

SILVERADO

**COMMUNITY DEVELOPMENT
DISTRICT**

June 22, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

June 15, 2023

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 June 22, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Amenity Center Related Proposals
 - A. Clean Up
 - B. Motion Sensor Lighting
 - C. Pool Tile Repairs
4. Consideration of Proposals
 - A. Mailbox Coverings [With and Without Lighting]
 - B. Pet Waste Removal
5. Ratification Items
 - A. Juniper Landscaping, Proposal No. 219173 for Clock 1 Diagnose
 - B. Juniper Landscaping, Proposal No. 221136 for Wire Replacement [Irrigation]
6. Discussion: Fiscal Year 2024 Budget
7. Acceptance of Unaudited Financial Statements as of May 31, 2023
8. Approval of May 25, 2023 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk*

ATTENDEES:

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

NOTE: Meeting Time

- B. District Engineer: *Stantec*
- C. Operations Manager: *Access Management*
- D. District Manager: *Wrathell, Hunt & Associates, LLC*
- NEXT MEETING DATE: July 27, 2023 at 6:00 PM

○ QUORUM CHECK

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

10. Public Comments

11. Adjournment

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

Sincerely,



Cindy Carbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 131 733 0895

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3C

For Immediate Financing Approval
Apply on line @
www.sqwimmingpool.com/financing/
or
www.hfsfinancial.net/promo/FLAPoolsIncFL



FLA POOLS INC
1212 N. Parsons Ave. Brandon FL. 33510
813 839-7665 - Fax 813-SWIM (7946)
CPCI457671
www.flapools.com

Remodel Proposal

6/15/2023

Proposal Good For 14 Days

Proposal For

Customer Name: Silverado Ranch North CDD

Address : 6270 Silverado Ranch Blvd.

City State Zip Zephyrhills FL

E-Mail:

Phone:

HOA Approval Needed No

Sales Representative Tonya Stephens

Total Draw Schedule

\$5,500.00 Tax Included

\$5,500.00 Start of Work

\$0.00

\$0.00

\$0.00

\$0.00

Approximately 2 to 12 weeks of construction.

Engineered Plans and Necessary Permits if Required.

Interior preparation: under cut tile (unless replacing the tile) around the pool perimeter.

cut around all fixtures and water proof around all prepped openings.

Delamination: 10 percent delamination is part of the price any more than that will result in additional charges.

Start up of pool with chemicals.

Complete clean up of site.

Child Safety: In accordance with state law one of the following choices need to be made.

Pool Safety Fence. 4 ft tall mesh fence.

Please note: Customer is responsible for access and removal of any fences, bushes, trees or other obstacles and rerouting of underground sprinkler system after project is done. Customer is responsible for any additional cost incurred due to underground obstacles, such as utilities rock, or water.

We appreciate your interest in FLA Pools, Thank you for the consideration. Should you have questions, please feel free to call me or the office. Please let me know when you are ready to proceed.

Well Points: If after starting your job it is determined that ground water control is needed you will need well points. The cost of well points are 350.00 each and 4 will be the minimum.

Thank you!

Sincerely,

Tonya Stephens

Site Conditions:

Paver Removal	500 Sq. Ft.		\$3,500.00
Put Pavers back	1 Included	Pick up pavers, level the ground and replace the pavers	
Repair broken Tiles	1 Included		\$2,000.00
No diving/ 3 ft markers	1 Included	Remove broken tiles and replace, fix/replace depth markers	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5A



Proposal

Proposal No.: 219173

Proposed Date: 05/25/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Clock 1 diagnose

The irrigation well and controller #1 has been repaired and is now operational. We were able to perform a full inspection on the system. Below is a list of zones that need further attention.

Clock 1

There are 9 zones that are not having a response and need to be diagnosed for repairs.

- zone 1
- zone 5
- zone 10
- zone 12
- zone 24
- zone 29
- zone 30
- zone 31
- zone 32

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Control Components					\$1,500.00
Diagnose Division Labor	20.00	HR	\$75.00	\$1,500.00	
Fuel Surcharge 3.0%					\$45.00
Fuel Surcharge	1500.00	EA	\$0.03	\$45.00	
				Total:	\$1,545.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Thomas J. Smith

Signature - Representative

5/26/23

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5B



Proposal

Proposal No.: 221136

Proposed Date: 06/12/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	wire replacement for irrigation

200' of 2 wire needs replacing on inside sidewalk on Silverado Ranch Blvd , exit side Delta Gold Ct from 1st tree wire valve box to valve 29 marked with a purple flag.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Control Components					\$1,722.85
Maintenance Division Labor	20.00	HR	\$75.00	\$1,500.00	
Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 500 ft. (Sold per ft.)	200.00	FT	\$1.11	\$222.85	
Fuel Surcharge 3.0%					\$51.69
Fuel Surcharge	1722.85	EA	\$0.03	\$51.69	
Total:					\$1,774.54

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

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

Alessandra F. Gormley

June 13, 2023

Signature (Owner/Property Manager)

Date

Alessandra F. Gormley - Access Management as Field Ops

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

EXPENDITURES

Professional & administration

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

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

EXPENDITURES (continued)

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

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

EXPENDITURES (continued)

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

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

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

Silverado
Community Development District
Series 2016A-1

Debt Service Schedule

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

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

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

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

Debt Service Schedule

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

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

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

Silverado

Community Development District

Special Assessment Bonds, Series 2018A-1

Debt Service Schedule

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

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

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

Silverado

Community Development District

Special Assessment Bonds, Series 2018A-2

Debt Service Schedule

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

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

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

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
ASSETS							
Cash	\$ 639,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639,827
Investments							
Revenue	-	79,198	87,315	108,626	58,847	-	333,986
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Due from Developer	1,375	-	-	-	-	-	1,375
Due from general fund	-	141	133	359	282	66,995	67,910
Utility deposit	2,881	-	-	-	-	-	2,881
Total assets	<u>\$ 644,083</u>	<u>\$134,759</u>	<u>\$140,773</u>	<u>\$181,060</u>	<u>\$311,767</u>	<u>\$ 66,995</u>	<u>\$ 1,479,437</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 27,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,366
Due to debt service fund 2016A-1	141	-	-	-	-	-	141
Due to debt service fund 2017A-1	133	-	-	-	-	-	133
Due to debt service fund 2018A-1	359	-	-	-	-	-	359
Due to debt service fund 2018A-2	282	-	-	-	-	-	282
Due to capital projects fund 2018	66,995	-	-	-	-	-	66,995
Accrued taxes payable	275	-	-	-	-	-	275
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>105,923</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>105,923</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	1,375	-	-	-	-	-	1,375
Total deferred inflows of resources	<u>1,375</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,375</u>
FUND BALANCES							
Restricted for							
Debt service	-	134,759	140,773	181,060	311,767	-	768,359
Capital projects	-	-	-	-	-	66,995	66,995
Assigned							
Working capital	193,064	-	-	-	-	-	193,064
Unassigned	343,721	-	-	-	-	-	343,721
Total fund balances	<u>536,785</u>	<u>134,759</u>	<u>140,773</u>	<u>181,060</u>	<u>311,767</u>	<u>66,995</u>	<u>1,372,139</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 644,083</u>	<u>\$134,759</u>	<u>\$140,773</u>	<u>\$181,060</u>	<u>\$311,767</u>	<u>\$ 66,995</u>	<u>\$ 1,479,437</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
General fund revenues	\$ -	\$ 718,018	\$ 724,358	99%
Developer funding	1,418	8,127	-	N/A
Total revenues	<u>1,418</u>	<u>726,145</u>	<u>724,358</u>	100%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,938	6,028	6,450	93%
Management consulting services	4,000	32,000	48,000	67%
Printing & Binding	42	333	500	67%
Telephone	17	133	200	67%
Other current charges	-	215	500	43%
Auditing services	-	-	3,350	0%
Postage	19	64	500	13%
Insurance	-	5,988	7,900	76%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	936	1,500	62%
Engineering	-	7,350	7,000	105%
Legal	2,481	17,482	25,000	70%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting Room Rental	20	810	-	N/A
Security patrol	-	339	-	N/A
Debt administration				
Dissemination agent	250	2,000	3,000	67%
DSF Accounting	458	3,667	5,500	67%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>9,225</u>	<u>82,481</u>	<u>129,570</u>	64%
Field operations				
Physical environment expenditures				
Streetpole lighting	6,515	53,606	99,600	54%
Electricity (irrigation & pond pumps)	345	2,201	3,600	61%

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

	Current Month	Year to Date	Budget	% of Budget
Landscaping maintenance	-	105,690	243,470	43%
Landscape replenishment	-	600	5,000	12%
Palms & tree trimming	-	613	15,000	4%
Irrigation maintenance	-	3,483	5,000	70%
Pond maintenance	2,721	25,999	35,000	74%
Bush hog mowing	-	-	6,000	0%
Fertilizer & mulch	-	15,415	20,880	74%
Property insurance	-	14,277	14,933	96%
Solid waste disposal	-	177	-	N/A
Comprehensive field tech services	-	7,200	14,400	50%
Field ops accounting	417	3,333	5,000	67%
Pet waste removal	241	1,619	2,100	77%
Signage	-	3,507	-	N/A
Wetland Maintenance	-	-	8,200	0%
Amenity center				
Pool service contract	1,150	9,200	17,600	52%
Pool maintenance & repairs	-	2,041	2,000	102%
Pool permit	-	-	275	0%
Flood insurance	-	-	2,800	0%
Cleaning & maintenance	1,000	14,000	14,140	99%
Internet	148	1,146	1,464	78%
Electricity	1,149	7,014	10,620	66%
Water	368	3,710	2,400	155%
Pest control	120	840	1,440	58%
Camera monitoring	189	4,209	3,600	117%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Holiday Decorations	-	675	-	N/A
Miscellaneous repairs & maintenance	2,500	4,355	10,000	44%
Total field operations	<u>16,863</u>	<u>284,910</u>	<u>550,522</u>	52%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	-	14,358	15,091	95%
Total other fees & charges	<u>-</u>	<u>14,358</u>	<u>15,266</u>	94%
Total expenditures	<u>26,088</u>	<u>381,749</u>	<u>695,358</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	24,172 (24,670)	344,396	29,000	
Fund balances - beginning	<u>561,455</u>	<u>192,389</u>	<u>182,585</u>	
Fund balance - ending				
Assigned				
Working capital	193,064	193,064	193,064	
Unassigned	343,721	343,721	18,521	
Fund balances - ending	<u>\$ 536,785</u>	<u>\$ 536,785</u>	<u>\$ 211,585</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 57,278	\$ 57,784	99%
Interest	562	3,315	-	N/A
Total revenues	<u>562</u>	<u>60,593</u>	<u>57,784</u>	105%
EXPENDITURES				
Debt service				
Interest	20,850	42,210	42,660	99%
Principal	-	12,000	12,000	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>20,850</u>	<u>59,210</u>	<u>54,660</u>	108%
Other fees & charges				
Tax collector	-	1,145	1,204	95%
Total other fees and charges	<u>-</u>	<u>1,145</u>	<u>1,204</u>	95%
Total expenditures	<u>20,850</u>	<u>60,355</u>	<u>55,864</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	(20,288)	238	1,920	
Fund balances - beginning	155,047	134,521	142,608	
Fund balances - ending	<u>\$ 134,759</u>	<u>\$ 134,759</u>	<u>\$ 144,528</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017A-1 BONDS
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ 53,983	\$ 54,460	99%
Interest	577	3,393	-	N/A
Total revenues	<u>577</u>	<u>57,376</u>	<u>54,460</u>	105%
EXPENDITURES				
Debt service				
Interest	18,650	37,550	37,800	99%
Principal	-	10,000	10,000	100%
Total debt service	<u>18,650</u>	<u>47,550</u>	<u>47,800</u>	99%
Other fees & charges				
Tax collector	-	1,079	1,135	95%
Total other fees and charges	<u>-</u>	<u>1,079</u>	<u>1,135</u>	95%
Total expenditures	<u>18,650</u>	<u>48,629</u>	<u>48,935</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(18,073)	8,747	5,525	
Fund balances - beginning	158,846	132,026	131,174	
Fund balances - ending	<u>\$ 140,773</u>	<u>\$ 140,773</u>	<u>\$ 136,699</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ 145,928	\$ 147,217	99%
Interest	842	4,607	-	N/A
Total revenues	<u>842</u>	<u>150,535</u>	<u>147,217</u>	102%
EXPENDITURES				
Debt service				
Interest	52,200	105,275	105,275	100%
Principal	-	35,000	35,000	100%
Total debt service	<u>52,200</u>	<u>140,275</u>	<u>140,275</u>	100%
Other fees & charges				
Tax collector	-	2,918	3,067	95%
Total other fees and charges	<u>-</u>	<u>2,918</u>	<u>3,067</u>	95%
Total expenditures	<u>52,200</u>	<u>143,193</u>	<u>143,342</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(51,358)	7,342	3,875	
Fund balances - beginning	232,418	173,718	169,615	
Fund balances - ending	<u>\$ 181,060</u>	<u>\$ 181,060</u>	<u>\$ 173,490</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ 114,615	\$ 115,623	99%
Interest	1,375	8,105	-	N/A
Total revenues	<u>1,375</u>	<u>122,720</u>	<u>115,623</u>	106%
EXPENDITURES				
Debt service				
Interest	43,450	86,900	86,900	100%
Principal	25,000	25,000	25,000	100%
Total debt service	<u>68,450</u>	<u>111,900</u>	<u>111,900</u>	100%
Other fees & charges				
Tax collector	-	2,292	2,409	95%
Total other fees and charges	<u>-</u>	<u>2,292</u>	<u>2,409</u>	95%
Total expenditures	<u>68,450</u>	<u>114,192</u>	<u>114,309</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(67,075)	8,528	1,314	
Fund balances - beginning	378,842	303,239	301,759	
Fund balances - ending	<u>\$ 311,767</u>	<u>\$ 311,767</u>	<u>\$ 303,073</u>	

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

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

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on May 25, 2023 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

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

Also present were:

Jamie Sanchez	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Meredith Hammock	District Counsel
Alex Gormley	Access Management
Angel Rivera	Juniper Landscaping of Florida, LLC (Juniper)
Bill Thagard	Resident
Tabatha Castro	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m. Supervisors Chamoff, O’Neal, Alexander and Smith were present. Supervisor Ozorowsky was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law;

40 **Addressing Transmittal, Posting and**
41 **Publication Requirements; Addressing**
42 **Severability; and Providing an Effective**
43 **Date**
44

45 Ms. Sanchez presented Resolution 2023-05.

46 Ms. Sanchez and Ms. Gormley reviewed the proposed Fiscal Year 2024 budget,
47 highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year
48 2023 budget, and explained the reasons for any changes. The primary changes, year-over-year
49 were increases in the Supervisors fees, Engineering and Amenity Manager line items, along with
50 numerous line item increases and additions under Field Operations.

51 A Board Member voiced his opinion that the \$25,300 “Amenity Manager” line item is
52 not necessary, as the HOA should be involved and parents should monitor their children.

53 Regarding whether the HOA can staff a CDD amenity, Ms. Hammock stated it would
54 require an agreement whereby the CDD authorizes the HOA do so or the CDD could cost-share
55 the expense; there are options.

56 It was noted that the purpose today is to set the maximum potential budget but the
57 budget can be lowered prior to adoption but it cannot increase from the amount set today;
58 therefore, it is better to budget higher.

59 The following changes were made to the proposed Fiscal Year 2024 budget:

60 Page 1: Delete “Amenity manger” budgeted amount

61 Page 2: Increase “Irrigation maintenance” to \$25,000

62 Page 2: Reduce “Pool resurfacing” from \$54,000 to \$20,000

63 Page 2: Increase “Pool furniture” from \$10,000 to \$12,000

64 Page 2: Delete “Holiday decorations” budgeted amount

65 Discussion ensued regarding the various line items, dissatisfaction with the level of
66 service for certain line items, future major expenses, building fund balance/reserves, whether
67 to and/or when to have the District Engineer perform an inspection and create a report of the
68 CDD’s assets, the potential percentage assessment increase year-over-year, etc.

69 Ms. Hammock stated that the version of Resolution 2023-05 included in the agenda is
70 the type that would be used if the assessments were remaining the same; however, since the
71 assessments will increase, a different type of Resolution is necessary.

72 The new version of Resolution 2023-05 that Ms. Hammock will provide to Management
73 is titled:

74 "A Resolution of the Board of Supervisors of the Silverado Community
75 Development District Approving a Proposed Budget for Fiscal Year 2023/2024;
76 Declaring Special Assessments to Fund the Proposed Budget Pursuant to
77 Chapters 190, and 197, Florida Statutes; Setting Public Hearings; Addressing
78 Publication; Addressing Severability; and Providing an Effective Date"

79 The new Resolution 2023-05 will include the following:

- 80 ➤ Sets forth that the CDD is declaring the new, increase in assessments.
- 81 ➤ Sets the Public Hearings for the budget and the assessment increase.
- 82 ➤ Authorizes District Management to send the required Mailed Notice of the increase to
83 all property owners.

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85 **On MOTION by Ms. O’Neal and seconded by Mr. Chamoff, with all in favor,**
86 **Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024, as**
87 **amended, Declaring Special Assessments to Fund the Proposed Budget**
88 **Pursuant to Chapters 190, and 197, Florida Statutes; Setting Public Hearings on**
89 **August 24, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110**
90 **South Avenue (Depot Park), Zephyrhills, Florida 33542; Addressing Publication;**
91 **Addressing Severability; and Providing an Effective Date, was adopted.**

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94 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06,
Designate Date, Time and Place of Public
Hearing and Authorization to Publish
Notice of Such Hearing for the Purpose of
Adopting Restated Rules of Procedure; and
Providing an Effective Date**

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101 Ms. Sanchez presented Resolution 2023-06.

102 Ms. Hammock stated that the CDD adopted Rules of Procedure several years ago but
103 they cannot be found; therefore, they will adopt Restated Rules of Procedure.

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On MOTION by Mr. Smith and seconded by Ms. O’Neal, with all in favor, Resolution 2023-06, To Designate August 24, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542 as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date, was adopted.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

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Ms. Sanchez presented Resolution 2023-07. Ms. Hammock stated that the CDD has essentially been operating under this process but this Resolution 2023-07 codifies the process. This is generally for emergency situations and all such expenses will be presented for ratification at the next meeting.

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On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Resolution 2023-07, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of

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Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

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Ms. Sanchez presented Resolution 2023-08. The following change was made to the Fiscal Year 2024 Meeting Schedule:

TIME: Change "6:00" to "5:00"

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Juniper Landscaping of Florida, LLC, Proposals**

- A. No. 213561 New Landscape at Main Entrance**
- B. No. 216573 Annual Season Change Out**
- C. Storm Readiness Plan**

These items were deferred to the October meeting.

EIGHTH ORDER OF BUSINESS **Consideration of Proposal for Wi-Fi at the Pool Area**

Ms. Sanchez stated this was previously approved but the proposal was not executed. A new proposal was received and will be executed by Mr. Smith.

NINTH ORDER OF BUSINESS **Consideration of Proposal for Monitoring and Reporting of Mitigation Areas A and B**

Ms. Sanchez presented the Clementi Environmental Consulting LLC proposal. This should be completed annually.

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On MOTION by Mr. Smith and seconded by Mr. Chamoff, with all in favor, the Clementi Environmental Consulting LLC Monitoring and Reporting of Mitigation Areas A and B proposal, in the amount of \$2,750, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

On MOTION by Mr. Smith and seconded by Mr. Chamoff, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 27, 2023 Regular Meeting Minutes

On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor, the April 27, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

There was nothing additional to report.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Access Management

Ms. Gormley stated that proposals for mailbox covers with lighting are pending from two vendors; this expense will be funded from the Construction Account. Ms. Sanchez stated that the District Engineer estimated the expense would likely deplete nearly all the remaining \$66,000 funds in the Construction Account. Proposals with and without lighting will be obtained.

It was noted that the bridge removal approved at the last meeting has not started; vendors were contacted. Ms. Hammock will resend the special Agreement needed for this.

210 Ms. Sanchez stated that a reimbursement check was received from Tampa Swap; she
211 will find out where the funds will be credited.

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

- 213 • **814 Registered Voters in District as of April 15, 2023**
- 214 • **NEXT MEETING DATE: June 22, 2023 at 6:00 PM**
- 215 ○ **QUORUM CHECK**

216

217 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

218

219 A Board Member asked the residents to comment on the budget discussion.

220 Resident Bill Thagard stated that he would like to see line items for roofing the Amenity
221 Center and for the roads.

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223 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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226 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**
227 **the meeting adjourned at 6:36 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2022 CANCELED	Regular Meeting	10:00 AM
November 29, 2022*	Landowners' Meeting & Regular Meeting	10:00 AM
January 27, 2023 <i>rescheduled to January 26, 2023</i>	Regular Meeting	10:00 AM
January 26, 2023¹	Regular Meeting	6:00 PM
February 24 2023 <i>rescheduled to February 23, 2023</i>	Regular Meeting	10:00 AM
February 23, 2023¹	Regular Meeting	6:00 PM
March 24, 2023 <i>rescheduled to March 23, 2023</i>	Regular Meeting	10:00 AM
March 23, 2023¹	Workshop	5:00 PM
March 23, 2023¹	Regular Meeting	5:00 PM**
April 28, 2023 <i>rescheduled to April 27, 2023</i>	Regular Meeting	10:00 AM
April 27, 2023¹	Regular Meeting	6:00 PM
May 26, 2023 <i>rescheduled to May 25, 2023</i>	Regular Meeting	10:00 AM
May 25, 2023¹	Regular Meeting	5:00 PM
June 23, 2023 <i>rescheduled to June 22, 2023</i>	Regular Meeting	10:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 22, 2023¹	Regular Meeting	6:00 PM
July 28, 2023 <i>rescheduled to July 27, 2023</i>	Regular Meeting	10:00 AM
July 27, 2023¹	Regular Meeting	6:00 PM
August 25, 2023 <i>rescheduled to August 24, 2023</i>	Public Hearing & Regular Meeting	10:00 AM
August 24, 2023¹	Regular Meeting	6:00 PM
September 22, 2023 <i>rescheduled to September 28, 2023</i>	Regular Meeting	10:00 AM
September 28, 2023¹	Regular Meeting	6:00 PM
CALL-IN NUMBER: 1-888-354-0094		
PARTICIPANT PASSCODE: 801 901 3513		

Exceptions:

**November meeting date changed to accommodate Thanksgiving Holiday*

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