

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

March 28, 2024

BOARD OF SUPERVISORS

WORKSHOP AGENDA

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

March 20, 2024

Board of Supervisors
Silverado Community Development District

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

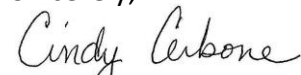
Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Workshop on March 28, 2024 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue, Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Remarks
3. Discussion: Budget
4. Discussion: CDD Budget
 - Silverado CDD Budget (*Fiscal Year 2024/2025*)
 - Board Member Comments
 - Public Comments
 - Board Member Comments
5. Public Comments: *non-agenda items*
6. Supervisors' Requests
7. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,


Cindy Cerbone
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
ADOPTED 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				Adopted 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				Adopted 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	Adopted 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				Adopted 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)	\$136,891	\$ 158,145	\$ 139,799	\$ 139,799	141,199
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					\$ 54,599

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	Adopted 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					<u>\$ 22,753</u>

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				Adopted 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				