven-years. Future updates of this study will reevaluate the frequency of erosion control events

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shorelines will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan to install a combination of plantings and rip rap around the ponds along 2,050 linear feet, or approximately eight percent (7.5%), of the shorelines per event.

Signage

Line Item: 4.800

Quantity: The property identification signage includes the following elements:

- Metal roofing
- Light Fixtures
- Letters
- Masonry

History: Original

Condition: Good overall



Entrance monument

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repairs to the masonry and replacement of the remaining components listed above.

Clubhouse Elements

Rest Rooms

Line Item: 5.580

Quantity: The rest room components include:

- Paint floor coverings
- Tile wall coverings and paint finishes
- Paint finishes at the ceilings
- Light fixtures
- Plumbing fixtures

History: Original to 2018

Condition: Good overall



Rest room overview

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof, Asphalt Shingles

Line Item: 5.600

Quantity: Approximately 60 squares²

² We quantify the roof area in squares where one square is equal to 100 square feet of surface area.

History: Original to 2018

Condition: Good overall with weathering evident from our visual inspection from the ground. Management and the Board does not report a history of leaks.



Clubhouse asphalt shingle roof



Clubhouse asphalt shingle roof



Clubhouse asphalt shingle roof (note weathering)



Clubhouse asphalt shingle roof

Useful Life: 12- to 18-years

Component Detail Notes: Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

Preventative Maintenance Notes: We recommend the Association maintain a service and inspection contract with a qualified professional and record all documentation of

repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As-needed:
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Stucco

Line Item: 5.790

Quantity: Approximately 9,700 square feet of the clubhouse exterior

History: Original to 2018

Condition: Good overall



Stucco wall finishes



Stucco wall finishes



Stucco wall finishes



Stucco wall finishes

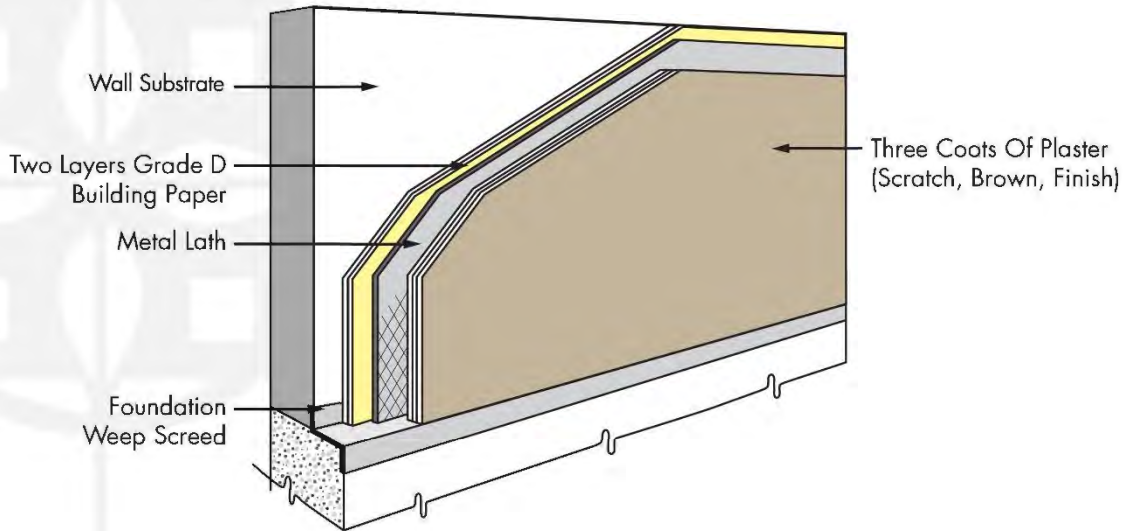


Stucco wall finishes

Useful Life: We recommend inspections, repairs and paint finish applications every five-to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Silverado:

STUCCO DETAIL



© Reserve Advisors

Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

Pool Elements



Pool area overview

Deck, Pavers

Line Item: 6.200

Quantity: Approximately 6,190 square feet

History: Original to 2018

Condition: Good to fair overall with isolated evident.



Paver pool deck overview



Paver pool deck overview



Paver pool deck overview



Dislodged pavers

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and significant paver spall
 - Reset and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association fund interim inspections, partial replacements and repairs through the operating budget.

Fence, Aluminum

Line Item: 6.400

Quantity: Approximately 380 linear feet

History: Original to 2018

Condition: Good to fair overall with isolated damage evident.



Aluminum pool fence



Fence damage

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 6.600

Quantity: The mechanical equipment includes the following:

- Automatic chlorinator and controls
- Electrical panel
- Interconnected pipe, fittings and valves
- Pumps, filter, and heater

History: Original to 2018

Condition: Reported satisfactory without operational deficiencies



Pool mechanical equipment

Useful Life: Up to 15 years

Preventative Maintenance Notes: The informs us preventative maintenance is conducted on a regular basis. We recommend the Association maintain a maintenance contract with a qualified professional and follow the manufacturer's specific recommended maintenance and local, state and/or federal inspection guidelines.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the *Reserve Expenditures* table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to fifty percent (50%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

Quantity: 2,650 square feet of plaster based on the horizontal surface area and approximately 260 linear feet of tile

History:

- Plaster finish: Original to 2018
- Tile: Original to 2018

Condition: Fair overall with isolated discoloration and chips evident.



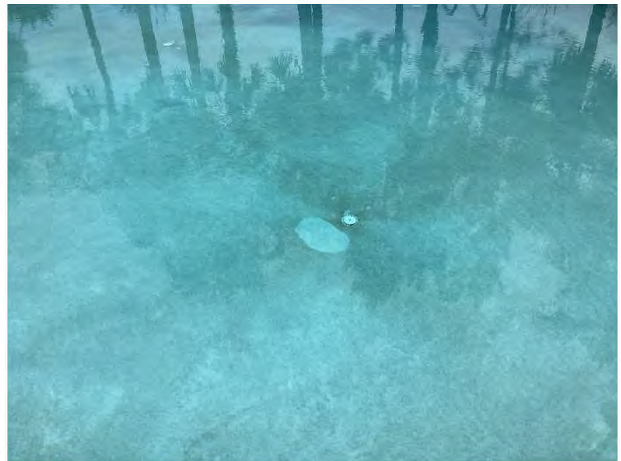
Pool plaster overview



Pool plaster finish with tile perimeter



Plaster chips



Plaster discoloration

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
 - Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
 - Test handrails and safety features for proper operation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for full tile replacement every other plaster replacement event. Removal and replacement of the finish provides the opportunity to inspect the pool structure and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structure, we recommend the Association budget for the following:

- Removal and replacement of the plaster finish
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Silverado can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Zephyrhills, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Silverado and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

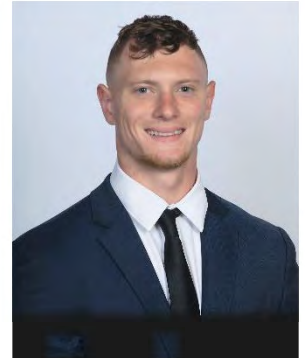
We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

TAYLOR J. BLEISTEIN, RS**Responsible Advisor****CURRENT CLIENT SERVICES**

Taylor Bleistein, a Mechanical Engineer, is an Advisor for **Reserve Advisors**. Mr. Bleistein is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Taylor Bleistein demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Skypoint Condominium Association This 32 story high-rise in Tampa, Florida was constructed in 2007 and contains 404 units. The condominium maintains four traction elevators, a generator, domestic water and fire pumps, and a fire suppression system, as well as an elevated pool structure which sits atop a seven story garage. The condominium also maintains the curtain wall façade and waterproofing of cantilevered concrete balconies

The Bellamy on Bayshore Owners Association This 20 story high-rise in Tampa, Florida was constructed in 2006 and contains 64 units. The condominium maintains domestic water and fire pumps, traction elevators, a generator and curtain wall sealants and gaskets. The condominium also maintains an extensive elevated pool and plaza deck structure with planters, courtyards with an underlying waterproof membrane protecting the three story garage below

Bayway Isles Point Brittany Four Condominium Corporation A 19 story coastal high-rise located in St. Petersburg, Florida. This 178 unit condominium was constructed in 1970 and consists of traction elevators, domestic water and fire pumps, concrete aggregate panels and retaining brackets, and gemstone water proof coatings on the concrete breezeways

Bayshore Regency Condominium Association Located in Tampa, Florida, this 21 story high-rise constructed in 1988 contains 33 units. The condominium maintains central HVAC cooling and heating system which contains two boilers and a cooling tower. The condominium also maintains an elevated pool and plaza deck structure which contains, planters, a clubhouse and a tennis court which sit atop the multi-story garage.

Orange Acres Ranch Homeowners Association Located in Lake Wales, Florida; this 114 unit co-operative was built in 1985 and converted to a co-operative in 2007. The co-operative maintains a domestic water treatment system which includes water softeners, hydropneumatics storage tanks, valves, and well pumps. The co-operative also maintains a wastewater treatment plant with drainage fields, as well as a clubhouse and pool area.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mr. Bleistein successfully completed the bachelors program in Mechanical Engineering from Hanover College

EDUCATION

Hanover College - B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

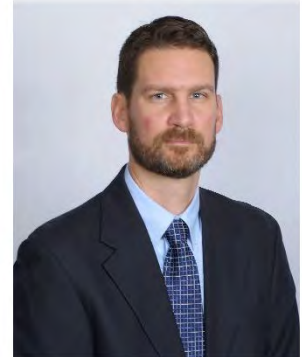
Reserve Specialist (RS) - Community Associations Institute

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Silverado responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Silverado responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase 1 report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA**.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.