

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

July 21, 2025

BOARD OF SUPERVISORS PUBLIC HEARINGS AND REGULAR MEETING AGENDA

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

July 14, 2025

Board of Supervisors
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold Public Hearings and a Regular Meeting on July 21, 2025 at 5:00 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. Open Items/Updates
 - Underwater Patch
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

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

NOTE: Meeting Location

6. Update: Fieldstone General Clean Up
7. Consideration of Proposals/Estimates/Quotes
 - A. Cooper Pools, Inc. Estimate No. 2025-323 [10" Slide Valve Repair Kit]
 - B. H2 Lagoon Solutions Quote for Filter Replacement Services
 - C. Florida Brothers Maintenance and Repair, LLC Estimate No. 1462 [Switch Replacement]
 - D. Pattie Electric Proposal 8397-101 [Switch Replacement & Overhead Lights Troubleshooting]
 - E. Young Cardinal Electric, LLC Service Proposal for Amenity Center Switch Replacement
8. Discussion: Reserve Study
9. Presentation of Superior Water Services, Inc., Waterway Management Report
10. Acceptance of Unaudited Financial Statements as of May 31, 2025
11. Approval of June 16, 2025 Regular Meeting Minutes
12. Board Member Comments
13. 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*
 - Discussion: Workshop Dates
 - UPCOMING MEETINGS
 - August 18, 2025 at 5:00 PM [Regular Meeting] *Train Depot*
 - September 15, 2025 at 5:00 PM [Workshop] *Alice Hall*
 - September 15, 2025 at 6:00 PM [Regular Meeting] *Alice Hall*

○ QUORUM CHECK

SEAT 1	LARRY CONWILL	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	THOMAS SMITH	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	LEE CHAMOFF	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	LUIS GONZALEZ	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	FRANCISCO ALEXANDER	☐ IN-PERSON	☐ PHONE	☐ NO

14. Public Comments

15. 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

4A

Serial Number
25-01292P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Silverado Board of Supervisors Meeting on July 21, 2025

in the Court, was published in said newspaper by print in the

issues of 6/27/2025, 7/4/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Lindsey Padgett

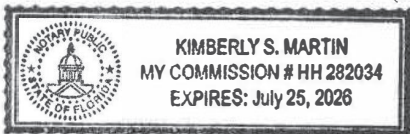
Sworn to and subscribed, and personally appeared by physical presence before me,

4th day of July, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTIONS, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: July 21, 2025
TIME: 5:00 p.m.
LOCATION: Zephyrhills Train Depot Museum
39110 South Avenue
Zephyrhills, Florida 33542

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 - September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 - September 30, 2026)**	Change in Annual Dollar Amount
SF 50'	145	1.00	\$1,819.14	\$2,242.80	\$423.66
SF 55'	96	1.10	\$2,001.03	\$2,467.08	\$466.03
SF 60'/65'	189	1.18	\$2,146.38	\$2,646.50	\$499.92

** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

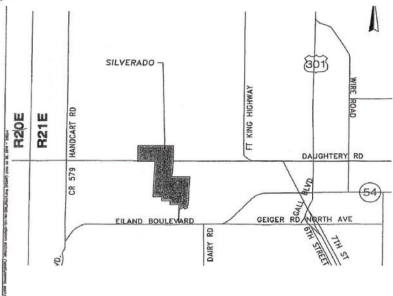
Additional Provisions

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jamie Sanchez
District Manager



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Silverado Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Silverado Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,410,329 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,035,245
DEBT SERVICE FUND (SERIES 2016 A-1)	\$57,784
DEBT SERVICE FUND (SERIES 2017 A-1)	\$54,460
DEBT SERVICE FUND (SERIES 2018 A-1)	\$147,217
DEBT SERVICE FUND (SERIES 2018 A-2)	\$115,623
TOTAL ALL FUNDS	\$1,410,329

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED this 21st day of July, 2025.

ATTEST:

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
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**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy - gross	\$ 861,581	\$ -	\$ -	-	\$ 1,062,234
Allowable discounts (4%)	(34,463)	-	-	-	(42,489)
Assessment levy - net	827,118	807,620	19,498	827,118	1,019,745
Miscellaneous	-	60	-	60	-
Total revenues	827,118	807,680	19,498	827,178	1,019,745
EXPENDITURES					
Professional & administration					
Supervisors' fees and FICA	12,918	4,091	8,827	12,918	12,918
Management	48,000	20,000	28,000	48,000	48,000
Audit	3,450	-	3,450	3,450	3,450
Legal - general	25,000	19,098	10,000	29,098	25,000
Engineering	10,000	5,814	4,186	10,000	10,000
Telephone	200	84	116	200	200
Postage	500	111	389	500	500
Insurance	7,000	7,558	-	7,558	8,000
Printing and binding	500	209	291	500	500
Legal advertising	1,500	116	1,384	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	564	1,000	1,564	1,500
Meeting room rental	720	-	720	720	720
Debt administration					
Trustee	16,080	4,256	11,824	16,080	16,080
DSF accounting	5,500	2,292	3,208	5,500	5,500
Dissemination agent	3,000	1,250	1,750	3,000	3,000
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Total professional & Administration	138,958	66,323	78,355	144,678	140,958
Field operations					
Comprehensive field tech services	15,120	6,300	8,820	15,120	15,120
Reserve study	10,000	3,100	6,900	10,000	-
Field ops accounting	6,000	2,500	3,500	6,000	6,000
Streetpole lighting	95,000	32,184	62,816	95,000	95,000
Electricity (irrigation & pond pumps)	4,134	1,237	2,897	4,134	4,134

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Water	6,672	1,902	4,770	6,672	6,672
Landscaping maintenance	205,192	90,356	114,836	205,192	248,722
Landscape replenishment	10,000	-	10,000	10,000	10,000
Palms & tree trimming	15,000	-	15,000	15,000	15,000
Irrigation maintenance	25,000	3,011	21,989	25,000	25,000
Pond maintenance	35,000	14,434	20,566	35,000	31,584
Fertilizer & mulch	20,800	-	20,800	20,800	20,800
Wetland maintenance	8,200	2,400	5,800	8,200	8,200
Storm readiness	5,000	-	11,200	11,200	5,000
Stormwater Repair & Maintenance	-	53,178	59,961	113,139	50,000
Solid waste disposal	540	264	276	540	540
Pet waste removal	3,000	965	2,035	3,000	3,000
Property insurance	30,000	23,348	6,652	30,000	26,000
Signage	1,000	3,887	-	3,887	3,500
<i>Amenity center</i>					
Pool service contract	23,850	6,250	17,600	23,850	23,850
Pool maintenance & repairs	8,500	459	8,041	8,500	8,500
Pool resurfacing	20,000	-	20,000	20,000	50,000
Pool furniture	12,000	-	12,000	12,000	25,000
Pool permit	275	-	275	275	275
Cleaning & maintenance	7,200	5,000	2,200	7,200	7,200
Internet	2,150	789	1,361	2,150	2,150
Electricity	12,500	8,953	12,547	21,500	21,500
Pest control	1,320	550	770	1,320	1,320
Camera monitoring	3,600	1,090	2,510	3,600	3,600
Refuse service	200	-	200	200	200
Holiday decorations	6,000	5,500	-	5,500	15,000
Contingency	37,500	518	36,982	37,500	60,000
Miscellaneous repairs & maintenance	40,000	1,167	38,833	40,000	80,000
Total field operations	670,753	269,342	532,137	801,479	872,867
Other fees and charges					
Property appraiser	175	-	175	175	175
Tax collector	17,232	16,137	1,095	17,232	21,245
Total other fees and charges	17,407	16,137	1,270	17,407	21,420
Total expenditures	827,118	351,802	611,762	963,564	1,035,245
Excess/(deficiency) of revenues over/(under) expenditures	-	455,878	(592,264)	(136,386)	(15,500)
Fund balance - beginning (unaudited)	314,334	460,518	916,396	460,518	324,132
Fund balance - ending (projected)					
Assigned					
Working capital	234,530	227,821	227,821	227,821	278,311
Unassigned	79,804	688,575	96,311	96,311	30,321
Fund balance - ending (projected)	\$ 314,334	\$ 916,396	\$ 324,132	\$ 324,132	\$ 308,632

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

EXPENDITURES

Professional & administration

Supervisors' fees and FICA	\$ 12,918
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of	
Management	48,000
Wrathell, Hunt and Associates, LLC specializes in managing community development	
Audit	3,450
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Legal - general	25,000
Provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	10,000
Provides a broad array of engineering, consulting and construction services to the Districts, which assists in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the District's facilities.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	8,000
General Liability Insurance	-
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
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	1,500
Miscellaneous, automated AP routing unforeseen costs incurred throughout the year.	
Debt administration	
Trustee	16,080
Annual fee paid to U.S. Bank for the services provided as trustee, paying agent and registrar.	
DSF accounting	5,500
Dissemination agent	3,000

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

EXPENDITURES (continued)

Arbitrage rebate calculation	3,000
To ensure the District's compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Field operations	
Comprehensive field tech services	15,120
Reserve study	-
Field ops accounting	6,000
Streetpole lighting	95,000
District has currently 236 fixtures and 236 poles. Acct 9824 phases 3 and 4. Acct 9215 phases 6,8, and 9A. Acct 0215 phase 1. Acct 0835 phase 5B. Account 9025 phase 11. Accot 9405 phase 7. Acct 9596 phase 5A. Acct 9976 phase 10.	
Electricity (irrigation & pond pumps)	4,134
6285 & 6010 Silverado Ranch Blvd well electricity, approximately \$300 per month.	
Water	6,672
6270 Silverado Ranch Pump Station. Average bill was \$85 monthly	
Landscaping maintenance	248,722
Base Price of \$205,192 is inclusive of fertilization.	
Landscape replenishment	10,000
Proposed number includes seasonal plant rotations throughout the year.	
Palms & tree trimming	15,000
Palm fronds cut back and seed pod removal.	
Irrigation maintenance	25,000
As needed repairs and maintenance (estimate)	
Pond maintenance	31,584
Ponds 1 - 24 at \$2632 monthly + additional maintenance	
Fertilizer & mulch	20,800
Pinestraw is \$12 a bale.	
Wetland maintenance	8,200
Herbicide treatment of both mitigation areas, removal of dead vegetation, plant installation, annual reporting, and monthly maintenance for at least one year.	
Storm readiness	5,000
Stormwater Repair & Maintenance	50,000
Solid waste disposal	540
Pet waste removal	3,000
Pick up and maintenance of 7 pet waste stations.	
Property insurance	26,000
Signage	3,500
Amenity center	
Pool service contract	23,850
Cleaning 7 days a week, 52 weeks	
Pool maintenance & repairs	8,500
Miscellaneous repairs as needed	
Pool resurfacing	50,000
Pool furniture	25,000
Pool permit	275
Florida Statutorily mandated	
Cleaning & maintenance	7,200
4 day cleaning of clubhouse facilities and pressure wash 2x per month \$1,000 monthly (plus extra party clean up - \$154 x 6 = \$840)	

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

EXPENDITURES (continued)

Internet	2,150
Internet for amenity center entrance system (\$142 per month)	
Electricity	21,500
Historical average for 18 months is about \$1040 per month	
Pest control	1,320
Pest control services estimated at \$120 monthly	
Camera monitoring	3,600
General services provided with camera viewing by Ops. Mgr. Monitoring available at an	
Refuse service	200
Unexpected debris removal	
Holiday decorations	15,000
Contingency	60,000
Miscellaneous repairs & maintenance	80,000
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.	21,245
Total expenditures	<u><u>\$ 1,035,245</u></u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1 BONDS
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 60,192	-			\$ 60,192
Allowable discounts (4%)	(2,408)	-			(2,408)
Assessment levy: on-roll - net	57,784	\$ 56,421	\$ 1,363	\$ 57,784	57,784
Interest	-	2,491	-	2,491	-
Total revenues	57,784	58,912	1,363	60,275	57,784
EXPENDITURES					
Debt service					
Principal	14,000	14,000	-	14,000	15,000
Interest	40,800	20,460	20,340	40,800	39,930
Total debt service	54,800	34,460	20,340	54,800	54,930
Other fees & charges					
Tax collector	1,204	1,127	77	1,204	1,204
Total other fees & charges	1,204	1,127	77	1,204	1,204
Total expenditures	56,004	35,587	20,417	56,004	56,134
Excess/(deficiency) of revenues over/(under) expenditures	1,780	23,325	(19,054)	4,271	1,650
Beginning fund balance (unaudited)	143,115	147,604	170,929	147,604	151,875
Ending fund balance (projected)	<u>\$144,895</u>	<u>\$ 170,929</u>	<u>\$151,875</u>	<u>\$ 151,875</u>	<u>153,525</u>
Use of fund balance					
Debt service reserve account balance (required)					(56,120)
Principal and interest expense - November 1, 2026					(34,740)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 62,665</u>

Silverado
Community Development District
Series 2016A-1

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$673,000.00		\$565,290.00	\$1,238,290.00

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017A-1
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 56,729				\$ 56,729
Allowable discounts (4%)	(2,269)				(2,269)
Assessment levy: on-roll - net	54,460	\$ 53,176	\$ 1,284	\$ 54,460	54,460
Interest	-	2,592	-	2,592	-
Total revenues & proceeds	54,460	55,768	1,284	57,052	54,460
EXPENDITURES					
Debt service					
Principal	15,000	15,000	-	15,000	15,000
Interest	36,175	18,275	17,900	36,175	35,425
Total debt service & cost of issuance	51,175	33,275	17,900	51,175	50,425
Other fees & charges					
Tax collector	1,135	1,062	73	1,135	1,135
Total other fees & charges	1,135	1,062	73	1,135	1,135
Total expenditures	52,310	34,337	17,973	52,310	51,560
Excess/(deficiency) of revenues over/(under) expenditures	2,150	21,431	(16,689)	4,742	2,900
Beginning fund balance (unaudited)	148,733	153,010	174,441	153,010	157,752
Ending fund balance (projected)	<u>\$150,883</u>	<u>\$ 174,441</u>	<u>\$ 157,752</u>	<u>\$ 157,752</u>	<u>160,652</u>
Use of fund balance:					
Debt service reserve account balance					(53,325)
Principal and interest expense - November 1, 2026					(32,525)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 74,802</u>

Silverado

Community Development District

Special Assessment Bonds, Series 2017A-1

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	655,000.00		499,200.00	1,154,200.00

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018A-1
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 153,351				\$ 153,351
Allowable discounts (4%)	(6,134)				(6,134)
Assessment levy: on-roll - net	147,217	\$ 143,747	\$ 3,470	\$ 147,217	147,217
Interest	-	3,182	-	3,182	-
Total revenues & proceeds	147,217	146,929	3,470	150,399	147,217
EXPENDITURES					
Debt service					
Principal	40,000	40,000	-	40,000	40,000
Interest	101,650	51,325	50,325	101,650	99,650
Total debt service & cost of issuance	141,650	91,325	50,325	141,650	139,650
Other fees & charges					
Tax collector	3,067	2,872	195	3,067	3,067
Total other fees & charges	3,067	2,872	195	3,067	3,067
Total expenditures	144,717	94,197	50,520	144,717	142,717
Excess/(deficiency) of revenues over/(under) expenditures	2,500	52,732	(47,050)	5,682	4,500
Beginning fund balance (unaudited)	196,207	203,008	255,740	203,008	208,690
Ending fund balance (projected)	<u>\$ 198,707</u>	<u>\$ 255,740</u>	<u>\$ 208,690</u>	<u>\$ 208,690</u>	<u>213,190</u>
Use of fund balance:					
Debt service reserve account balance					(72,075)
Principal and interest expense - November 1, 2026					(94,325)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 46,790</u>

Silverado

Community Development District

Special Assessment Bonds, Series 2018A-1

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	1,900,000.00		1,461,131.25	3,361,131.25

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018A-2 BONDS
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	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	\$ 112,901	\$ 2,722	\$ 115,623	115,623
Interest income	-	6,062	-	6,062	-
Total revenues	115,623	118,963	2,722	121,685	115,623
EXPENDITURES					
Debt service					
Principal	30,000	-	30,000	30,000	30,000
Interest	84,150	42,075	42,075	84,150	82,500
Total debt service	114,150	42,075	72,075	114,150	112,500
Other fees & charges					
Tax collector	2,409	2,256	153	2,409	2,409
Total other fees & charges	2,409	2,256	153	2,409	2,409
Total expenditures	116,559	44,331	72,228	116,559	114,909
Excess/(deficiency) of revenues over/(under) expenditures	(936)	74,632	(69,506)	5,126	714
Beginning fund balance (unaudited)	329,392	339,057	413,689	339,057	344,183
Ending fund balance (projected)	<u>\$ 328,456</u>	<u>\$ 413,689</u>	<u>\$ 344,183</u>	<u>\$ 344,183</u>	<u>344,897</u>
Use of fund balance					
Debt service reserve account balance (required)					(252,638)
Interest expense - On-roll - November 1, 2026					(40,425)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 51,834</u>

Silverado

Community Development District

Special Assessment Bonds, Series 2018A-2

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$1,500,000.00		\$1,251,250.00	\$2,751,250.00

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Series 2016A-1					
SF 55'	44	\$ 2,467.08	\$ 696.02	\$ 3,163.10	\$ 2,697.07
SF 60'/65'	36	2,646.50	821.31	3,467.81	2,967.89
	<u>80</u>				
Series 2017A-1					
SF 55'	51	2,467.08	684.64	3,151.72	2,685.69
SF 60'/65'	27	2,646.50	807.88	3,454.38	2,954.46
	<u>78</u>				
Series 2018A-1					
SF 50'	145	2,242.80	903.66	3,146.46	2,722.80
SF 60'/65'	19	2,646.50	1,174.76	3,821.26	3,321.34
	<u>164</u>				
Series 2018A-2					
SF 60'/65'	106	2,646.50	1,136.27	3,782.77	3,282.85
	<u>106</u>				
Prepaid Units					
SF 55'	1	2,467.08	-	2,467.08	2,001.05
SF 60'/65'	1	2,646.50	-	2,646.50	2,146.58
	<u>2</u>				
Total	430				

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-01292P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Silverado Board of Supervisors Meeting on July 21, 2025

in the Court, was published in said newspaper by print in the

issues of 6/27/2025, 7/4/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Lindsey Padgett

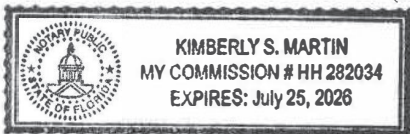
Sworn to and subscribed, and personally appeared by physical presence before me,

4th day of July, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTIONS, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: July 21, 2025
TIME: 5:00 p.m.
LOCATION: Zephyrhills Train Depot Museum
39110 South Avenue
Zephyrhills, Florida 33542

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 - September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 - September 30, 2026)**	Change in Annual Dollar Amount
SF 50'	145	1.00	\$1,819.14	\$2,242.80	\$423.66
SF 55'	96	1.10	\$2,001.03	\$2,467.08	\$466.03
SF 60'/65'	189	1.18	\$2,146.38	\$2,646.50	\$499.92

** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3652(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3652(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

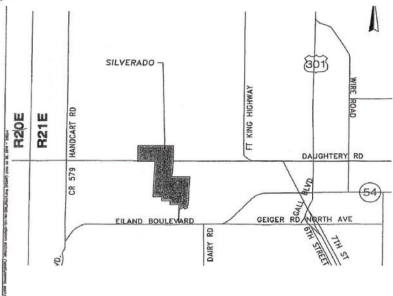
Additional Provisions

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jamie Sanchez
District Manager



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA
COUNTY OF PALM BEACH

AFFIDAVIT OF MAILING

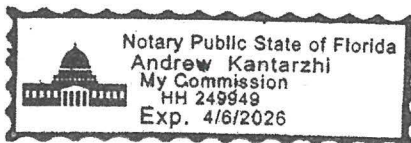
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Silverado Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Silverado Community Development District.
4. I do hereby certify that on July 3, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Silverado Community Development District of their rights under Chapters 190 and 197, Florida Statutes, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of [☒] physical presence or [☐] online notarization this 3rd day of July 2025, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who is [☒] personally known to me or [☐] has provided _____ as identification, and who [☐] did / [☒] did not take an oath.



NOTARY PUBLIC

Print Name: Andrew Kantarzhiev
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/20

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

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

THIS IS NOT A BILL – DO NOT PAY

July 3, 2025

VIA FIRST CLASS MAIL

XXX
XXX
XXX

[PARCEL ID]:
YOUR LOT TYPE: _____

RE: Silverado Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Please note that you most likely already received a virtually identical letter in the mail and that this letter corrects a database mismatch between property owner's name and mailing address that is found in that first letter. Please further note that all other assessment public hearing date, time and place and assessment amount information that were contained in that first letter and are for your convenience repeated in this letter are correct. We apologize for any confusion and inconvenience that this has caused you and invite you to contact the Silverado Community Development District at 561-571-0010 should you need additional information.

Dear Property Owner:

You are receiving this notice because you own property within the Silverado Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

DATE:	July 21, 2025
TIME:	5:00 p.m.
LOCATION:	Zephyrhills Train Depot Museum 39110 South Avenue Zephyrhills, Florida 33542

The hearings will be conducted pursuant to Chapters 190 and 197, Florida Statutes, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government

established under Chapter 190, Florida Statutes, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the costs of stormwater management system repairs, increased costs for landscaping maintenance services and for other services necessary to operate and maintain the District's facilities and infrastructure, specifically the pool and amenity center, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (877) 276-0889 ("**District Manager's Office**"), or by visiting the District's website at <https://silveradocdd.org/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

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

Sincerely,



Jamie Sanchez
District Manager
Silverado Community Development District

Enclosure

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than **\$1,062,234.04** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
SF 50’	145	1.00	\$1,819.14	\$2,242.80	\$423.66
SF 55’	96	1.10	\$2,001.05	\$2,467.08	\$466.03
SF 60’/65’	189	1.18	\$2,146.58	\$2,646.50	\$499.92

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

*** Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PARCELID	NAME1	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
32-25-21-0100-01800-0390	ACEVEDO JAYSON CRUZ & CARRERO CRYSTAL SANTOS	35592 BURMA REED DR		ZEPHYRHILLS	FL	33541-2910
04-26-21-0070-00100-0290	AH4R PROPERTIES LLC	23975 PARK SORRENTO	SUITE 300	CALABASAS	CA	91302
05-26-21-0070-00300-0090	AH4R PROPERTIES LLC	23975 PARK SORRENTO	SUITE 300	CALABASAS	CA	91302
32-25-21-0100-01900-0170	ALDANA JOSE A B & URDANETA LUZMARY M T	35633 BURMA REED DR		ZEPHYRHILLS	FL	33541-2911
05-26-21-0100-00700-0200	ALDERMAN RICHARD FRANK & DAO ANH	35646 MOCCASIN PATH		ZEPHYRHILLS	FL	33541-7780
05-26-21-0070-00300-0130	ALEXANDER JOSHUA JAMES	6468 PADEN WHEEL ST		ZEPHYRHILLS	FL	33541-2548
05-26-21-0080-00700-0020	ALEXANDER ROBERT MATHIAS	PO BOX 102		ZEPHYRHILLS	FL	33539
05-26-21-0080-00600-0240	ALLEGOD GREGORY DARRELL & KIMBERLY D	6541 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2557
05-26-21-0080-00600-0060	ALLEN NAMEDA R & BRIAN K	6630 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2558
32-25-21-0040-01400-0020	ALVAREZ ASHLEY NICHOLE & RONNEBURGER ERIC ALBERT	7017 STEER BLADE DR		ZEPHYRHILLS	FL	33541-9124
32-25-21-0050-01600-0020	AMILCAR JESSIE LAROSE	35875 MORSE WILLOW CT		ZEPHYRHILLS	FL	33541
04-26-21-0070-00100-0280	ANGELO KEELY AUGUSTA & KEARNS STEPHANIE	36101 STABLE WILK AVE		ZEPHYRHILLS	FL	33541-9117
04-26-21-0070-00100-0140	ANTONUCCI MARCO	36120 CARRIAGE PINE CT		ZEPHYRHILLS	FL	33541-2544
05-26-21-0070-00300-0100	ANWM LIVING TRUST	19328 AUTUMN WOODS AVE		TAMPA	FL	33647
04-26-21-0070-00100-0150	APPROO FRANCIS & KAMEEL J	36132 CARRIAGE PINE CT		ZEPHYRHILLS	FL	33541-2544
32-25-21-0040-01500-0030	AQUINO NICK & LON BARBARA	7324 STEER BLADE DR		ZEPHYRHILLS	FL	33541
32-25-21-0100-01700-0020	ARANA JANE ALFECHE & ABORKA RONALD REY GANAN	7102 BOXER ROUND PL		ZEPHYRHILLS	FL	33541-3900
05-26-21-0080-00600-0150	ARCE NELSON & LYUDMILA	6526 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2556
32-25-21-0040-01300-0020	AUCLAIR ROLAND JOSEPH & MARIA A	7018 STEER BLADE DR		ZEPHYRHILLS	FL	33541-2931
32-25-21-0100-01900-0120	AX LUKE JAMES	35583 BURMA REED DR		ZEPHYRHILLS	FL	33541-2910
04-26-21-0130-01000-0010	AZEVEDO MARK A	6545 COBBLE BLISS ST		ZEPHYRHILLS	FL	33547
32-25-21-0040-01400-0150	BAILEY CHEVAN	7283 STEER BLADE DR		ZEPHYRHILLS	FL	33541
04-26-21-0070-00100-0340	BAKSH SHELLEY & PERUCHI DONALD	36029 STABLE WILK AVENUE		ZEPHYRHILLS	FL	33541
05-26-21-0070-00400-0120	BALL TIMOTHY G & TERESA GAIL	6599 PADEN WHEEL ST		ZEPHYRHILLS	FL	33541
05-26-21-0100-00700-0150	BALLISH AARON CHRISTOPHER & WINTRICK KATELYN MARIE	7038 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-2564
32-25-21-0100-01900-0020	BANKS LATONYA RENEE HAMPTON & EARL LEE JR	35632 STELLA VAST DR		ZEPHYRHILLS	FL	33541-2915
05-26-21-0080-00600-0160	BARRIOS JAIR & MARTHA LUCIA	6512 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2556
32-25-21-0100-01800-0160	BARTLEY DUSTIN & GEIGER DELANIE	35635 STELLA VAST DR		ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0060	BATISTA-IRIZARRY MILAGROS	7161 BOXER ROUND PL		ZEPHYRHILLS	FL	33541-3900
04-26-21-0130-01000-0140	BAXTER KENDRA KANICE & GRACIE KARLENE	6698 COBBLE BLISS ST		ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0390	BEATTY ADAM THOMAS &	6671 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2559
04-26-21-0070-00200-0060	BEIRO RAYMOND & LINDA	36083 CARRIAGE PINE CT		ZEPHYRHILLS	FL	33541-2521
05-26-21-0070-00400-0100	BETHUNE RYAN BERNARD	6575 PADEN WHEEL ST		ZEPHYRHILLS	FL	33541-2551
32-25-21-0050-01600-0100	BLACKMAN SHEYLA AYLETTA	35977 MORSE WILLOW CT		ZEPHYRHILLS	FL	33541
05-26-21-0070-00300-0070	BLADUELL MIGUEL & HARRIET	6620 PADEN WHEEL STREET		ZEPHYRHILLS	FL	33541
05-26-21-0070-00300-0030	BLUE ROBERT E & SHARON D	6601 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541
32-25-21-0050-01600-0050	BOKER JENNIFER L & CHRIST GARY J	35913 MORSE WILLOW CT		ZEPHYRHILLS	FL	33541
04-26-21-0130-01000-0110	BOLENDER SHAUN M & BOLENDER SUSAN S	6689 COBBLE BLISS ST		ZEPHYRHILLS	FL	33541
04-26-21-0130-01000-0230	BORGES GREGORY & EILEEN	6598 COBBLE BLISS ST		ZEPHYRHILLS	FL	33541
32-25-21-0040-01500-0070	BORGES JOHN ANTHONY	7091 HARDING ST		HOLLYWOOD	FL	33024-3853
04-26-21-0110-00900-0080	BRADLEY JEFFREY A & CAROL ELLEN	6395 COBBLE BLISS ST		ZEPHYRHILLS	FL	33541-2571
05-26-21-0100-01200-0120	BRASWELL WILLIAM & JENNIFER	6889 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2566
32-25-21-0100-01800-0260	BROWN DARELL L & DAWSON-BROWN DESIRAE	35533 STELLA VAST DR		ZEPHYRHILLS	FL	33541-2914
05-26-21-0080-00600-0050	BUCK DALLAS L & APRIL D	6638 WAGON TRL		ZEPHYRHILLS	FL	33541
32-25-21-0100-01700-0030	BURGESS JOSEPH WILLIAMS	7110 BOXER ROUND PL		ZEPHYRHILLS	FL	33541-3900
04-26-21-0080-00500-0080	BURGESS LAURENCE R & DEFINA SHARON J ET AL	35982 SADDLE PALM WAY		ZEPHYRHILLS	FL	33541-2906
04-26-21-0070-00100-0210	BUZZELLI AMANDA MARIE & CRAVATTA AARON	36185 STABLE WILK AVE		ZEPHYRHILLS	FL	33541-9117
05-26-21-0080-00500-0260	CACERES FRANKLIN T & RABE CACERES CLAUDIA K	35893 SADDLE PALM WAY		ZEPHYRHILLS	FL	33541-2905
05-26-21-0080-00600-0280	CAFFYN EDGAR C JR & PEGGYLOU	6573 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2557
32-25-21-0100-01900-0140	CALVO EMILEE MARIE & CARRION FELIX JEREMY RENE	35603 BURMA REED DR		ZEPHYRHILLS	FL	33541-2911
04-26-21-0070-00100-0120	CAMACHO TIANA LEE &	36096 CARRIAGE PINE CT		ZEPHYRHILLS	FL	33541-2512
04-26-21-0070-00200-0140	CAMALICHE MORALES LEONARDO E & SIXTO SABRINA M	36018 STABLE WILK AVE		ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0120	CANTOS MARIA VIVIANA	7103 BOXER ROUND PL		ZEPHYRHILLS	FL	33541-3900
05-26-21-0100-01200-0070	CAPACCIO JONATHON & ARLENE A	6835 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2566
04-26-21-0080-00500-0170	CAPEHART ALBERT LEE & PAULA S	35965 SADDLE PALM WAY		ZEPHYRHILLS	FL	33541-2907
05-26-21-0100-00700-0210	CARABALLO JOSUE NIEVES & RIVERA ERIKA R	7096 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-2564
32-25-21-0100-01800-0180	CARDONA EDWIN J & JOSEPHINE	35617 STELLA VAST DR		ZEPHYRHILLS	FL	33541-2915
05-26-21-0080-00500-0240	CARTER JERRY & MARY S	35909 SADDLE PALM WAY		ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0020	CARVAJAL ANDRES FELIPE & PEREIRA JULIE PAULETTE	6712 WAGON TRL ST		ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0380	CASAREZ EZEQUIEL & MARIA	6653 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2559
04-26-21-0110-00900-0070	CASTIBLANCO BYRON H & OSPINA SANDRA MILENA V	6389 COBBLE BLISS ST		ZEPHYRHILLS	FL	33541-2571
04-26-21-0070-00100-0030	CASTRO JOVINO RAFAEL & DANA RELLA	6390 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-9111
05-26-21-0080-00600-0090	CASTRO TABATHA	6600 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2558
32-25-21-0100-01800-0290	CENTENO JAMIE MARTINEZ & GARCIA TIARA	35520 STELLA VAST DR		ZEPHYRHILLS	FL	33541-2914
04-26-21-0070-00100-0050	CHAIZ FELIX ALBERTO & JAHARA HOJILLA	6424 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-2903
05-26-21-0100-00700-0070	CHAMBERS PHILIP DAVID	6952 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-2563
05-26-21-0100-00600-0510	CHAMOFF LEE JORDAN	6803 EZRA LOFT PL		ZEPHYRHILLS	FL	33541-2913
04-26-21-0070-00100-0060	CHAVEZ JOSE R REVOCABLE TRUST	6436 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-2903
32-25-21-0100-01800-0210	CHEVERE RAUL JAVIER O & DE OCASIO MARLENY E	35587 STELLA VAST DR		ZEPHYRHILLS	FL	33541-2914
05-26-21-0080-00600-0220	CHIRINO ROMELIO JR & JOHANNA	6525 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2557
32-25-21-0100-01800-0330	CLARK BISHOP DENNIS &	35542 BURMA REED DR		ZEPHYRHILLS	FL	33541-2910
04-26-21-0110-00800-0070	CLEM JOHNNY R & JOANN	6416 COBBLE BLISS ST		ZEPHYRHILLS	FL	33541-2572
05-26-21-0070-00300-0010	COIMBRA GABRIEL &	6557 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-2546
05-26-21-0080-00600-0170	COLE GAIL ANTOINETTE	6504 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2556
05-26-21-0100-00700-0240	COLINA ANDRES & HANNAH	7128 SILVERADO RANCH BLVD		ZEPHYRHILLS	FL	33541-2565
05-26-21-0080-00500-0010	COLON HENRY & NANCY A	35898 SADDLE PALM WAY		ZEPHYRHILLS	FL	33541-2904
32-25-21-0040-01300-0060	CONCINI FRANKIE L & YOKASTA ALTAGRACIA	35834 IRON REDDING CT		ZEPHYRHILLS	FL	33541-2927
32-25-21-0100-01800-0140	CONWILL LARRY DALE & MARY	35659 STELLA VAST DR		ZEPHYRHILLS	FL	33541-2915
32-25-21-0100-01800-0150	COOPER MICHAEL ALLEN	35647 STELLA VAST DR		ZEPHYRHILLS	FL	33541-2915
05-26-21-0100-00600-0490	CORDERO JACOB T & KAUFMAN KELSEY M & KAUFMAN SCOT	6787 EZRA LOFT PLACE		ZEPHYRHILLS	FL	33541
32-25-21-0050-01600-0190	COYLE MICHAEL & BACK MEGAN	35938 MORSE WILLOW CT		ZEPHYRHILLS	FL	33541
04-26-21-0110-00900-0040	COYNE MARK JAMES & TONDA ANN GALYAN	6353 COBBLE BLISS ST		ZEPHYRHILLS	FL	33541-2571
32-25-21-0100-01900-0150	CRESPO ANTHONY JOEL E &	35615 BURMA REED DR		ZEPHYRHILLS	FL	33541-2911
04-26-21-0070-00200-0130	CUAO LUISA PAOLA	36034 STABLE WILK AVE		ZEPHYRHILLS	FL	33541-2554
05-26-21-0080-00600-0010	CUELLAR OSCAR EDUARDO ARANGO &	6720 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2560
04-26-21-0070-00100-0240	CULLETON JOHN H II &	36149 STABLE WILK AVE		ZEPHYRHILLS	FL	33541-9117
32-25-21-0100-01800-0090	CULP SCOTT ALAN & GRETCHEN ANN	7131 BOXER ROUND PL		ZEPHYRHILLS	FL	33541-3900
05-26-21-0080-00600-0080	CURTIN JOHN & JESSICA	6608 WAGON TRAIL ST		ZEPHYRHILLS	FL	33541-2558
32-25-21-0100-01800-0040	CYRIL NATASHA	7177 BOXER ROUND PL		ZEPHYRHILLS	FL	33541-3900
32-25-21-0050-01600-0200	DABERA YOHANNES H	35920 MORSE WILLOW CT		ZEPHYRHILLS	FL	33541
32-25-21-0040-01300-0100	DAGHER CHARBEL & JIMENEZ LUISANNYS	35841 IRON REDDING CT		ZEPHYRHILLS	FL	33541

32-25-21-0040-01400-0120	DAVIS ANTONILIUS & ALEXANDRA MARIA	7175 STEER BLADE DR	ZEPHYRHILLS	FL	33541
32-25-21-0100-01900-0180	DE LA ROSA ISABEL YOLANDA	35647 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0070-00400-0090	DEBRUNE MAJORY & NONOR JULIEN	6563 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2551
32-25-21-0050-01600-0180	DEL RIO STEPHANIE & YUAN WILLIAM PEI	35956 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0210	DELUCA CHERYL	6517 WAGON TRAIL STREET	ZEPHYRHILLS	FL	33541
04-26-21-0080-00500-0150	DEROSEAU ROBERT FRANCIS	35981 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
32-25-21-0050-01600-0090	DESABETINO PAUL JOSEPH III & MICA MICHELLE	35963 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
04-26-21-0130-01000-0170	DEY FREDA DELAYNE	6660 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
05-26-21-0100-00700-0120	DEZEME JAIME L	7006 SILVERADO RANCH BOULEVARD	ZEPHYRHILLS	FL	33541
05-26-21-0080-00500-0040	DIETSCH KEVIN	35958 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2906
32-25-21-0100-01800-0190	DONALD DAVID NICHOLAS & GABRIELLE NOELLE	35605 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2915
05-26-21-0070-00400-0040	DOOLITTLE JAMES & MARIA	6503 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2551
05-26-21-0080-00600-0470	DOW JAMES DODGE & CATHY LYNN	6779 EZRA LOFT PL	ZEPHYRHILLS	FL	33541-2562
04-26-21-0130-01000-0050	DOWNES JAMES LAWRENCE	6583 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
04-26-21-0070-00200-0110	DOWNS STEVEN & CORIN	36060 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-2554
05-26-21-0080-00600-0340	DUNN JEREMY CLIFFORD	6621 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2559
04-26-21-0070-00100-0010	DWYER ERIC TYRONE	6362 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-9111
05-26-21-0100-01200-0040	DYBAS JESSICA A & DAVID D	6783 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2561
04-26-21-0070-00100-0320	EDWARDS ANGELA SIMMONS &	4600 W CYPRESS ST STE 200	TAMPA	FL	33607-4099
05-26-21-0080-00600-0430	ELMORE STEVEN DYLOAN	6711 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2561
05-26-21-0080-00500-0030	ELWIN RUSSEL D & ELWIN MELISA A	35942 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0100	EPPS TARRIA LESHAE	6594 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2556
05-26-21-0100-00600-0520	ESTREMEIRA VERONICA	6809 EZRA LOFT PL	ZEPHYRHILLS	FL	33541-2913
04-26-21-0130-01000-0080	FABIO ANTHONY MICHAEL & SHANICE SAVANNAH	6637 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
05-26-21-0080-00700-0010	FABRICIUS ROBERT JOSEPH JR &	6882 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2555
32-25-21-0040-01400-0210	FARRELL KAMERON RUSSELL & MACKENZIE PATRICIA	7379 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2932
05-26-21-0100-00600-0580	FAUSTIN PIERRE A & MARIE E	7017 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
05-26-21-0100-01100-0140	FELDER JAKIAH TYREK & STEWART KIMBERLY LISA	6878 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541
05-26-21-0100-01100-0050	FIELDS RICHARD ALLEN	6794 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2560
04-26-21-0070-00100-0080	FKH SFR PROPCO H L P	600 GALLERIA PKWY STE 300	ATLANTA	GA	30339
04-26-21-0070-00200-0030	FKH SFR PROPCO I L P	600 GALLERIA PKWY STE 300	ATLANTA	GA	30339
04-26-21-0070-00100-0130	FLETCHER JENNIFER MARIE	36108 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2544
32-25-21-0050-01600-0170	FORD ANITA I & FREDRICK MICHAEL	35968 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0070-00400-0030	FORKELL DANIEL WILLIAM & SARA	6489 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2549
04-26-21-0070-00100-0070	FORREST LORETTA S	36036 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2512
05-26-21-0100-00600-0530	FRANKS HEATHER M & LALLY RUDYARD J	6967 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2563
32-25-21-0040-01400-0070	FREEMAN MICHAEL MATTHEW	7113 STEER BLADE DR	ZEPHYRHILLS	FL	33541
05-26-21-0080-00500-0060	FRENCH THOMAS & AILEEN	35968 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2906
05-26-21-0100-00700-0080	FROESCH CHRISTIAN & RITTER SU CHA	6964 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541
04-26-21-0110-00800-0010	FRY TIMOTHY D & RAQUEL A	6316 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
04-26-21-0080-00500-0160	FULLER ALAN THOMAS & IRENE AMONCIO	35973 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
05-26-21-0070-00300-0050	GARAFOLO JONATHAN MATTHEW & CYNTHIA MARIE	6670 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2552
32-25-21-0040-01400-0220	GARAPATI RAMU	7383 STEER BLADE DR	ZEPHYRHILLS	FL	33541
05-26-21-0080-00500-0270	GARCIA CHARISSA S & JOSEPH E	35885 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2905
05-26-21-0080-00600-0260	GARCIA JAVIER OMAR OLIVO & BERRIOS MILDRED ORTIZ	6557 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2557
32-25-21-0100-01800-0220	GARCIA JULIO VEGUILLA	35579 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
05-26-21-0080-00600-0330	GARDNER NADIA MARIA & DAVID LLOYD JR	6613 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2559
32-25-21-0100-01700-0090	GAUCI ASHLEY DENISE	7172 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
32-25-21-0050-01600-0210	GAUDIN THOMAS & STACI REVOCABLE FAMILY TRUST	35908 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0100-00600-0570	GETANGE JOB & OGOTI GLADYS K	7005 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
04-26-21-0070-00200-0050	GIBSON FERRELL	36071 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2521
32-25-21-0100-01700-0070	GIBSON GARRETT ALLEN	7150 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
05-26-21-0070-00400-0060	GIOVANNI MIRIELLA CARIDAD & PHILIP SCOTT	6527 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2551
05-26-21-0100-01200-0020	GLOSTER BENSON I	6765 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0200	GOBER SHANA D	6509 WAGON TRAIL ST	ZEPHYRHILLS	FL	33451
04-26-21-0070-00100-0170	GOLDEN ELLEN MARIE	36158 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2544
04-26-21-0080-00500-0120	GONZALEZ CARLOS JR & CARRERA SHAFRA	36036 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541
32-25-21-0050-01600-0010	GONZALEZ GILBERT & SULLIVAN LEE ANN	35869 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541-2934
32-25-21-0100-01800-0370	GONZALEZ GRISEL & RODRIGUEZ EDWARD VELASQUEZ	35574 BURMA REED DR	ZEPHYRHILLS	FL	33541-2910
05-26-21-0080-00600-0300	GONZALEZ LUIS JR &	6589 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2557
05-26-21-0100-00700-0130	GONZALEZ RICARDO ENRIQUE ORTIZ & YAMILETTE FIGUEROA	7018 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
32-25-21-0050-01600-0030	GOULD EDWIN MIGUEL	35881 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
04-26-21-0070-00200-0020	GRAHAM TAKIYAH SHAQUAN &	36039 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2521
05-26-21-0100-01100-0060	GRANDE MIGDALIA	6806 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
32-25-21-0100-01900-0130	GRECO DOMINIC BENJAMIN	35595 BURMA REED DR	ZEPHYRHILLS	FL	33541-2910
04-26-21-0070-00200-0010	GROOMS EBONY SHANTALE	36027 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2521
32-25-21-0100-01800-0360	GUALDARRAMA ORLANDO JR	35562 BURMA REED DR	ZEPHYRHILLS	FL	33541-2910
04-26-21-0070-00100-0360	GUERRERO CRISTIAN & SOTO IRIS IDALINA GUERRERO	36005 STABLE WILK AVENUE	ZEPHYRHILLS	FL	33541
04-26-21-0070-00100-0230	GUINTA LOUIS & JEANINE	36161 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9117
32-25-21-0100-01700-0060	GUZMAN SASHA MARIE	7142 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
04-26-21-0130-01000-0160	HALL JOSHUA NICHOLAS & CHELSEA SESSOMS	6674 COBBIE BLISS ST	ZEPHYRHILLS	FL	33541
04-26-21-0130-01000-0250	HALLEY JEAN A & HALLEY CURLETA L & HALLEY JEANNINE	6574 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
32-25-21-0040-01300-0070	HAMMAMI HAMADI M & MAHOVACHI NOURHEN	35842 IRON REDDING CT	ZEPHYRHILLS	FL	33541
32-25-21-0050-01600-0150	HARNE MICHAEL BLAINE & WHITNEY DANIELLE	35984 MORSE WILLOW COURT	ZEPHYRHILLS	FL	33541
05-26-21-0100-01200-0060	HECK HARRISON ALEXANDER & KIM DIANE JANIS	6813 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
32-25-21-0100-01800-0480	HELTMAN DAVID T & NANCY J	35668 BURMA REED DR	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0070	HERNANDEZ ANTHONY MARTIN & MARY FRANCIS	7153 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
32-25-21-0100-01900-0070	HERNANDEZ RAFAEL P & PIEDRA MILENE C & PEREZ RANDY W P	35586 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
04-26-21-0070-00200-0090	HEROLD JEREMY &	36092 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-2554
04-26-21-0130-01000-0150	HESS JOY VIOLA & HESS PAUL ADELBERT	6686 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2688
05-26-21-0100-00700-0110	HEWITT ANGELIQUE Y	6994 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2563
32-25-21-0100-01800-0050	HICKMAN ROSS MICHAEL & LICALZI JUSTINA NICOLE	7173 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
05-26-21-0070-00400-0050	HICKSON KENNETH & AMBER	6515 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2551
05-26-21-0070-00400-0150	HOGARD LAUREN & MICHAEL	6635 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2553
32-25-21-0040-01300-0050	HOJILLA EDGARDO C IV & CAYLA O	35820 IRON REDDING CT	ZEPHYRHILLS	FL	33541-2927
32-25-21-0040-01500-0040	HOLLER COURTNEY SEAN	7312 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9162
05-26-21-0070-00400-0020	HOLLINGER APRIL & HOLLINGER JAMES C	6477 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541
05-26-21-0100-00600-0640	HOLLOWAY ERWIN JOHN	7073 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
05-26-21-0100-01100-0110	HOOVER PAULINE ANNETTE & DAMON MICHAEL	6844 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
32-25-21-0100-01700-0040	HOPPER DANA MICHELLE & THOMAS C	7118 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
05-26-21-0070-00300-0080	HUGHES JOSHUA & KAYLA	6592 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2550
05-26-21-0070-00300-0120	HUGHES SHERRI DENISE &	6476 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2548

05-26-21-0100-01100-0130	HURTADO DANIEL V & YAPOR LAILA MUNIRA	10609 FAIRHAVEN WAY	ORLANDO	FL	32825-7176
04-26-21-0130-01000-0260	HURTADO DANIEL VALENCIA & YAPOR LAILA MUNIRA	6560 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
32-25-21-0040-01300-0130	IAFRATE REBECCA SEGUHAN	7054 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2931
05-26-21-0100-01200-0010	IH6 PROPERTY FLORIDA L P	1717 MAIN ST STE 2000	DALLAS	TX	75201
05-26-21-0100-01200-0140	IH6 PROPERTY FLORIDA LP	1717 MAIN ST	STE 2000 DALLAS	TX	75201-4657
05-26-21-0080-00600-0190	IH6 PROPERTY FLORIDA LP	1717 MAIN ST	STE 2000 DALLAS	TX	75201-4657
04-26-21-0070-00100-0220	IRIZARRY JAVIER	36173 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9117
05-26-21-0080-00600-0410	JACKSON GEORGE ANTHONY & KELLIE CHERYL	6685 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2559
05-26-21-0100-00700-0140	JACKSON HAROLD TIERRE JR & SMYRNA DARNISE	7030 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
32-25-21-0040-01400-0140	JAMES TAMIKA ANITA	7275 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9161
04-26-21-0130-01000-0240	JAMES-MOORE LINDA & MOORE PHINEAS	6586 COBBLE BLISS STREET	ZEPHYRHILLS	FL	33541
32-25-21-0040-01300-0180	JARRETT VERONICA ELIZABETH	7116 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9126
05-26-21-0100-00700-0260	JEAN BAPTISTE KENNETH & REBECCA	7142 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2565
05-26-21-0080-00600-0250	JEFFORDS WILLIAM LAWRENCE &	6549 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2557
05-26-21-0100-00600-0540	JOHNS EDWENA LEONNIE & DEJUE JERMINIE	6979 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2563
32-25-21-0050-01600-0040	JOHNSON CHRISTIAN LEE	35897 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0080-00500-0200	JOHNSON MERRI DIANE & DAVID DENNIS	35941 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
05-26-21-0080-00600-0140	JONES DARRELL BERNARD	6540 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2556
05-26-21-0070-00400-0140	JONES OCE & MATTIE E	6623 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2553
05-26-21-0080-00500-0070	JONES SHERRY NATASHA	35976 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2906
05-26-21-0080-00600-0040	JOSEPH SELWYN SWAMIDASS &	6652 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2558
04-26-21-0070-00100-0100	JOSHI VIVEK & SWATI	36072 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2512
04-26-21-0130-01000-0210	JURADO DENISE INES & TORRES ROBERTO JR	6624 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2688
05-26-21-0100-00700-0230	KILE NATHAN B & MEGHAN	7116 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2565
32-25-21-0100-01800-0400	KING MELINDA LA VON	35600 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
04-26-21-0130-01000-0200	KITLAS DEBORAH CACILIA & KENNETH JOSEPH	6632 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2688
32-25-21-0040-01300-0160	KOLTA MENA	7092 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2931
32-25-21-0100-01800-0420	KOMARAVELU BALAJI & SEETHARAMAN MEERA PRIYADHARSINI	17 HAWTHORNE CIR	ROCKY HILL	CT	06067-3657
05-26-21-0070-00400-0170	KOUNNAS KATHARINE ELISABETH	6659 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2553
05-26-21-0070-00400-0110	LACOMBA RAMON L II & ALLEN VICTORIA	6587 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2551
32-25-21-0100-01900-0090	LAKEMAN DAVID ALLAN II & ERIN NICHOLE	35562 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
32-25-21-0040-01300-0210	LAMPLEY HAYWARD JR & PATEL PRANALI SURESH	7154 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9126
32-25-21-0040-01500-0020	LANE STEPHANIE KIMMERLING & ANDREW DOUGLAS	7338 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9162
04-26-21-0130-01000-0070	LANGELLA JERRY & SYLVIA & LANGELLA NICHOLAS & LANGELLA JERRY G	6615 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
04-26-21-0070-00200-0120	LATORRE & TRONCOZO LLC	4156 GRANITE GLEN LOOP	WESLEY CHAPEL	FL	33544-8868
04-26-21-0070-00200-0150	LEDUC JESSICA & BERMUDEZ MADELINE	11 LOUIS ST	LODI	NJ	07644-3512
04-26-21-0110-00900-0060	LEE KEVIN D & MAYRA	6377 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2571
04-26-21-0070-00200-0100	LEONE NICHOLAS & ALISSA	36078 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-2554
05-26-21-0080-00600-0230	LERCH SAMANTHA MARIE & KENNETH FRANCIS	6533 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2557
05-26-21-0080-00500-0220	LEWIS JAIME MARIE & SEAN PAUL	35925 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
05-26-21-0100-01100-0030	LI LIJUAN & SHENG	6776 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2560
32-25-21-0100-01900-0050	LI LIJUAN & SHENG	35602 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2915
04-26-21-0110-00800-0030	LOCKHART HEATHER LYNN & TRENDE GREGORY NALL	6342 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2571
04-26-21-0080-00500-0100	LOPEZ ALEXANDER & ANABELLYS SALCEDO	36002 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2908
05-26-21-0080-00600-0460	LOPEZ JOSHUA & JANICE I	6767 EZRA LOFT PL	ZEPHYRHILLS	FL	33541-2562
05-26-21-0100-01200-0080	LOPEZ NELSON EFREN VASQUEZ & SOLIS ISABEL	6849 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
32-25-21-0040-01400-0060	LORA VIVIANA & MOCETE RAUL RUBEN	7097 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9124
04-26-21-0130-01000-0120	LUBIN MELISSA JOY & ROTHMAN DUAIN ALAN	6691 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2695
04-26-21-0110-00800-0040	LUBIN ROMAINDA	6356 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2571
32-25-21-0050-01600-0060	LUCAS IRVIN RAULD III & BARRETT-LUCAS KIM MARIA	35921 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0100-00600-0650	LUGO JAVIER & PATRICIA ANNE	7081 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
05-26-21-0080-00500-0050	LUNA JOSE J PAMIAS & BAEZ MARIA TERESA GERGOVICH	35960 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2906
05-26-21-0100-01100-0040	LUPINACCI MICHAEL & DONATA	6788 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541
32-25-21-0050-01600-0080	MACHENRY SEAN PATRICK & MACHENRY SHANE WALLACE	35949 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0240	MADERA-RODRIGUEZ GISELLE & RODRIGUEZ WILSON & DAVILA ISABEL	35555 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
05-26-21-0100-00600-0500	MADURGA ELIZABETH A & CRAWFORD JEREMIAH C	6795 EZRA LOFT PL	ZEPHYRHILLS	FL	33541-2912
04-26-21-0130-01000-0190	MANZIONE RONALD J & DEBORAH M	6640 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
04-26-21-0070-00100-0020	MANZO RITA L	1279 CHASE RD	VEAZIE	ME	04401-7067
04-26-21-0130-01000-0040	MAPP TONYA MARIE & ADAM SCOTT III	6575 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2685
05-26-21-0080-00600-0450	MARTINEZ AXEL BENEJAM	6755 EZRA LOFT PL	ZEPHYRHILLS	FL	33541-2562
05-26-21-0080-00600-0400	MARTINEZ JASMINA & RAIVEN S	6679 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2559
05-26-21-0080-00600-0130	MATA RICHAL & YEIMISOL	6552 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2556
04-26-21-0110-00900-0020	MATEO NANETTE & PADILLA FREDERYCK MATEO	6329 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
32-25-21-0040-01400-0040	MATTHEWS RYAN CHRISTOPHER & CYNTHIA JOY	7053 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9124
05-26-21-0100-00700-0250	MATTIOLI PETER & ESTHER	7134 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2565
04-26-21-0110-00800-0020	MAXWELL REYNOLD & AUDREA	6328 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2571
32-25-21-0040-01400-0010	MCCRAY DEMOND K & MIOISHIA	7009 STEER BLADE DR	ZEPHYRHILLS	FL	33541
04-26-21-0110-00800-0050	MCDANIEL EDWARD A & MELISSA ANN	6382 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2571
32-25-21-0040-01500-0100	MCINTYRE KENNETH WILLIAM & VALERIE NORD	7250 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9151
32-25-21-0040-01500-0080	MELLENDEZ ANTHONY & TORRES LOPEZ MARIA IVETTE	7262 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9151
32-25-21-0100-01800-0030	MELLENDEZ KEVIN SUAREZ	7191 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
05-26-21-0100-00600-0610	MENDEZ ALEX & OMAYRA CRUZ	7043 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
04-26-21-0110-00900-0010	MEREDITH JEREMY T & HAIDER JESSICA	6315 COBBLE BLISS STREET	ZEPHYRHILLS	FL	33541
32-25-21-0100-01900-0100	MERLO MELISSA A	35561 BURMA REED DR	ZEPHYRHILLS	FL	33541-2910
32-25-21-0100-01900-0060	MESSINGER DEREK & BARNES CHRISTINA	35592 STELLA VAST DR	ZEPHYRHILLS	FL	33541
04-26-21-0070-00100-0260	MHL FLORIDA LLC	36125 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9117
04-26-21-0070-00200-0070	MHL FLORIDA LLC	36095 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2521
04-26-21-0070-00200-0080	MHL FLORIDA LLC	36124 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9116
05-26-21-0100-01200-0030	MILLER MELISSA & BARON JOHN	6777 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2561
04-26-21-0070-00100-0040	MINNIX ROSEMARIE	6402 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2903
32-25-21-0050-01600-0110	MIRANDA THOMAS JAMES & KASSANDRA LOUISE	9741 FOX HOLLOW RD	TAMPA	FL	33647-1831
05-26-21-0100-01100-0080	MONEY THADDAEUS ANDREW & BRITTANY CHOQUETTE	6820 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
32-25-21-0040-01300-0190	MOORE ST CLAIR DECOURCEY & YVETTE LONIE JARRETT	7128 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9126
32-25-21-0040-01300-0030	MORALES JULIO CESAR & SONIA ELVIRA	7036 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2931
04-26-21-0110-00900-0090	MORENCY BELLINE & PATRICK JUDE	6407 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2572
04-26-21-0130-01000-0180	MORRIS-PENA DOROTHY ANNETTE & PENNA JESSE	6652 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2688
05-26-21-0100-00600-0560	MORROW JESSICA & MERICLE TIMOTHY	6993 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541
05-26-21-0100-01100-0020	MORSON-MITCHELL D A & MITCHELL YVONNE M	6764 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2560
32-25-21-0040-01400-0050	MUHAMMAD ARWA TAWIL	11246 GRANDVIEW DR	DADE CITY	FL	33525
32-25-21-0050-01600-0120	MUNDA ROBERT ANTHONY JR & DONNA LORENE	35993 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0100-01200-0090	MURRILL TRINAWA ANIGEL	6865 WAGON TRL ST	ZEPHYRHILLS	FL	33541
05-26-21-0100-01200-0100	NEAMTU STEFAN & MIHAELA	6877 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541

32-25-21-0100-01800-0300	NELSON ANNA MARIA & RANDY DWAYNE	35526 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
32-25-21-0100-01900-0080	NELSON MARIAN KARLOTA	35574 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
32-25-21-0040-01300-0120	NGO THAO THUY YEN & NGUYEN OANH THI THUY	35821 IRON REDDING CT	ZEPHYRHILLS	FL	33541-2928
32-25-21-0040-01400-0100	NGUYEN BINH AN & PHAM THI THUY VAN	7151 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9130
05-26-21-0100-01100-0070	NIEVES CARLOS BENJAMIN & MARYBETH L	6810 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
32-25-21-0100-01800-0280	NOESKE PAUL JASON	35521 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
05-26-21-0080-00500-0190	NORRIS-REDDICK CHARISE & REDDICK RAY JR	35949 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
05-26-21-0080-00600-0070	NR SN FLORIDA A LLC	8390 E VIA DE VENTURA	F-110 #303 SCOTTSDALE	AZ	85258-3188
32-25-21-0100-01800-0510	NUNEZ INFANTE YESSENIA	35698 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0100-00600-0670	OLLERES CESAR HERBEN & MARIA J	7101 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2565
32-25-21-0100-01800-0490	OLSON JULIE ANN & TERRY LEE	35676 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0080-00600-0110	OLYMPUS BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
04-26-21-0070-00100-0350	OPENDOOR PROPERTY J LLC	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
05-26-21-0070-00400-0160	ORTIZ CARLOS ALBERTO LOPEZ &	6647 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2553
05-26-21-0080-00500-0250	ORTIZ JENNIFER ANN & SAMUEL JR	35901 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
04-26-21-0110-00800-0060	OTERO RAMON DANIAL & NICOLE MARIE	6404 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2572
05-26-21-0080-00600-0420	PAGE EDWARD BERNHARDT &	6693 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2559
32-25-21-0100-01800-0010	PAGE MICHAEL	7199 BOXER ROUND PL	ZEPHYRHILLS	FL	33541
04-26-21-0130-01000-0220	PAGE ROBERT GORDON JR & KELSEY ELIZABETH	6610 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2688
32-25-21-0040-01400-0230	PAI SARAH JANE & SCHLOTTMAN JEAN	7395 STEER BLADE DR	ZEPHYRHILLS	FL	33541
05-26-21-0100-00600-0660	PANOV VLADIMIR	7093 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
32-25-21-0050-01600-0130	PARRA ANDRES FARID & RIVERO CYNTHIA LORENA PARRA	35996 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0070-00300-0020	PATEL HARNISH R	6569 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2546
32-25-21-0100-01800-0080	PATEL NEIL DIPAK	7145 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
05-26-21-0070-00400-0180	PATEL PRANAV & JEENAL	6671 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2553
32-25-21-0100-01800-0410	PELKEY ROYCE ALLEN & TAKIA MONIQUE	35612 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0100-01200-0110	PERAZA-SMITH FAMILY TRUST	6881 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541
32-25-21-0040-01400-0130	PERDUE TRACY LYN & THOMAS ROSE ANNA ET AL	7187 STEER BLADE DR	ZEPHYRHILLS	FL	33541
32-25-21-0040-01400-0030	PEREZ FRANCISCO LUIS JR & CHRISTINA KATIUSKA	7031 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9124
04-26-21-0080-00500-0130	PEREZ JOSE ALEJANDRO & BEATRICE YVONNE	35997 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
32-25-21-0100-01800-0100	PEREZ LUIS E & LYDIA ANGELICA	7123 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
04-26-21-0070-00100-0300	PEREZ MIRIAM	36077 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9115
32-25-21-0100-01800-0430	PEREZ RAMON JR & KELLY	35628 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
32-25-21-0040-01300-0090	PEREZ WILFREDO & NANCY	35849 IRON REDDING CT	ZEPHYRHILLS	FL	33541-2928
32-25-21-0100-01800-0470	PEREZ-AROCHO TIFFANY & AROCHO JONATHAN QUINTANA	35660 BURMA REED DR	ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0030	PETRINA ANDREW & GOLDMAN KIMBERLY NICOLE	5029 KILKENNEY CT	OLDSMAR	FL	34677-5106
32-25-21-0100-01900-0030	PIPOLO MARIA LISA	35626 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2915
04-26-21-0070-00100-0200	PLUMMER JEANETTE & RODNEY	36127 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0290	POWELL JODEEN TIANN	6581 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2557
05-26-21-0080-00700-0040	POWELL SUBRENA & SHAWN D	6912 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2555
04-26-21-0110-00900-0050	PRADO ALEXANDRA WADIA	6365 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2571
05-26-21-0080-00600-0310	PRICE WILLIAM T AND SUSAN JANE TRUST	6597 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2557
04-26-21-0070-00100-0190	PURCHASING FUND 2025 1 LLC	1007 S CONGRESS AVE STE 9-400	AUSTIN	TX	78704
32-25-21-0100-01800-0440	QUINTANA CHRISTOPHER EMILIO	35640 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0100-00700-0100	RAMNARINE SANMATTIE	6988 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2563
32-25-21-0040-01400-0110	RICE JAMES HOUSTON & KRISTINA LOUISE	7163 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9130
32-25-21-0040-01300-0110	RICH LINDA DENISE & DAVID VERNON	35835 IRON REDDING CT	ZEPHYRHILLS	FL	33541-2928
04-26-21-0130-01000-0130	RICHLINE STEWART WESLEY III & KAREN MICHELLE	6699 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0460	RIVERA RICARDO A & MENESES KARINA G	35654 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
04-26-21-0070-00100-0160	RM1 SFR PROPCO B LP	600 GALLERIA PKWY STE 300	ATLANTA	GA	30339
04-26-21-0110-00900-0030	ROACH OWEN D & HERFA MAY T	6341 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2571
32-25-21-0040-01300-0080	ROBERTSON DAVID JOHN & JILL CHRISTINE	35848 IRON REDDING CT	ZEPHYRHILLS	FL	33541-2927
32-25-21-0040-01500-0060	RODRIGUEZ EFRAIN ROSARIO & ROSARIO AGAPITA P	7284 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9151
32-25-21-0100-01800-0320	RODRIGUEZ MALLOREY ASHLEY	35548 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
05-26-21-0080-00600-0440	ROHRER DANIEL JOSEPH	6743 EZRA LOFT PL	ZEPHYRHILLS	FL	33541-2562
05-26-21-0100-00600-0630	ROSARIO JOSE NEBIL & MELISSA ANN	7061 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
04-26-21-0070-00100-0310	RUIZ FRANKDY	36065 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9115
05-26-21-0080-00600-0350	RUIZ JEFFREY & CHRISTY A	6629 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541
32-25-21-0100-01900-0040	RUIZ PLANAS JOSE &	35614 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2915
32-25-21-0100-01800-0170	RUSH MATTHEW ALLEN	35629 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2915
32-25-21-0100-01800-0270	SA BOWIE LLC	1086 RIVER BIRCH ST	HOLLYWOOD	FL	33019
32-25-21-0100-01900-0160	SAADEH VICENTE OMAR	35621 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0080-00700-0030	SANTANA KRISTIN NICOLE &	6904 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2555
32-25-21-0100-01800-0130	SANTIAGO YADILKA & SANTIAGO-ALBINO DANIEL	7091 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-2909
05-26-21-0100-01100-0090	SANTIAGO-MORALES LUIS D & ORTIZ SARAH I N	6828 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
05-26-21-0070-00400-0010	SASSAMAN MARY JONES & JOHNSON CECILY	6465 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2549
04-26-21-0080-00500-0140	SAUNDERS CHUI KWAN & DANIEL JOHN	35989 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
05-26-21-0100-00700-0190	SCALF MICHAEL LEE & YANET DEL CARMEN	7080 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
05-26-21-0070-00400-0080	SCHAUFF JACOB & ALEXANDRA	6551 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2551
32-25-21-0100-01900-0010	SCOTT-CHARLTON SHANNETTE H & MCFARLANE KHAVON AKEEM	35644 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2915
04-26-21-0070-00200-0040	SHARE KATIE N	36063 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2521
32-25-21-0040-01300-0010	SHEFTAL ERIK JAMAAL & TASHIRA ANN	7010 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2931
05-26-21-0100-01100-0010	SHELL RAYMOND E JR & ANAROSE BACUS	6756 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2560
32-25-21-0040-01300-0140	SHISHILLA AARON & JENNA	7060 STEER BLADE DR	ZEPHYRHILLS	FL	33541
04-26-21-0070-00100-0330	SHOOK MICHAEL C & TERRY A	36041 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9115
32-25-21-0050-01600-0160	SICKLER ARTHUR JAMES & GAIL KATHLEEN	35980 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
05-26-21-0080-00600-0180	SIGRIST JEREMY & LAURA	6500 WAGON TRL ST	ZEPHYRHILLS	FL	33541
05-26-21-0100-00700-0060	SINNER FAMILY TRUST	6944 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0450	SMILEY TIFFANY NICOLE & WASHINGTON BRANDON LASHAWN	35648 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0100-01100-0100	SMITH ALBERT JEREMY & SMITH YVETTE M	6836 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
05-26-21-0100-00600-0480	SMITH DEANDRA NICHOLE	6783 EZRA LOFT PL	ZEPHYRHILLS	FL	33541-2912
05-26-21-0080-00600-0270	SMITH DOUGLAS ANDREW	6565 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2557
05-26-21-0080-00500-0230	SMITH THOMAS J & KELLI L	35917 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
32-25-21-0040-01500-0090	SMITH THOMAS JORDAN & CESARINA	7254 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9151
05-26-21-0100-00600-0600	SN TAMPA LLC	8390 E VIA DE VENTURA STE F-110	PMB 303 SCOTTSDALE	AZ	85258-3188
05-26-21-0100-00700-0160	SOLIS JOSE	7046 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
05-26-21-0100-00700-0170	SOLIS JOSE	7060 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
04-26-21-0130-01000-0090	SOLT RANDY LEE & LESLIE BYRNE	6661 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
05-26-21-0070-00300-0060	SONTCHI KRISTIN LOURDES	6646 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2552
32-25-21-0100-01700-0080	SOTO NYLKIA AYDIL SANTOS	7158 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
04-26-21-0130-01000-0020	SOTO-GONZALEZ FEDERICO	6553 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
32-25-21-0040-01300-0170	SPEIGHTS SHANIQUE & LAWRENCE CARMENITA ISONIA	7104 STEER BLADE DRIVE	ZEPHYRHILLS	FL	33541

32-25-21-0100-01800-0340	STANLEY JARED MICHAEL THOMAS	35548 BURMA REED DR	ZEPHYRHILLS	FL	33541-2910
05-26-21-0100-00700-0090	STANLEY MICHAEL LARRY JR & PATRICIA ANN	6976 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2563
05-26-21-0080-00600-0120	STEED NICOLE	6574 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0310	STEVENS MELINDA ANN	35534 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
05-26-21-0070-00300-0040	STRYDOM IAN FRANCOUS &	6623 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2547
04-26-21-0080-00500-0090	SUTTON MICHAEL DION & ELIZABETH TERESA	35994 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2906
05-26-21-0100-01100-0120	SYMONETTE VIVA D & SYMONETTE MELVIN PAUL	6850 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
05-26-21-0100-00600-0620	TALLON SHELBY KRYSTL	7055 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
32-25-21-0040-01400-0190	TAYLOR LORRAINE MARIE	7337 STEER BLADE DR	ZEPHYRHILLS	FL	33541
32-25-21-0040-01300-0220	THAGARD WILLIAM JOSEPH	35832 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541-2933
32-25-21-0100-01800-0350	THIBODEAU RYAN & GREEN-THIBODEAU KATHERINE CHRISTINA	35556 BURMA REED DR	ZEPHYRHILLS	FL	33541-2910
32-25-21-0040-01400-0200	THOMPSON SEAN WESLEY & AMBER NICOLE	7349 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2932
32-25-21-0100-01700-0010	THOMPSON TRUMAN LOVAN & LOLA JEAN	7090 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-2909
32-25-21-0050-01600-0070	TILLMAN CAMILLE & JUSTIN	35937 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0230	TIRADO JULIO ANTONIO & SINDY	35567 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
04-26-21-0130-01000-0030	TOBY MONIQUE	6561 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0020	TOOMBS ADRIAN BYRONN JR & KATERINA ESTRELLA	7195 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
32-25-21-0040-01400-0180	TORRES PASEFIKA & TORRES TIANA MARIAH	7323 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2932
32-25-21-0040-01300-0040	TREADWELL ALLISON L & TOOKES MARCUS DUJUAN	35808 IRON REDDING CT	ZEPHYRHILLS	FL	33541-2927
32-25-21-0040-01300-0150	TRUMPE JULIA LYNN & RAYMOND FRANKLIN III	7076 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2931
05-26-21-0100-00700-0050	TSAI CHIA FONG	6930 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2563
32-25-21-0040-01500-0110	TSANG MIU LING	7238 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9151
32-25-21-0100-01800-0500	TUCKER JOAN ADINA & RANSFORD KEITH	35690 BURMA REED DR	ZEPHYRHILLS	FL	33541-2911
05-26-21-0080-00600-0320	TYSON MARK EVERETT	6605 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2559
04-26-21-0070-00100-0180	VALLE EUGENE L & MICHELE E	36151 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2545
32-25-21-0040-01300-0200	VARADARAJAN SARAVANAN	7142 STEER BLADE DR	ZEPHYRHILLS	FL	33541
32-25-21-0040-01500-0120	VARGAS EDDIE & CHERY LAURA D	7226 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9151
04-26-21-0070-00100-0110	VASSELL NORMAN RANDOLPH	36084 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541-2512
04-26-21-0070-00100-0270	VAZQUEZ DIANA LYDIA	36113 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9117
32-25-21-0100-01800-0200	VEGA NELSON RAFAEL DIAZ II & SOLIS CYDMARIE ROSADO	35599 STELLA VAST DR	ZEPHYRHILLS	FL	33541-2914
32-25-21-0040-01500-0130	VISWANATH SANDEEP BHARATH & REKHA DEVI	7220 STEER BLADE DR	ZEPHYRHILLS	FL	33541
05-26-21-0070-00400-0130	WADDICK RICHARD J &	6611 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2553
05-26-21-0080-00500-0180	WALKER BATINA MARIE	35957 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2907
32-25-21-0050-01600-0140	WALKER JESSICA LYNN & PAUL DAVID	35990 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541
04-26-21-0080-00500-0110	WASHINGTON DAVION DANTE & LISA A	36024 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2908
05-26-21-0100-01200-0130	WEAVER DANIEL EDWARD & SANDRA MARIE	6895 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2566
05-26-21-0100-00700-0180	WEBER MARY DONOWAY	7068 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
04-26-21-0070-00100-0250	WERNER ROBERT D III & FLOWER TIFFANY M	36137 STABLE WILK AVE	ZEPHYRHILLS	FL	33541-9117
32-25-21-0040-01300-0230	WILKINSON VAUGHN & JACQUELINE YVONNE	35844 MORSE WILLOW CT	ZEPHYRHILLS	FL	33541-2933
04-26-21-0130-01000-0060	WILLIAMS JOANN	6599 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541-2685
32-25-21-0100-01800-0110	WILLIAMS LEROY PAYTON & WILLIAMS BETTIE MARIA	7109 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900
04-26-21-0130-01000-0100	WILLIAMS LINDA VIOLA & JASMINE L & JAMILA LINELL	6675 COBBLE BLISS ST	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0250	WILLIAMS SHAYENA K & KENZIE A	35549 STELLA VAST DR	ZEPHYRHILLS	FL	33541
32-25-21-0100-01800-0380	WILLIAMSON CORY SCOTT	35580 BURMA REED DR	ZEPHYRHILLS	FL	33541-2910
05-26-21-0100-01200-0050	WILLIAMSON VERLENE C	6795 WAGON TRAIL ST	ZEPHYRHILLS	FL	33541-2561
05-26-21-0100-00700-0220	WINGARD HAROLD DEWAYNE II & MARQUEZ-WINGARD MARISOL	7104 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2565
05-26-21-0070-00400-0070	WOLK TODD & JILL	6539 PADEN WHEEL ST	ZEPHYRHILLS	FL	33541-2551
05-26-21-0080-00500-0020	WOODS STEVEN HOWARD & JULIE	35926 SADDLE PALM WAY	ZEPHYRHILLS	FL	33541-2906
05-26-21-0100-00600-0590	WORRELL JUSTIN ERROL	7029 SILVERADO RANCH BLVD	ZEPHYRHILLS	FL	33541-2564
32-25-21-0040-01400-0080	WRIGHT IRIS B	7125 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9130
32-25-21-0040-01500-0050	YOUNG SHERMAN JR & HELEN LADONNA	7298 STEER BLADE DR	ZEPHYRHILLS	FL	33541
32-25-21-0040-01500-0010	YOUNG SUSAN THERESA & AARON J & YOUNG DOLORES N	7376 STEER BLADE DR	ZEPHYRHILLS	FL	33541-9162
32-25-21-0040-01400-0170	YOUNG TYREN JARON	7311 STEER BLADE DR	ZEPHYRHILLS	FL	33541-2932
04-26-21-0070-00100-0090	ZASTUDIL ROBERT & ZASTUDIL DEANA LYNN	36060 CARRIAGE PINE CT	ZEPHYRHILLS	FL	33541
32-25-21-0040-01400-0090	ZAYTOUN MAHER & GEHAN LIVING TRUST	7139 STEER BLADE DR	ZEPHYRHILLS	FL	33541
32-25-21-0100-01700-0050	ZENON EFRAIN & ISABELLE N	7130 BOXER ROUND PL	ZEPHYRHILLS	FL	33541-3900

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

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

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

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

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

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

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

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this 21st day of July, 2025.

ATTEST:

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

6

(1)



Weekly regular maintenance service

Created: Tue, 7/15/2025

mowing, edging, blowing ,

(2)



Weekly regular maintenance service

Created: Tue, 7/15/2025

mowing, edging, blowing , trimming

(3)



Weekly regular maintenance service

Created: Tue, 7/15/2025

(mowing, edging, blowing , trimming)

(4)

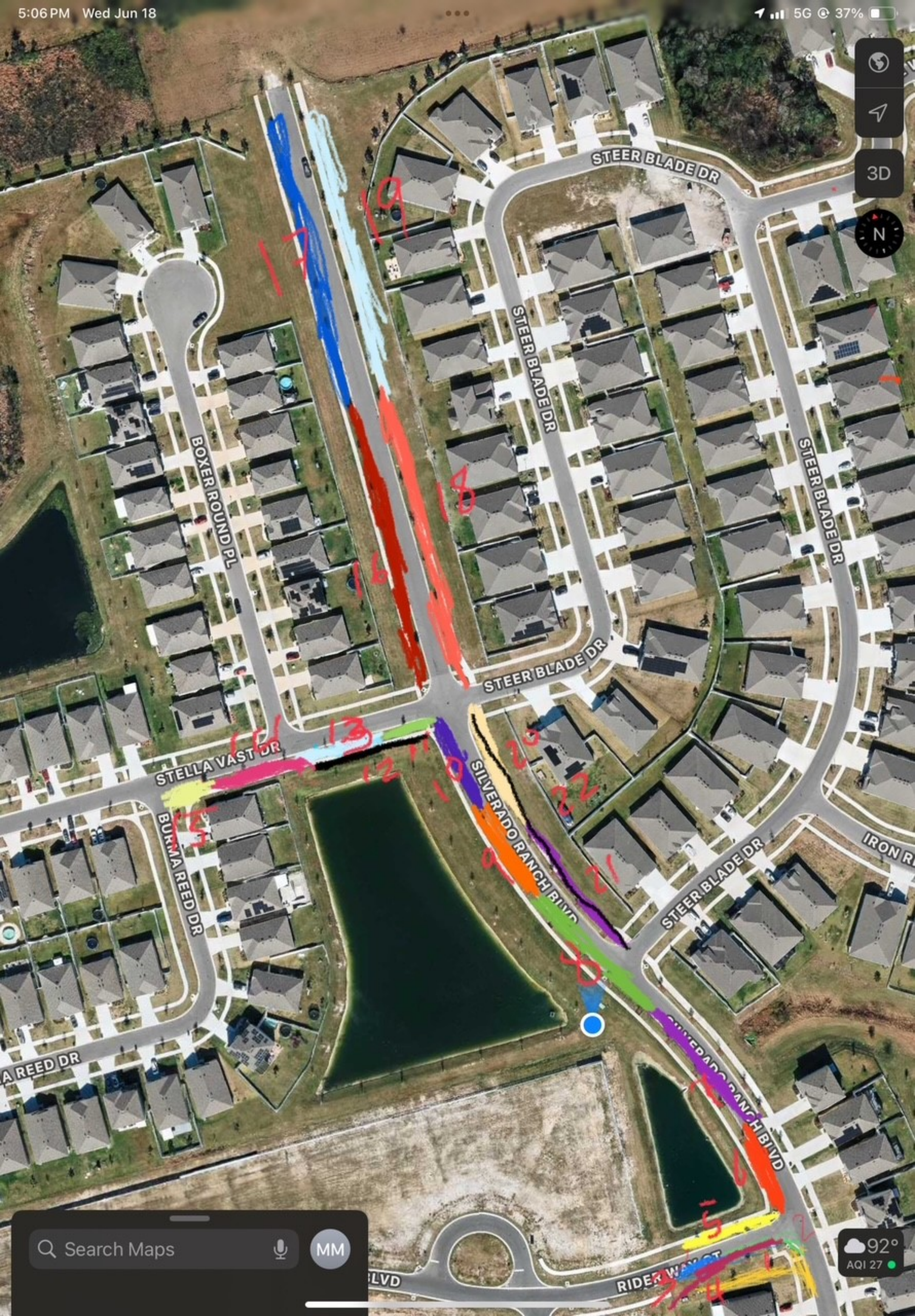


Weekly regular maintenance service

Created: Tue, 7/15/2025

mowing, edging, blowing





Navigation controls including a compass, a 3D view toggle, and a north arrow.

Initial inspection

Date: Jun 17, 2025 11:14 am
Inspector: Mario Martinez

Site	
Name	Silverado
Address	6270 Silverado Ranch Boulevard
City	Zephyrhills
ST	Florida
Zip	33541
Prior Equip	NA Was Not Compliant RF Was Not Functional

Controller	
Name	Controller 1
Location	
Model	
Modules	36
Controller ID	194687

Water Days as of Jun 17, 2025	
Program A	Mon , Wed , Thur
Program B	Sun , Tue , Fri
Program C	Wed , Sat
Program D	

Notes
Zones 35;36 marked as decoder failed
Zones 71 ; 73 no alarms, but no visible water

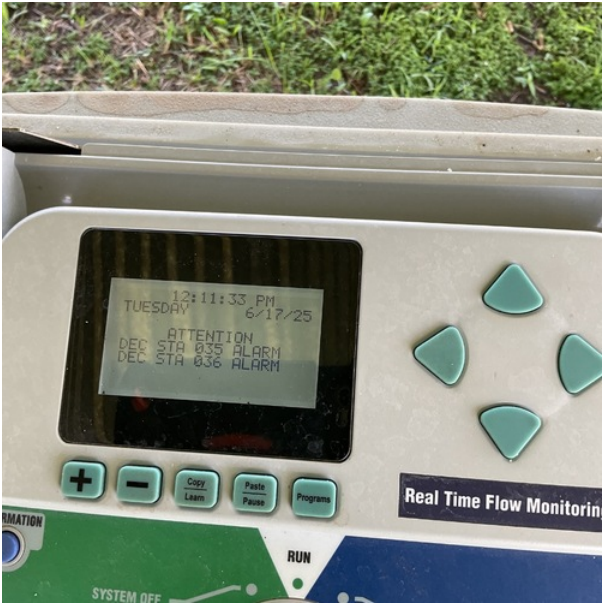
	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R by playground	Pass			2						
1 don't rotate 1 leaking											
2	S by mailboxes	Pass	1								
3	S across timer	Pass							1		
4	R by timer	Pass									
5	R by timer	Pass									
6	R&S across timer	Pass	2		1				1		
Upgrade to MPR nozzles Rotor don't rotate											
7	S across timer	Pass	4			1					
Straight head											
8	R across timer	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
9		Pass									
10	R dog park & island	Pass									
11	S front dog park	Pass									
12	R Silverado & Paden wheels	Pass									
13	R Silverado & pine ct	Pass				1					
14	Drip island across dog park	Pass									
15	S Silverado & pine	Pass	2	2							
16	R&B stable will	Pass							1		
17	R paden wheel st	Pass									
18	S paden wheel st	Pass	2								
19	R stable silk ave	Pass									
20	Bu Silverado & stable wilk	Pass							2		
21	S stable will & island	Pass									
22	R Silverado	Pass			1	1					
Straight head											
23		Fail									
No alarm for this zone, but pump not kick on after watering several minutes											
24	R Silverado timer side	Pass							1		
25	S paden wheel st	Pass	2	3							
26	R&S paden wheel st	Pass	2								
Upgrade to MPR nozzles to match precipitation rate Move a head											
27		Pass									
28		Pass									
29		Pass									
30	R across timer	Pass				1					
Straight head											

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
31	S Silverado & wagon trail	Pass									
32	S&R saddle palm way	Pass	5		1						
Upgrade to MPR nozzles to match precipitation rate Rotor don't rotate											
33	R Silverado & wagon trail	Pass									
34		Pass									
35		Fail									
36		Fail									
37		Pass									
38		Pass									In
39	S Silverado & wagon trail	Pass			1						
40	R Silverado & Ezra loft	Pass							1		
41	R Silverado wagon trails st	Pass				3					
42	R Silverado	Pass			1				2		
43		Pass									
44	S Silverado & wagon trails st	Pass			2						
45	S Silverado	Pass									
46		Pass									
47		Pass									
48		Pass									
49	S Ezra loft pl	Pass	1		1						
50	R Ezra loft pl	Pass				3					
Move a heads											
51		Pass									
52		Pass									
53		Pass									
54		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60	S clubhouse	Pass					3				
61		Pass									
62	R clubhouse	Pass			1						
Don't rotate											
63	Drip clubhouse	Pass									
64	S clubhouse	Pass									
65	Drip pool play ground	Pass						1			
66	S mailboxes	Pass									
67	D&B outside pool	Pass						4			
68	R outside pool	Pass			1						
Rotor leaking											
69	Drip pool	Pass						1			
70	Sprays pool	Pass									
71		Fail									
No alarm for this zone, but no water see it											
72	S Silverado & steer blade dr	Pass									
73		Fail									
No alarm for this zone, but no water see it											

Zone #1 - 06-17-25 11:18 am CDT



Zone #1 - 06-17-25 11:24 am CDT



Zone #1 - 06-17-25 11:25 am CDT



Zone #2 - 06-17-25 11:29 am CDT



Zone #3 - 06-17-25 11:33 am CDT



Zone #6 - 06-17-25 11:44 am CDT



Zone #6 - 06-17-25 11:47 am CDT



Zone #6 - 06-17-25 11:47 am CDT



Zone #6 - 06-17-25 11:48 am CDT



Don't rotate

Zone #7 - 06-17-25 11:51 am CDT



Zone #7 - 06-17-25 11:51 am CDT



Zone #7 - 06-17-25 11:51 am CDT



Zone #7 - 06-17-25 11:52 am CDT



Zone #7 - 06-17-25 11:52 am CDT



Zone #13 - 06-17-25 12:17 pm CDT



Zone #14 - 06-17-25 12:20 pm CDT



Zone #15 - 06-17-25 12:23 pm CDT



Zone #15 - 06-17-25 12:23 pm CDT



Zone #15 - 06-17-25 12:23 pm CDT



Zone #15 - 06-17-25 12:25 pm CDT



Zone #16 - 06-17-25 12:28 pm CDT



Zone #18 - 06-17-25 1:38 pm CDT



Zone #18 - 06-17-25 1:39 pm CDT



Zone #20 - 06-17-25 1:44 pm CDT



Zone #20 - 06-17-25 1:45 pm CDT



Zone #22 - 06-17-25 1:53 pm CDT



Zone #22 - 06-17-25 1:53 pm CDT



Zone #24 - 06-17-25 1:59 pm CDT



Zone #25 - 06-17-25 2:02 pm CDT



Zone #25 - 06-17-25 2:02 pm CDT



Zone #25 - 06-17-25 2:03 pm CDT



Zone #25 - 06-17-25 2:04 pm CDT



Zone #25 - 06-17-25 2:04 pm CDT



Zone #26 - 06-17-25 2:10 pm CDT



Zone #30 - 06-17-25 2:23 pm CDT



Zone #32 - 06-17-25 2:45 pm CDT



Zone #32 - 06-17-25 2:46 pm CDT



Zone #39 - 06-17-25 3:11 pm CDT



Zone #40 - 06-17-25 3:17 pm CDT



Zone #41 - 06-17-25 3:20 pm CDT



Zone #41 - 06-17-25 3:20 pm CDT



Zone #41 - 06-17-25 3:21 pm CDT



Zone #42 - 06-17-25 3:24 pm CDT



Zone #42 - 06-17-25 3:25 pm CDT



Zone #42 - 06-17-25 3:25 pm CDT



Zone #44 - 06-17-25 3:32 pm CDT



Zone #44 - 06-17-25 3:32 pm CDT



Zone #49 - 06-17-25 3:44 pm CDT



Zone #50 - 06-17-25 3:46 pm CDT



Zone #50 - 06-17-25 3:46 pm CDT



Zone #50 - 06-17-25 3:46 pm CDT



Zone #60 - 06-18-25 8:27 am CDT



Zone #62 - 06-18-25 8:35 am CDT



Zone #65 - 06-18-25 8:54 am CDT



Zone #67 - 06-18-25 9:03 am CDT



Zone #67 - 06-18-25 9:04 am CDT



Zone #68 - 06-18-25 9:11 am CDT



Zone #69 - 06-18-25 9:16 am CDT



Initial inspection

Date: Jun 17, 2025 8:34 am
Inspector: Mario Martinez

Site	
Name	Silverado
Address	6270 Silverado Ranch Boulevard
City	Zephyrhills
ST	Florida
Zip	33541
Prior Equip	NA Was Not Compliant RF Was Not Functional

Controller	
Name	Controller 2
Location	
Model	
Modules	12
Controller ID	194637

Water Days as of Jun 17, 2025	
Program A	Tue , Fri
Program B	Mon , Thur
Program C	
Program D	

Notes
All repairs needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R rider way & Silverado	Pass									
2	S rider way & Silverado	Pass									
3	R rider way & Silverado	Pass									
4	Bubbler rider way	Pass									
5	S rider way & Silverado	Pass							1		
6	S rider way & Silverado	Pass	1			1					
Straight head											
7	S Silverado	Pass	1								
8	S Silverado	Pass									
9	S Silverado	Pass	1								
10	S Silverado	Pass	3	2							

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
11	S Stella wast dr	Pass									
12	Bubbler Stella wast Dr.	Pass									
13	S Stella wast dr	Pass									
14	S Stella wast dr	Pass	1	1							
15	S Stella wast Dr	Pass									
16	Bu Silverado L SIDE	Pass									
17	Bu Silverado L SIDE	Pass									
18	Bu Silverado R SIDE	Pass									
19	Bu Silverado R SIDE	Pass									
20	S Silverado & Stella wast	Pass									
21	S Silverado & steer blade	Pass									
22	Bu Silverado R SIDE	Pass									
23		Pass									
24		Pass									

Zone #5 - 06-17-25 8:45 am CDT



Zone #6 - 06-17-25 8:47 am CDT



Zone #6 - 06-17-25 8:48 am CDT



Zone #7 - 06-17-25 8:56 am CDT



Zone #9 - 06-17-25 9:02 am CDT



Zone #10 - 06-17-25 9:04 am CDT



Zone #10 - 06-17-25 9:04 am CDT



Zone #10 - 06-17-25 9:04 am CDT



Zone #10 - 06-17-25 9:05 am CDT



Zone #10 - 06-17-25 9:05 am CDT



Zone #14 - 06-17-25 9:15 am CDT



Zone #14 - 06-17-25 9:16 am CDT



Initial inspection

Date: Jun 18, 2025 11:44 am
Inspector: Mario Martinez

Site	
Name	Silverado
Address	6270 Silverado Ranch Boulevard
City	Zephyrhills
ST	Florida
Zip	33541
Prior Equip	NA Was Not Compliant RF Was Not Functional

Controller	
Name	Entrance behind wall
Location	
Model	
Modules	19
Controller ID	194813

Water Days as of Jun 18, 2025	
Program A	Mon , Fri
Program B	Mon , Thur
Program C	
Program D	

Notes
There alarms for zones 22;39 communication failure
Zone 11 doesn't have alarm but solenoid or valve no response, need to track

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R near of antenna	Pass									
No alarm, but no water see it											
2	R right of the timer	Pass									
3	Drip along fence	Pass						1			
4	D&B along fence	Pass						1	2		
1 lateral break it's under a tree needs extra time to repair											
5	R outside the fence	Pass			4						
6	R along trail	Pass			1						
7	R front of timer	Pass									
8	Bubbler abandoned zone	Pass									
9	S right entrance	Pass	3		1						

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
10	S entrance	Pass	2								
11		Fail									
No alarms for this zone, but no water see it, could be valve not opening or solenoid not working , need extra time to track it											
12		Pass									
13	S exit side	Pass	7								
14	Bubbler exit side	Pass							1		
15	S exit side	Pass	2	1							
16	S exit side	Pass	1								
17	R exit side	Pass									
18		Pass									
19	R behind lift station	Pass			2						
20	S exit side	Pass	2		1						
Broken head under heavy oak tree roots											
21	S Silverado & shady bluff	Pass									
22		Fail									
23	R Silverado & shady bluff	Pass			1						
24	B Silverado & shady bluff	Pass									
25	S Silverado & shady bluff	Pass	4								
26	R around pond shady bluff	Pass									
27	R across clubhouse	Pass			3						
2 leaks;1 don't rotate this 3 rotors broken belong to zone 26											
28	S across clubhouse	Pass									
29	S Silverado & delta gold	Pass									
30	R before clubhouse	Pass									
31	R pond clubhouse	Pass									
32	S before clubhouse	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									
39		Fail									

Zone #1 - 06-18-25 3:37 pm CDT



Zone #3 - 06-18-25 12:06 pm CDT



Zone #4 - 06-18-25 12:08 pm CDT



Zone #4 - 06-18-25 12:09 pm CDT



Zone #4 - 06-18-25 12:09 pm CDT



Zone #5 - 06-18-25 12:13 pm CDT



Zone #5 - 06-18-25 12:13 pm CDT



Zone #5 - 06-18-25 12:14 pm CDT



Zone #5 - 06-18-25 12:15 pm CDT



Zone #6 - 06-18-25 12:22 pm CDT



Zone #9 - 06-18-25 12:32 pm CDT



Zone #9 - 06-18-25 12:32 pm CDT



Zone #9 - 06-18-25 12:33 pm CDT



Zone #9 - 06-18-25 12:34 pm CDT



Zone #10 - 06-18-25 12:36 pm CDT



Zone #10 - 06-18-25 12:36 pm CDT



Zone #13 - 06-18-25 12:39 pm CDT



Zone #13 - 06-18-25 12:39 pm CDT



Zone #13 - 06-18-25 12:40 pm CDT



Zone #13 - 06-18-25 12:40 pm CDT



Zone #13 - 06-18-25 12:40 pm CDT



Zone #13 - 06-18-25 12:40 pm CDT



Zone #13 - 06-18-25 12:40 pm CDT



Zone #14 - 06-18-25 12:43 pm CDT



Zone #15 - 06-18-25 12:44 pm CDT



Zone #15 - 06-18-25 12:45 pm CDT



Zone #15 - 06-18-25 12:45 pm CDT



Zone #16 - 06-18-25 12:50 pm CDT



Zone #19 - 06-18-25 12:57 pm CDT



Zone #19 - 06-18-25 12:58 pm CDT



Zone #20 - 06-18-25 1:04 pm CDT



Zone #20 - 06-18-25 1:05 pm CDT



Zone #20 - 06-18-25 1:05 pm CDT



Zone #23 - 06-18-25 2:23 pm CDT



Zone #25 - 06-18-25 2:31 pm CDT



Zone #25 - 06-18-25 2:31 pm CDT



Zone #25 - 06-18-25 2:32 pm CDT



Zone #25 - 06-18-25 2:33 pm CDT



Zone #27 - 06-18-25 2:36 pm CDT



Zone #27 - 06-18-25 2:38 pm CDT



Zone #27 - 06-18-25 2:38 pm CDT





Date: June 26, 2025

Proposal #: 21484

QUOTATION

Mailing Address

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

Home Phone:

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Business Phone: 561-571-0010 ex 400

Job Summary:

Complete the following Irrigation Repairs:

Controller 1

- (30) hrs of Labor
- (21) clogged nozzles
- (12) broken heads
- (5) blocked heads
- (6) drip breaks
- (10) raised heads - 4" to 6"
- (3) lower heads
- (9) broken laterals
- (2) decoders
- (2) 2" valves
- Zones 35 and 36 - have decoder alarms, will need to track, locate and replace decoder
- zones 71 and 73 - need valve replacement, valve not opening

Controller 2

- (5) hrs of Labor
- (7) clogged nozzles
- (3) blocked heads
- (1) ?raised head - 4" to 6"
- (1) ?Broken lateral

Controller 3

- (20) hrs of Labor
- (21) clogged nozzles
- (1) blocked head
- (13) broken heads
- (2) drip breaks
- (3) broken laterals
- (2) decoders

- (1) 2" valve
- Zones 22 and 39 - Communication Fail Alarm, will need to track, locate and repair
- Zone 11 - needs valve replacement, valve not opening

Irrigation Enhancement & Repair	\$9,829.31
--	-------------------

Quantity	Description	Unit
49.00	Nozzle	ea
45.00	Hunter Spray Kit - 6"	ea
8.00	Drip Line Repair Kit	ea
13.00	Lateral Line Repair Kit	ea
4.00	Hunter Single-Station Decoder	ea
4.00	Solenoid- Hunter	ea
3.00	Valve Replacement Kit - 2"	ea

Quote Total:	\$9,829.31
---------------------	-------------------

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: _____
Wrathell, Hunt and Associates, LLC

Date: _____

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

7A

ESTIMATE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Silverado ICO Breeze Home

Bill to
Silverado ICO Breeze Home
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541 USA

Ship to
Silverado ICO Breeze Home
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541 USA

Estimate details Technician: Coop
Estimate no.: 2025-323
Estimate date: 06/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		38961 10" SLIDE VALVE REPAIR KIT	38961 10" SLIDE VALVE REPAIR KIT - ensuring seamless water flow management for your pool or spa system	2	\$495.00	\$990.00
Total						\$990.00

Accepted date Accepted by

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

7B



Quote-Silverado Pool Filters

H2 Lagoon Solutions

Quote for Filter Replacement Services

Prepared for:

Angie Lynch, Community Director

Breeze Home / Silverado Pool

Date: 06/17/25

Scope of Work

H2 Lagoon Solutions will provide complete replacement services for **fifty-four (54) regenerative DE filters** at the Silverado Pool facility. This service includes:

- Pickup and delivery of all new filters
- Removal of existing filters
- Installation of new filters

All labor and disposal handling of old units are included in the quote.

Cost Breakdown

Item	Qty	Unit Price	Total
Regenerative DE Filters – Installed	54	\$33.00	\$1,782.00

Quote Total

\$1,782.00 (including materials, labor, and delivery)

Payment Terms:

Net 15 days from date of invoice. Work will be scheduled upon acceptance of this quote.

We appreciate the opportunity to work with Breeze Home and Silverado Pool. Please let us know if you have any questions or require additional services.

Please contact Christopher Sepulveda at 813 - 778 - 2658 or kylee@h2lagoonsolutions.com to discuss, customize, or authorize this quote

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

7C

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.: 1462
Estimate date: 07/11/2025
Expiration date: 08/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Replace	This estimate is to convert the existing single pole toggle switches that controls outdoor lights and fans under the Silverado Pool House lanai, to timer control switches to operate the same functions. In total, their are (8) toggle switches counted for. Each switch will be tested and re-sealed properly following the installation of each switch. Total here includes ALL supplies, materials and labor for installation.	1	\$1,062.85	\$1,062.85

Total \$1,062.85

Note to customer

Thank you for your business opportunity.

Any unforeseen wiring issues or damages/repairs found, the customer will be notified prior and with consent will be repaired/resolved at an additional cost and would be notified then of said costs.

Customer is tax exempt.

Expiry date 08/11/2025

Accepted date Accepted by

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7D



39111 Pattie Road
Zephyrhills, FL 33540
813-782-3319

sales@pattieelectric.com

Proposal	Date	Due Date	Tech:
8397-101	6/16/2025	6/16/2025	ROCK T
Silverado CDD, C/O Wrathell, Hunt & Associates 2300 Glades Road, #410W Boca Raton, FL 33431			Job Name: Silverado CDD, C/O Wrathell, Hunt & Associa 6270 Silverado Ranch Blvd Zephyrhills, FL 33541

813-565-4663

We Hereby Submit Specifications And Estimates For:

> 6/16/2025 MON 8:01 AM> Called in by: Angie Lynch 813-732-5468
Electrical Quote
** Please call prior to coming out per customer request. **

Tech: Roc T. - 6/16/2025
Replace switches & troubleshoot overhead lights not working.

Quote customer the follow,

1. Time and material (\$105hr +Material) for troubleshooting lights not working
2. Replace/install 8 timer switches as requested \$1,134.20

Total

\$0.00

Payment to be made as follows:

50% DEPOSIT DUE UPON ACCEPTANCE OF PROPOSAL, REMAINING BALANCE DUE AT COMPLETION.

All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date. All work by Pattie Electric is warranted for a period of 90 days to be free from defects in workmanship. Materials with defects are warranted by the

Authorized
Signature _____

Acceptance
Signature _____

Date _____

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7E

Young Cardinal ELECTRIC

Service Proposal

6.19.2025

KAI

Contact : Angie Lynch
Phone : 813.565.4663
E-Mail : Angie@hikai.com

AMENITY CENTER SWITCH REPLACEMENT Silverado Ranch Blvd Zephyrhills, FL

We are pleased to offer our proposal to provide service for the above-mentioned property. Work is to consist of & is limited to the following.

Replace toggle switches with new timer switches, to include:

- ❖ (8) New Push-Button 10-20-30-60 Minute Preset Timer Switches

Quoted Price :

Seven Hundred Eighty Dollars & 00/100
(\$780.00)

Note: Permit fees are not included in the quoted price. If required, these fees will be additional.

Due to the fluctuating increases of copper wiring, PVC, & metal related items, we can only guarantee the proposed prices for 10 calendar days. Please verify the quoted price is still current at time of contract signing. All work to be done in a neat & professional manner and in strict accord with all national & local building codes. Any additional work necessary to bring pre-existing conditions up to current electrical codes are not included in this proposal. Upon acceptance by all parties (by signature) this document shall become a binding contract. Should it become necessary to employ an attorney to collect any amount due from this contract, the non-prevailing party will be responsible for attorney's fees & costs incurred in such a collection. All past due amounts are subject to a finance charge of 1 ½% per month which is 18% annum.

Customer or Representative

Young Cardinal Electric LLC

Authorized Representative

Title

Adam Nelson

Print Name

Owner-Operator

Date Accepted

EC13009930

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

8

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

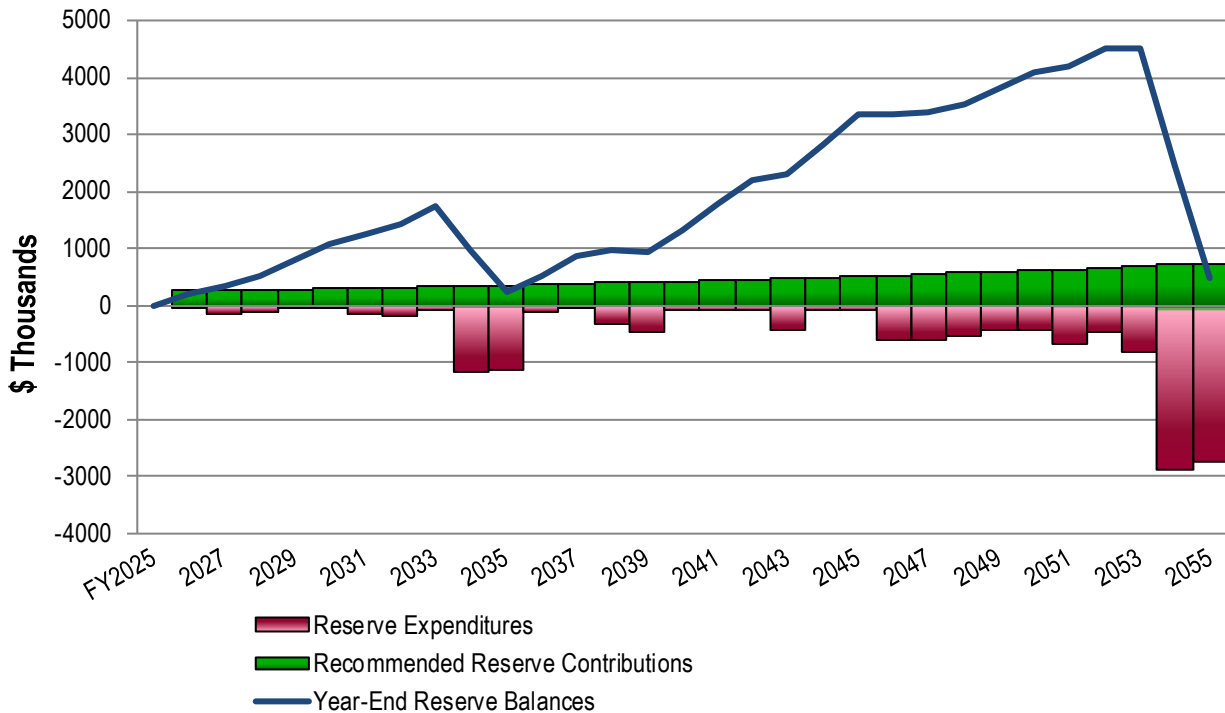


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- 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

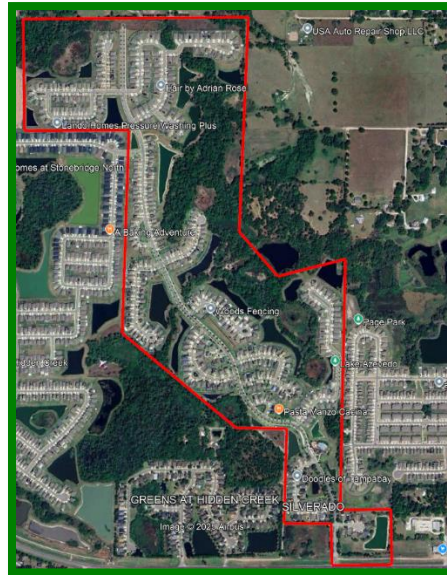
Zephyrhills, Florida

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.	
• Fences, Vinyl, Perimeter ¹	
• Lift Station ²	
• Light Poles and Fixtures ³	
• Mailbox Stations ⁴	
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		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Community Development District																	
Zephyrhills, Florida																	
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

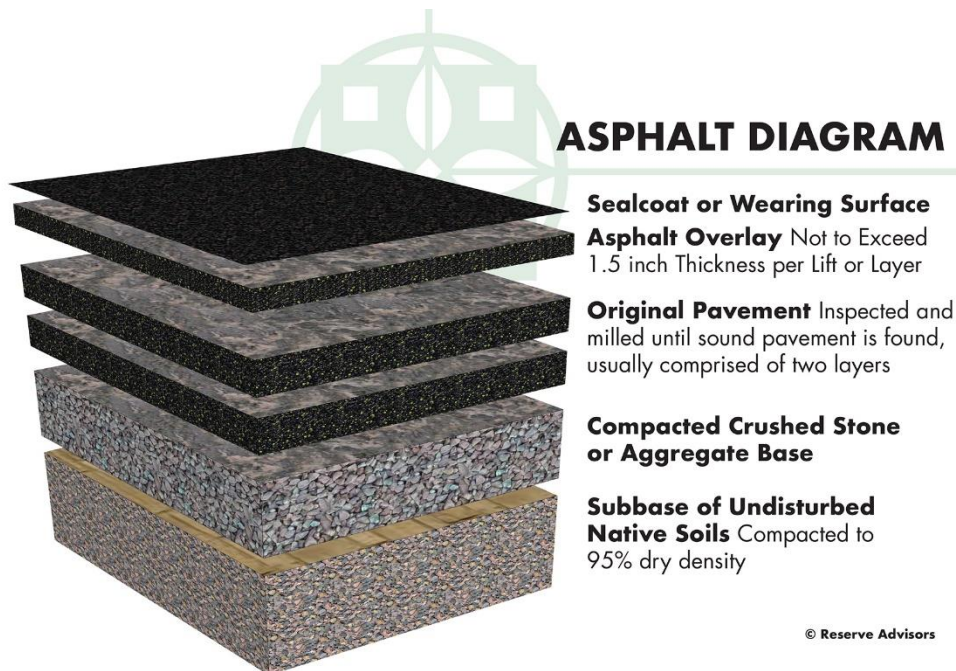


Pavement cracks

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

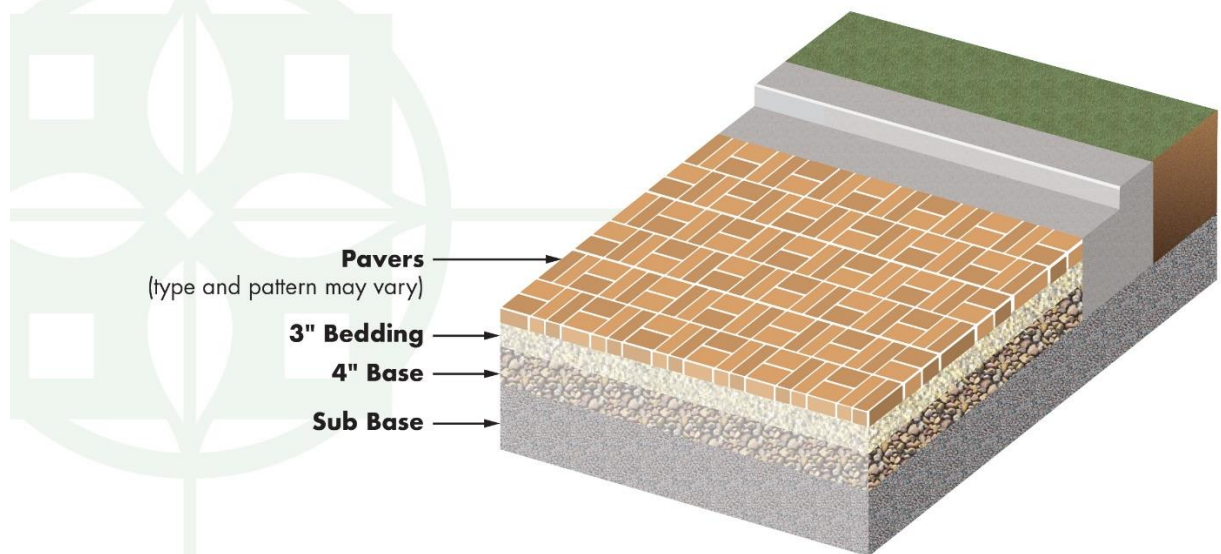


Paver settlement

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

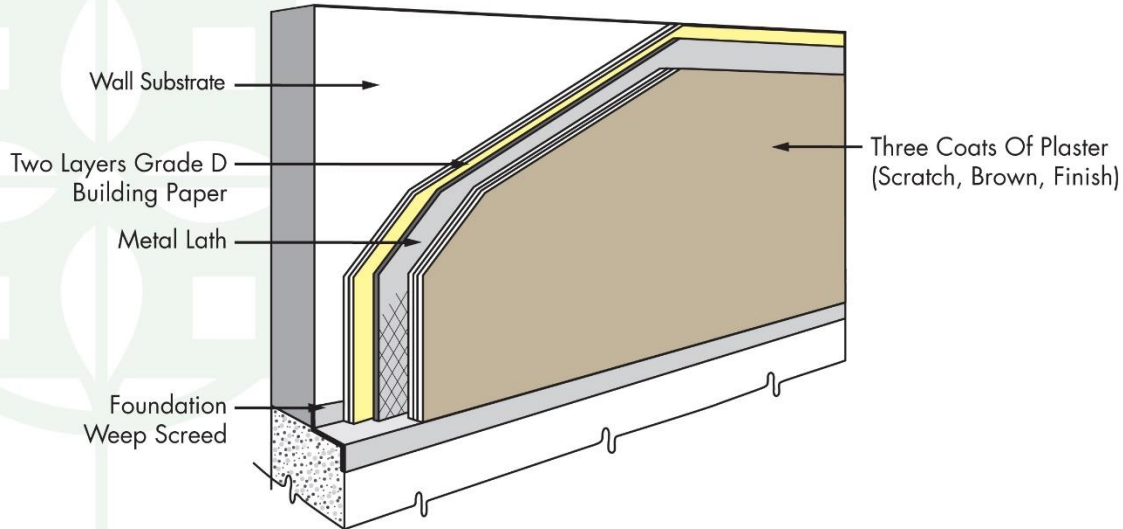


Stucco wall finishes

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.

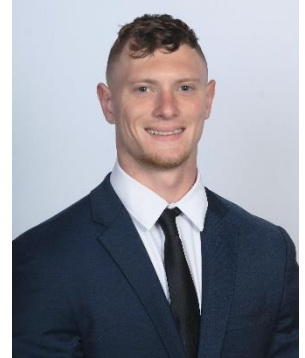
We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

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

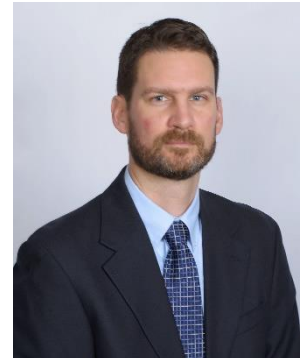


ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

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.

RESERVE EXPENDITURES

1)
2)

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	RUL = 0 FY2025
						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%	
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%	
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%	
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%	
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%	
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%	
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%	
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%	
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%	
4.800	1	1	Allowance	Signage, Renovation	2034	15 to 20	9	10,000.00	10,000	10,000	0.3%	
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%	
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
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%	
6.800	2,650	2,650	Square Feet	Pool Finish, Plaster	2028	8 to 12	3	24.00	63,600	63,600	2.1%	
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)14,550

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

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	16 2041
	97,369				112,600								150,580		
								821,011	851,388						
								46,804	48,536						
								176,420	182,947						
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	61,077
													37,601		
													20,954		
								18,722							
								26,349							
												104,241			
												48,111			
						129,539							167,052		
								13,868							
										44,739					
						18,764							24,197		
12,444							16,048							20,695	
		70,924										101,995			
												16,470			
	4,947														
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	61,077

Years 2041 to 2055

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
	174,133				201,371				232,869				
												1,697,946	1,760,770
												96,796	100,378
												364,857	378,356
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
	29,425												
												38,718	
				295,960	306,910	318,266	330,042	342,254	354,917	368,049	381,667	395,788	410,433
												54,493	
					215,429						277,815		
												28,680	
	25,963												
												86,041	
				31,204							40,241		
	119,044												
	24,847												
					26,688							34,416	
						146,679							
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

Silverado

Community Development District

Zephyrhills, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

Zephyrhills, Florida																
	FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year																
Total Recommended Reserve Contributions	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
Estimated Interest Earned, During Year	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
Anticipated Expenditures, By Year	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
	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)

(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	682,100	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).

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

9

WATERWAY MANAGEMENT REPORT

Superior Waterway
Services, Inc.



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

CUSTOMER Silverado (1st) TECHNICIAN Josh DATE 6/12/25

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

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

Lake #'s	100, L, J, U, F, S, Q	J, L, 100, U, C				
Weeds Treated	Tg	R				

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 100, L, J, U, F, S, Q for grasses. Treated J, L, 100, U, C for algae.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°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 (2nd Visit) TECHNICIAN Josh DATE 6/30/25

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

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

Lake #'s	<u>24, 100, 34, D</u>	<u>100, H, 4, 34, D, S</u>				
Weeds Treated	<u>Ty</u>	<u>A</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 24, 100, 34, D for grass. Treated 100, H, 4, 34, D, S for algae.

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**

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 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	\$ 717,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 717,743
Investments							
Revenue	-	98,012	105,742	138,082	94,760	-	436,596
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,745	2,745
Due from general fund	-	3	3	7	5	-	18
Utility deposit	3,408	-	-	-	-	-	3,408
Total assets	<u>\$ 721,151</u>	<u>\$153,435</u>	<u>\$159,070</u>	<u>\$210,164</u>	<u>\$347,403</u>	<u>\$ 2,745</u>	<u>\$ 1,593,968</u>
LIABILITIES							
Liabilities:							
Due to debt service fund 2016A-1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Due to debt service fund 2017A-1	3	-	-	-	-	-	3
Due to debt service fund 2018A-1	7	-	-	-	-	-	7
Due to debt service fund 2018A-2	5	-	-	-	-	-	5
Accrued taxes payable	306	-	-	-	-	-	306
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>10,696</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,696</u>
FUND BALANCES							
Restricted for							
Debt service	-	153,435	159,070	210,164	347,403	-	870,072
Capital projects	-	-	-	-	-	2,745	2,745
Assigned							
Working capital	234,530	-	-	-	-	-	234,530
Unassigned	475,925	-	-	-	-	-	475,925
Total fund balances	<u>710,455</u>	<u>153,435</u>	<u>159,070</u>	<u>210,164</u>	<u>347,403</u>	<u>2,745</u>	<u>1,583,272</u>
Total liabilities and fund balances	<u>\$ 721,151</u>	<u>\$153,435</u>	<u>\$159,070</u>	<u>\$210,164</u>	<u>\$347,403</u>	<u>\$ 2,745</u>	<u>\$ 1,593,968</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 39	\$ 820,677	\$ 827,118	99%
Miscellaneous	-	60	-	N/A
Total revenues	39	820,737	827,118	99%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,077	7,320	12,918	57%
Management consulting services	4,000	32,000	48,000	67%
Field management	500	4,000	-	N/A
Printing and binding	42	333	500	67%
Telephone	17	133	200	67%
Other current charges	-	564	500	113%
Audit	-	-	3,450	0%
Postage	87	231	500	46%
Insurance	-	3,910	7,000	56%
General liability insurance	-	3,648	-	N/A
Regulatory and permit fees	-	175	175	100%
Legal advertising	72	188	1,500	13%
Engineering	4,069	9,884	10,000	99%
District counsel (legal)	10,765	32,956	25,000	132%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	2,000	3,000	67%
DSF accounting	458	3,667	5,500	67%
Trustee	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	21,337	105,970	138,958	76%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	11,946	49,762	95,000	52%
Electricity (irrigation & pond pumps)	319	2,510	4,134	61%
Landscaping maintenance	18,575	127,423	205,192	62%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	3,850	15,000	26%
Irrigation maintenance	-	5,377	25,000	22%
Pond maintenance	2,632	19,952	35,000	57%
Fertilizer & mulch	1,500	4,147	20,800	20%
Property insurance	-	23,348	30,000	78%
Solid waste disposal	15	308	540	57%
Comprehensive field tech services	2,520	10,080	15,120	67%
Field ops accounting	-	-	6,000	0%
Pet waste removal	-	1,447	3,000	48%
Signage	394	4,281	1,000	428%
Wetland maintenance	3,350	7,550	8,200	92%
Stormwater repair & maintenance	-	114,943	-	N/A
Storm readiness	-	11,210	5,000	224%
Reserve study	-	3,100	10,000	31%
Amenity center				
Pool service contract	1,250	10,000	23,850	42%
Pool maintenance & repairs	-	459	8,500	5%
Pool resurfacing	-	-	20,000	0%
Pool furniture	-	-	12,000	0%
Pool permit	-	280	275	102%
Cleaning & maintenance	1,000	8,000	7,200	111%
Internet	170	1,300	2,150	60%
Electricity	1,190	18,397	12,500	147%
Water	-	2,910	6,672	44%
Pest control	110	880	1,320	67%
Camera monitoring	189	1,657	3,600	46%
Refuse service	-	-	200	0%
Holiday decorations	-	5,500	6,000	92%
Contingency	-	3,904	37,500	10%
Miscellaneous repairs & maintenance	525	5,707	40,000	14%
Total field operations	<u>45,685</u>	<u>448,282</u>	<u>670,753</u>	67%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	-	16,397	17,232	95%
Total other fees & charges	<u>-</u>	<u>16,547</u>	<u>17,407</u>	95%
Total expenditures	<u>67,022</u>	<u>570,799</u>	<u>827,118</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	(66,983)	249,938	-	
Fund balances - beginning	<u>777,438</u>	<u>460,517</u>	<u>314,334</u>	
Fund balance - ending				
Assigned				
Working capital	234,530	234,530	234,530	
Unassigned	475,925	475,925	79,804	
Fund balances - ending	<u>\$ 710,455</u>	<u>\$ 710,455</u>	<u>\$ 314,334</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, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3	\$ 57,335	\$ 57,784	99%
Interest	557	4,143	-	N/A
Total revenues	560	61,478	57,784	106%
EXPENDITURES				
Debt service				
Interest	20,040	40,500	40,800	99%
Principal	-	14,000	14,000	100%
Total debt service	20,040	54,500	54,800	99%
Other fees & charges				
Tax collector	-	1,146	1,204	95%
Total other fees and charges	-	1,146	1,204	95%
Total expenditures	20,040	55,646	56,004	99%
Excess/(deficiency) of revenues over/(under) expenditures	(19,480)	5,832	1,780	
Fund balances - beginning	172,915	147,603	143,115	
Fund balances - ending	<u>\$ 153,435</u>	<u>\$ 153,435</u>	<u>\$ 144,895</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3	\$ 54,036	\$ 54,460	99%
Interest	568	4,279	-	N/A
Total revenues	<u>571</u>	<u>58,315</u>	<u>54,460</u>	107%
EXPENDITURES				
Debt service				
Interest	17,900	36,175	36,175	100%
Principal	-	15,000	15,000	100%
Total debt service	<u>17,900</u>	<u>51,175</u>	<u>51,175</u>	100%
Other fees & charges				
Tax collector	-	1,080	1,135	95%
Total other fees and charges	<u>-</u>	<u>1,080</u>	<u>1,135</u>	95%
Total expenditures	<u>17,900</u>	<u>52,255</u>	<u>52,310</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(17,329)	6,060	2,150	
Fund balances - beginning	176,399	153,010	148,733	
Fund balances - ending	<u>\$ 159,070</u>	<u>\$ 159,070</u>	<u>\$ 150,883</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 7	\$ 146,071	\$ 147,217	99%
Interest	835	5,653	-	N/A
Total revenues	842	151,724	147,217	103%
EXPENDITURES				
Debt service				
Interest	50,325	101,650	101,650	100%
Principal	-	40,000	40,000	100%
Total debt service	50,325	141,650	141,650	100%
Other fees & charges				
Tax collector	-	2,918	3,067	95%
Total other fees and charges	-	2,918	3,067	95%
Total expenditures	50,325	144,568	144,717	100%
Excess/(deficiency) of revenues over/(under) expenditures	(49,483)	7,156	2,500	
Fund balances - beginning	259,647	203,008	196,207	
Fund balances - ending	\$ 210,164	\$ 210,164	\$ 198,707	

**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, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 6	\$ 114,727	\$ 115,623	99%
Interest	1,348	10,061	-	N/A
Total revenues	<u>1,354</u>	<u>124,788</u>	<u>115,623</u>	108%
EXPENDITURES				
Debt service				
Interest	42,075	84,150	84,150	100%
Principal	30,000	30,000	30,000	100%
Total debt service	<u>72,075</u>	<u>114,150</u>	<u>114,150</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>72,075</u>	<u>116,442</u>	<u>116,559</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(70,721)	8,346	(936)	
Fund balances - beginning	418,124	339,057	329,392	
Fund balances - ending	<u>\$ 347,403</u>	<u>\$ 347,403</u>	<u>\$ 328,456</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, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 8	\$ 513
Total revenues	<u>8</u>	<u>513</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>37,794</u>
Total expenditures	<u>-</u>	<u>37,794</u>
Excess/(deficiency) of revenues		
over/(under) expenditures	8	(37,281)
Fund balances - beginning	2,737	40,026
Fund balances - ending	<u>\$ 2,745</u>	<u>\$ 2,745</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 Regular Meeting on June 16, 2025 at 5:00 p.m., at The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542.

Present:

Lee Chamoff	Chair
Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Larry Conwill	Assistant Secretary
Luis Gonzalez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Angie Lynch	Kai Management (Kai)
Scott Herman	Fieldstone

Residents present:

Linda Rich	Jim Rice	Lauren Hogard	Jacqueline Vaughn Wilkinson
Raquel Fry	Tim Fry	Melissa Lubin	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:06 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comments.

Resident Jim Rice inquired about landscaping and pond maintenance and voiced his hope that Kai Management will send an email blast to residents urging them to alert Staff and report any problem areas so that they can be addressed.

Resident Linda Rich stated she wrote numerous letters and sent photographs after the last hurricane season. Breeze Staff led her to believe everything was taken care of; however, a tree that fell into one of the two ponds behind her home was never removed. She asked why this item was never addressed. Mr. Chamoff stated that the last landscaper submitted a

proposal for that but the Board held off on removing the tree as the CDD was in the process of transitioning to a new provider.

Resident Raquel Fry asked who has access to the community pool and if there is any way to monitor it. She voiced her opinion that it is not a family-friendly space.

Resident Tim Fry voiced his opinion that his family is impacted by non-resident use of the pool more than anyone else in the CDD because their home is directly behind the pool and they hear and see everything happening in the pool area. He described a recent occurrence where a non-resident dropped off six children at the pool and drove out of the neighborhood. He voiced his opinion that the Board is going to receive many complaints about the pool until something is done, as the pool is a hot topic on the Silverado Facebook page. Mr. Chamoff stated that the Board is aware of the pool being a hot-button issue and has been discussing how best to handle it. The options for real solutions are limited as the cost factor for private security and/or a pool monitor would be exponentially high. Ms. Hammock stated residents of the CDD have access to the amenity center as part of the operations and maintenance (O&M) annual assessments. The general public has the option of paying the equivalent of what residents pay in their annual assessments to have the same access.

Melissa Lubin asked how many non-residents have a paid pass to use the pool and questioned how those funds are expended. Her experience using the community pool compelled her to have a pool installed in her backyard. She suggested the CDD engage a pool monitor for peak times. She thinks nothing has been done about the lift station on Coble Bliss and asked why the CDD is responsible for installing a fence around the lift station instead of the County.

Resident Jacqueline Wilkinson stated her daughter lives a few subdivisions over and her family utilizes that pool instead of the community pool because it is safer, cleaner, better and has an attendant. She opined that having a pool monitor can be done; it is just a matter of whether the CDD Board wants to do it.

The Board Members and Staff discussed the CDD's responsibility for installing and maintaining a chain link fence, a "No Trespassing" clause between the CDD and the City of Zephyrhills, fobs and pool issues.

Ms. Hammock stated, regarding security, Florida Statutes permit a governmental entity to keep the information and the details about its security system confidential and exempt from

disclosure to the public. If the Board decides to implement specific security measures, an e-blast describing the details will not be sent.

THIRD ORDER OF BUSINESS**Open Items/Updates**

- **Underwater Patch**

Ms. Lynch stated Cooper Pools mistakenly repaired a grate at the bottom of the pool instead of the underwater patches that were approved. She spoke to the owner of Cooper Pools and he will personally be on site tomorrow to make sure the patches are installed correctly and deem the project complete. He apologized profusely that the wrong item was repaired. Ms. Lynch doubts that the CDD will be charged for both repairs.

Discussion ensued regarding the number of patches to be repaired, the project timeframe and if the pool will need to be drained.

A Board Member suggested sending an e-blast tonight alerting residents of the pool repairs. Ms. Sanchez stated the proposal does not specify the number of patches that need to be made. She will check and provide an answer later in the meeting.

FOURTH ORDER OF BUSINESS**Consideration of Proposals, Quotes, Estimates and Agreements****A. Florida Brothers Maintenance & Repair, LLC., Estimates****I. No. 1448 [Replacement of Pool House Broken Fans \$1,243.80]**

Ms. Lynch reported that the electricians will be on site to change the buttons and check other items, such as the lights and fans. As two of the four fans that were not working are currently working, it is best to hold off on the work. This item to be removed from the agenda.

- **Open Items/Updates - Underwater Patch Discussion Resumed**

Ms. Sanchez stated that the proposal is for the repair of two patches. Ms. Lynch will meet the vendor at the pool to ensure that three additional underwater patches are done, and she will provide an update of the total number of pool patches repaired at the next meeting.

II. No.1449 [Removal & Replacement of Corner and Center Posts \$1,656]

Ms. Lynch stated this is for the PVC fencing around the lift station.

Discussion ensued regarding why the CDD is required to fence a County-owned lift station, installing shrubbery around the lift station, if there will be any repercussions from the

County if the CDD does not install fencing around the lift station, and a PVC and a chain link fence.

Ms. Hammock will investigate whether it is the CDD's legal responsibility to install and maintain the fence and apprise the Board at the next meeting. This item was deferred.

B. Fieldstone Quotation Proposal #21320 [General Cleanup \$5,478.84]

Ms. Sanchez stated in addition to the cleanup proposal, Mr. Herman is presenting three additional proposals.

Mr. Herman presented Fieldstone Quotation Proposal #21320 for the cleanup of excess weeds, debris and dead plants leftover by the previous landscape contractor. The work is time-based and will be performed by hand by a crew of eight workers until completed.

Discussion ensued about the scope of work, if stump removal is part of the proposal, if the proposal can be adjusted to only clean up the area around the amenity center and not the rear of the community, and establishing a not-to-exceed lesser amount for the general cleanup.

Mr. Herman distributed and presented three Proposals #405, #406 and #407.

Discussion ensued regarding the three proposals, the scope of work entailed in removing downed trees from ponds, the need for a tree survey/audit that will assess all the trees in the neighborhood, the stumps on Silverado Ranch Boulevard, cost of plant removal and replacement, Pasco County shade tree requirements, if all downed/damaged trees must be replaced as per the City of Zephyrhills Ordinance and the original Development Order (DO).

Proposals #405, #406 and #407 were deferred.

Mr. Herman will prepare a tree audit and present it at the next meeting.

Ms. Sanchez will obtain a copy of the DO and hold it until the tree audit is completed.

Mr. Chamoff will schedule a walking tour of the community with Mr. Herman.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Fieldstone Quotation Proposal #21320 for general cleanup, in a not to exceed amount of \$3,000, was approved.

Mr. Herman to email Proposals #405, #406 and #407 to Ms. Sanchez.

C. Breeze Estimate Number SCDD5222025 [Lift Station Repair \$6,250]

This item will be removed from the agenda.

FIFTH ORDER OF BUSINESS**Discussion: Juniper Landscaping Unfinished Items**

Ms. Sanchez noted that the photographs in the agenda were taken by Ms. Lynch and a few were forwarded by residents. She recalled that the Board did not approve the most recent invoice that was submitted by Juniper for irrigation repairs. Mr. Chamoff voiced his opinion that the photographs of the incomplete landscaping are ample evidence to withhold payment to Juniper. Ms. Sanchez stated that Ms. Lynch withheld payment of \$2,008, as well as the irrigation invoice amount. Ms. Hammock will draft a letter advising Juniper that the CDD will be withholding payment and forward it to Management for dissemination.

The Board and Staff discussed the clock and zone repairs completed by Fieldstone and the work done at the front entrance.

This item will be kept on the agenda.

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

Ms. Sanchez presented the Superior Water Services, Inc., Waterway Management Report for May 2025.

Discussion ensued regarding the fish/wildlife observations and the condition of the edges of the ponds.

Ms. Lynch will ask the vendor to trim the edges of the ponds.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

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

EIGHTH ORDER OF BUSINESS**Approval of Minutes**

A. March 24, 2025 Special Public Meeting [Landscape and Irrigation Maintenance Services Bid Opening]

B. May 19, 2025 Regular Meeting

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the March 24, 2025 Special Public Meeting Minutes for the Landscape and Irrigation Maintenance Services Bid Opening and the May 19, 2025 Regular Meeting Minutes, both as presented, were approved.

NINTH ORDER OF BUSINESS**Board Member Comments**

A Board Member voiced his opinion that residents should be informed that nothing can be done to provide security at the pool until the next fiscal year. He asked Ms. Lynch about obtaining permission from the HOA to install glass casings that indicate that certain areas are reserved, to prevent confusion.

Discussion ensued regarding the cost of the glass casings, the security issues at the pool area, fobs, providing security at the pool at peak times on weekends for the remainder of the summer, obtaining security proposals for the pool area, tabling the purchase of pool furniture, placing a cap on the size of reserved parties, setting aside a not-to-exceed amount of \$10,000 for security and engaging off-duty Zephyrhills police to monitor the pool area.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with Mr. Alexander, Mr. Conwill, Mr. Chamoff and Mr. Smith in favor and Mr. Alexander dissenting, authorizing the engagement of an off-duty Zephyrhills Police Officer, for security at times to be determined, and authorizing Staff to solicit proposals from security companies for services at the determined times, in a not to exceed amount of \$10,000, was approved. (Motion passed 4-1)

Ms. Sanchez distributed revised CLS proposals for additional revegetation of the mitigation areas that the Board previously approved in the amount of \$4,993. Mr. Chamoff explained that CLS will not provide a warranty for the vegetation because the Board did not approve their watering schedule.

Discussion ensued regarding whether to approve the revised CLS proposal.

The consensus was to proceed with the revegetation project.

Ms. Sanchez stated Staff sent 25 letters to homeowners regarding the PVC fence and most residents are amenable to entering into an agreement with the District for maintenance. Two residents were very upset, did not want to enter into any agreements and asked that their emails be read onto the record.

Ms. Sanchez read the two emailed statements, which were received from Courtney Holly and Ariel Cortez, as follows:

“Jaime, thank you for taking the time to speak with me regarding the CDD letter. I wish to recap the points made during the conversation, for my property address, 7312 Sterblaze Drive. The two-side perimeter fences on either side of my house were installed by my corresponding neighbors to the left and right of my property and their side fences are not attached to the rear back perimeter fence as described in the letter. This leaves me with a portion of the letter that references the encroachment. I pulled the property survey on file with Pasco County (see below) when I closed on the property with Horton. The rear fence was installed by Horton and runs the length of the street, providing privacy to many residents along Sterblaze Drive. Based on the survey, the fence resides on the resident side of the property line and not on the CDD side. The letter sent references that this is not the case. If what the District is inferring is true, it would seem that a much bigger issue is at hand, presumably with the Developer; Horton, as the property surveys on these plats of land are not correct and were falsely represented to the owners and filed with the County. Based on this, it would seem that the fence would be the responsibility of the owners as it would reside on their property and is not encroaching on District property as stated in the letter, which would not give the District the right to remove the fence or force the owners to enter into a license agreement with the District. Please review the survey from my property, along with all of the points made and follow up with me as soon as possible via email.”

Discussion ensued regarding the homeowner’s position, the license agreement, the encroachment, the intention of the home builder regarding the fence, residents that obtain surveys and the Board’s options regarding the fences.

“Good afternoon, we are reaching out in regards to the letter received on June 10th from you. I have attached a copy of the letter for your records, as I want to discuss the following concerns. Your letter states that the fencing installed at the rear of my property is attached to the perimeter fence that is located on property owned by Silverado CDD and/or is likewise encroaching on property owned by the District. This is not the case at all; the one panel of fencing I installed on my property is not connected in any way to the back fence that is owned by the District. I have attached photos for your review, that shows the gap between the fences preventing them from attaching. Your letter also states it is necessary for the District to always maintain unobstructed access to all District property to allow for perpetual access to

District open space drainage areas and stormwater tracts in order to properly inspect and maintain District facilities. There is no obstruction on the back fence-line. In fact, the fence that you are claiming is your property was damaged in the last hurricane season and you failed to fix it, stating in a CDD meeting that you were not responsible for damages. This contradicts the claim that my fence is touching your property, yet you do not carry out your responsibilities that an owner will maintain the property when it is damaged. Even if the fence that you are referring to is your property, I approved of paying a contractor \$600 to fix the damage to the fence from the last hurricane season. I have attached a screenshot of the payment for your reference. How can I be reimbursed for this as I am not responsible to fix your property? I will not be entering into any license agreement with the District nor will I assume any maintenance or repair responsibilities associated with your fence. I look forward to hearing from you regarding this matter.”

Mr. Chamoff stated it is not the CDD’s fault that homeowners might have been fooled by the Developers about the proper placement and utilization of the fence.

Discussion ensued regarding reimbursing residents for fence repairs and coordinating with the residents who are willing to enter into the license agreement with the CDD.

Ms. Sanchez recalled that Mr. Chamoff was not present at the previous meeting and the Board set a not-to-exceed amount of \$60,000 for stormwater system repairs and authorized the Chair to select a vendor in between meetings since the Board Members cannot communicate with each other outside of meetings. Mr. Chamoff elected to proceed with Cross Creek and the total amount was \$51,975. CLS exceeded the approved \$60,000 amount and a third vendor submitted a much lower bid. The agreement was executed by Cross Creek.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Ms. Sanchez stated Ms. Hammock is prepared to give an ethics training presentation if the Board is amenable.

Discussion ensued regarding scheduling a workshop.

The Board consensus was to hold a four-hour virtual ethics training workshop.

Ms. Hammock reminded the Board Members to submit Form 1 by the July 1, 2025 deadline.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

Ms. Lynch presented the June Safety Culture Report.

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

- **UPCOMING MEETINGS**

- **July 21, 2025 at 5:00 PM [Adoption of FY26 Budget] (Train Depot)**

- **August 18, 2025 at 5:00 PM (Train Depot)**

- **September 15, 2025 at 5:00 PM (The Genesis Center)**

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS**Public Comments**

Mr. Rice asked if the Board and/or Staff looked into obtaining financial assistance from the Federal Emergency Management Agency (FEMA) or any State grants to address the CDD's irrigation or tree issues. He commented about the landscaping at the entryway, the fence at the front of the property that needs to be pressure-washed and soliciting resident volunteers to monitor the pool area.

Resident Lauren Hogard stated she has young children and, because of the issues with the pool, her family does not use it. She shared that, in the past, residents confronted trespassers and it did not go well. She suggested Staff send an e-blast about pool security. She voiced her opinion that there is very little value in hiring a security company.

Resident Melissa Lubin stated the meeting/event next door is too loud making it difficult to hear the Board meeting. She suggested scheduling the next meeting at another venue.

Discussion ensued regarding the general cleanup by Fieldstone, cost of engaging a pool monitor versus hiring a security company, residents reporting pool incidents to Staff and the noise level at the Genesis Center.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 7:51 p.m.
--

308
309
310
311
312

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado CDD

Jerry Edwards

Complete

Score	0
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11 Jul 2025 15:58 EDT

Prepared by	Jerry Edwards
	45 / 45 (100%)

Ponds 1

Ponds



Jul 11, 2025 at 4:28 PM

Photo 1



Jul 11, 2025 at 4:38 PM

Photo 2



Jul 11, 2025 at 4:38 PM

Photo 3

Good

Pond Location	7142 Silverado Ranch Blvd Zephyrhills FL 33541 United States (28.258882630642777, -82.22475643277375)
	3 / 3 (100%)

Ponds

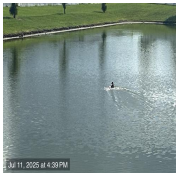


Photo 4

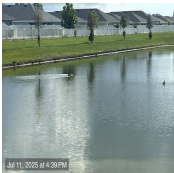


Photo 5



Photo 6

Good

Pond Location	Silverado Ranch Blvd Zephyrhills FL 33541 United States (28.25950289697444, -82.22520383550675)
	3 / 3 (100%)

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



Photo 7

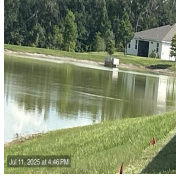


Photo 8

Pond Location

35869 Morse Willow Ct
Zephyrhills FL 33541
United States
(28.26167069119815,
-82.2233866570743)

Ponds 4

Ponds

Good



Photo 9



Photo 10

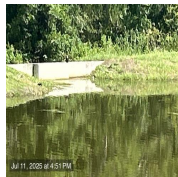


Photo 11

Pond Location

6850 Wagon Trail St
Zephyrhills FL 33541
United States
(28.255493635116327,
-82.22237011430566)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 12



Photo 13

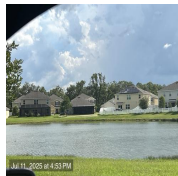


Photo 14

Pond Location

6701-6799 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.25358386609012,
-82.22344226787298)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 15

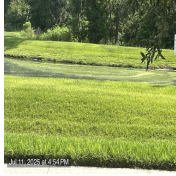


Photo 16

Pond Location

6701-6799 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.252908359556958,
-82.22291630213863)

Ponds 7

Ponds

Good



Photo 17



Photo 18

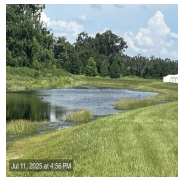


Photo 19

Pond Location

35933 Saddle Palm Way
Zephyrhills FL 33541
United States
(28.25364712337991,
-82.22184365968101)

Ponds 8

3 / 3 (100%)

Ponds

Good

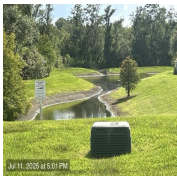


Photo 20

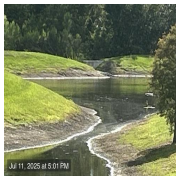


Photo 21

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.250506730623762,
-82.22100261426561)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23

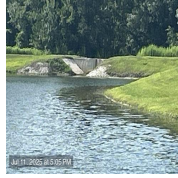


Photo 24

Pond Location

36125 Stable Wilk Ave
Zephyrhills FL 33541
United States
(28.25172153326259,
-82.21921419606976)

3 / 3 (100%)

Ponds

Good

Dog park pond



Photo 25



Photo 26



Photo 27

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.2497179355537,
-82.22041574917804)

3 / 3 (100%)

Ponds

Good

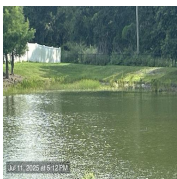


Photo 28

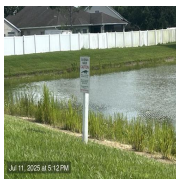


Photo 29

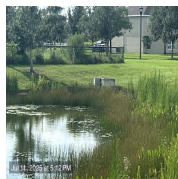


Photo 30

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.2488933769774,
-82.21863173211341)

3 / 3 (100%)

Ponds

Good



Photo 31



Photo 32

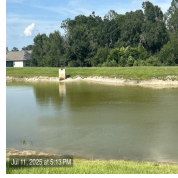


Photo 33

Pond Location

6316 Cobble Bliss St
Zephyrhills FL 33541
United States
(28.248916595502855,
-82.21847389309416)

Ponds 13

Ponds

Good



Photo 34



Photo 35

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.24768677188684,
-82.21795059500674)

Ponds 14

3 / 3 (100%)

Ponds

Good

exit side pond



Photo 36



Photo 37

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.245638395983068,
-82.21745531163297)

3 / 3 (100%)

Ponds

Good

Entrance side pond



Photo 38

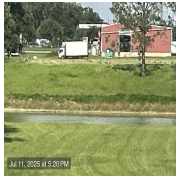


Photo 39

Pond Location

36232 Delta Gold Ct
Zephyrhills FL 33541
United States
(28.245375252430833,
-82.21730532562061)

Landscaping

Landscaping 1

Landscaping

Good

Landscaping around tot lot



Photo 40

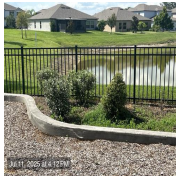


Photo 41



Photo 42

Landscaping Location

6270 Silverado Ranch Blvd no
Zephyrhills FL 33541
United States
(28.24883812804919,
-82.21832057093192)

Landscaping 2

3 / 3 (100%)

Landscaping

Good

Pool area landscape



Photo 43

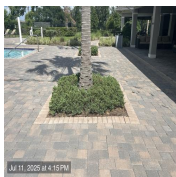


Photo 44

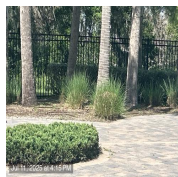


Photo 45



Photo 46

Landscaping Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.24831954289644,
-82.2177758493564)

Landscaping 3

3 / 3 (100%)

Landscaping

Good

Front entrance clubhouse landscape



Photo 47

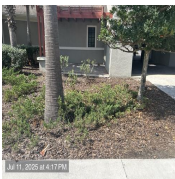


Photo 48



Photo 49

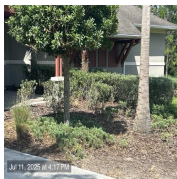


Photo 50



Photo 51

Landscaping Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.24849426436443,
-82.21831848535332)

Landscaping 4

Landscaping

Good

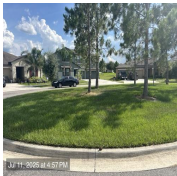


Photo 52



Photo 53

Landscaping Location

35981 Saddle Palm Way
Zephyrhills FL 33541
United States
(28.252496952245004,
-82.22081467447875)

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 54



Photo 55

Landscaping Location

6527 Paden Wheel St
Zephyrhills FL 33541
United States
(28.2509220937949,
-82.2224382328366)

3 / 3 (100%)

Landscaping

Good

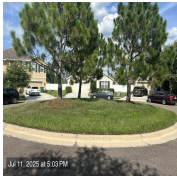


Photo 56



Photo 57

Landscaping Location

36139 Carriage Pine Ct
Zephyrhills FL 33541
United States
(28.250502957831408,
-82.21899318230379)

Landscaping 7

Landscaping

Good



Photo 58



Photo 59



Photo 60

Landscaping Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.249782087055063,
-82.22042630857005)

3 / 3 (100%)

Landscaping

Good

Beautiful oak



Photo 61



Photo 62

Landscaping Location

6362 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.249395352884356,
-82.21953256344183)

3 / 3 (100%)

Landscaping

Good



Photo 63



Photo 64

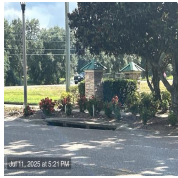


Photo 65

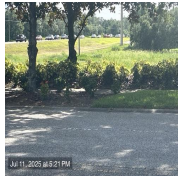


Photo 66

Landscaping Location

36232 Delta Gold Ct
Zephyrhills FL 33541
United States
(28.245412079662266,
-82.21732594985924)

Mailbox

Good



Photo 67



Photo 68



Photo 69

Mailbox Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.248686647581362,
-82.21839785929811)

Streetlights

Working



Photo 70



Photo 71

Streetlights Location

6670 Paden Wheel St
Zephyrhills FL 33541
United States
(28.252201173334228,
-82.22254758418649)

Monuments

Good



Photo 72



Photo 73



Photo 74

Gates

Good

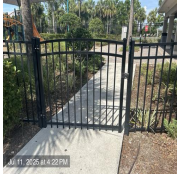


Photo 75



Photo 76

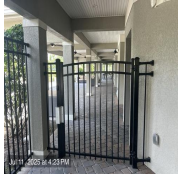


Photo 77

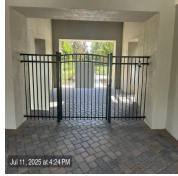


Photo 78

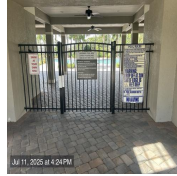


Photo 79

Sidewalks

Good



Photo 80



Photo 81

Sidewalks Location

6592 Paden Wheel St
Zephyrhills FL 33541
United States
(28.251573843180456,
-82.2227928336553)

Common Area Fence

Good



Photo 82



Photo 83



Photo 84

Roads

Good



Photo 85



Photo 86

Roads Location

6592 Paden Wheel St
Zephyrhills FL 33541
United States
(28.251497042202967,
-82.22277330649085)

15 / 15 (100%)

Amenities 1

15 / 15 (100%)

Clubhouse

Good



Photo 87



Photo 88



Photo 89

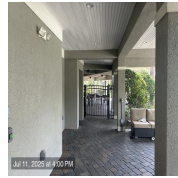


Photo 90

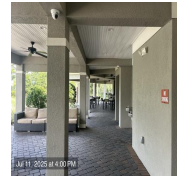


Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

Clubhouse Restrooms

Good

Men's and women's restrooms at amenity center

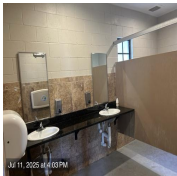


Photo 97

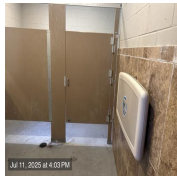


Photo 98

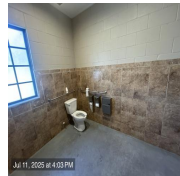


Photo 99

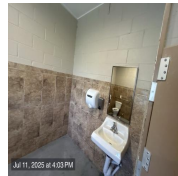


Photo 100

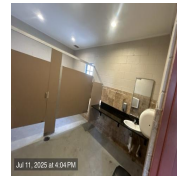


Photo 101

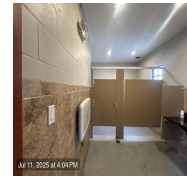


Photo 102

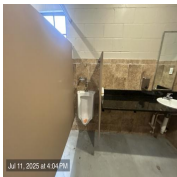


Photo 103

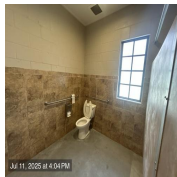


Photo 104

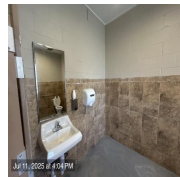


Photo 105

Pool

Good



Photo 106

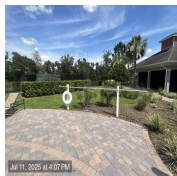


Photo 107



Photo 108

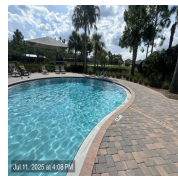


Photo 109

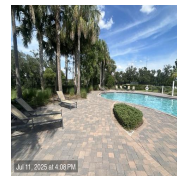


Photo 110

Tot Lot

Good



Photo 111



Photo 112



Photo 113



Photo 114

Dog Park

Good

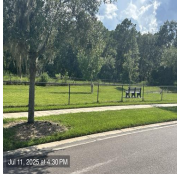


Photo 115



Photo 116

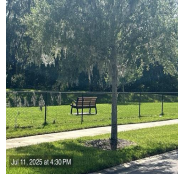


Photo 117

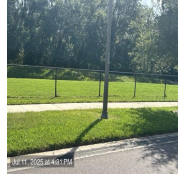


Photo 118

WiFi Speed at Clubhouse

Sign Off

Jerry Edwards
11 Jul 2025 17:25 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

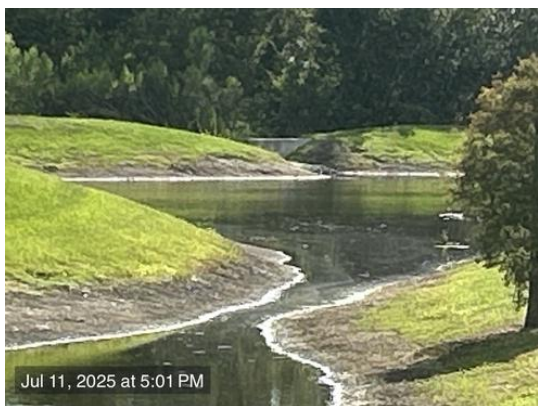


Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

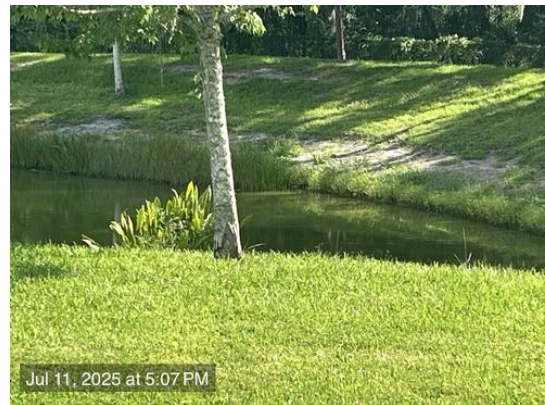


Photo 26



Photo 27



Photo 28

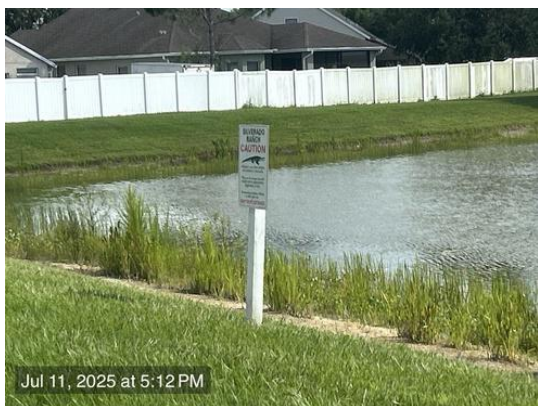


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

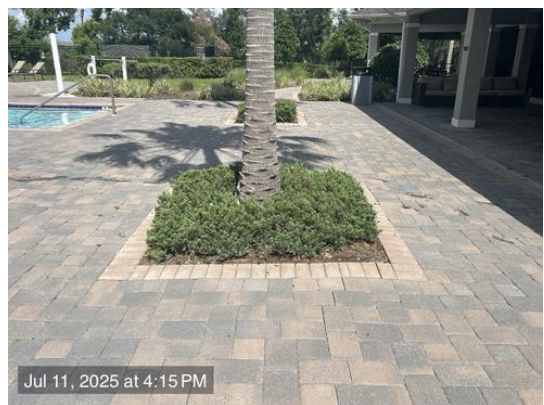


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76

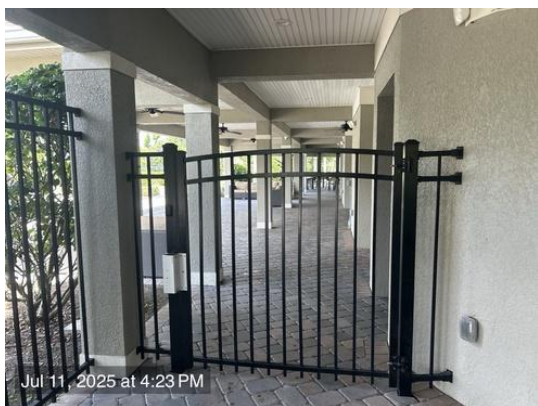


Photo 77

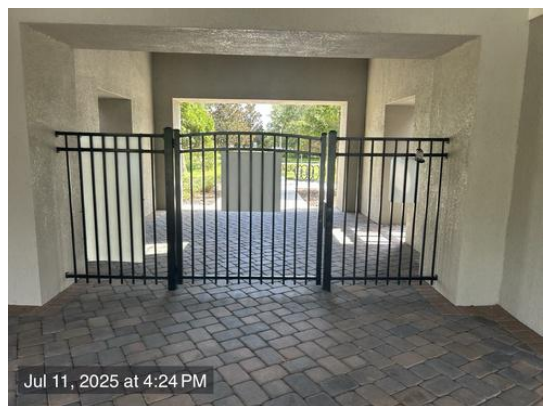


Photo 78

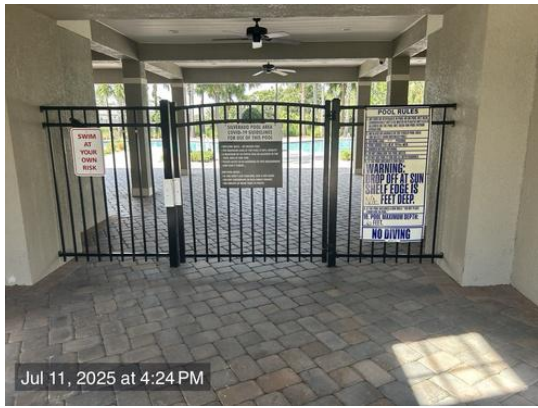


Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90

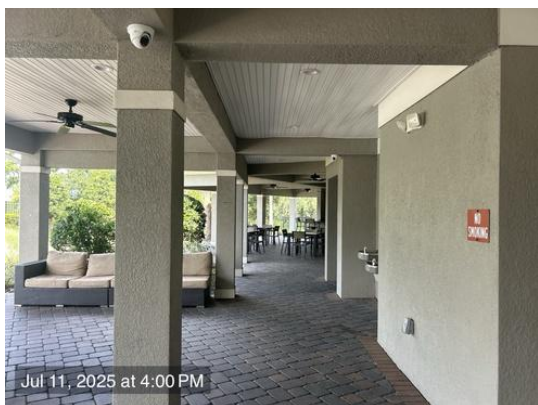


Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

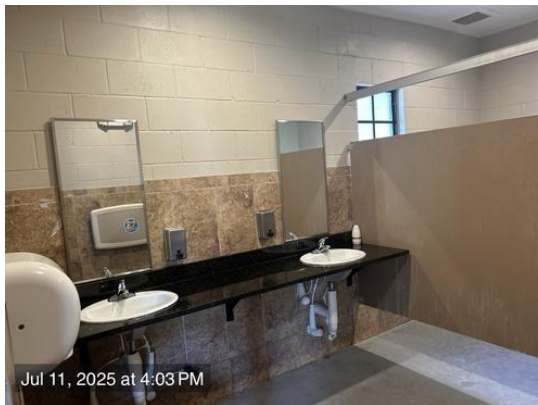


Photo 97

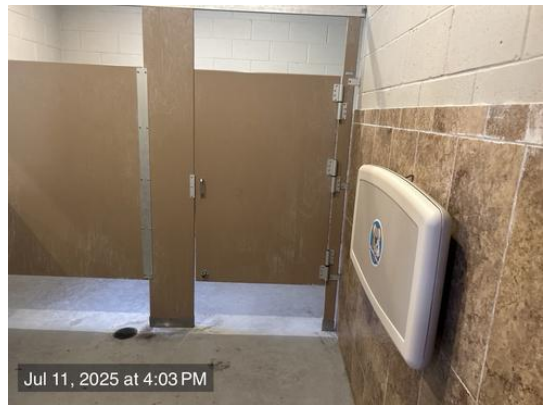


Photo 98



Photo 99

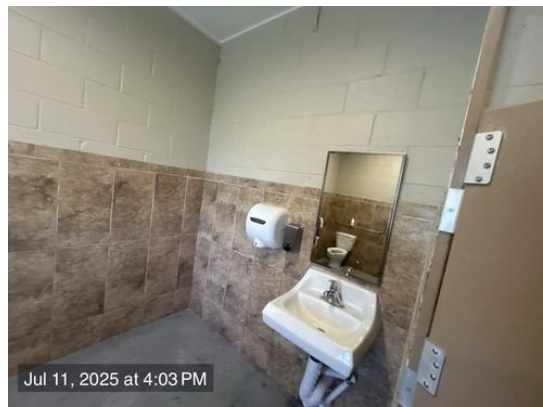


Photo 100

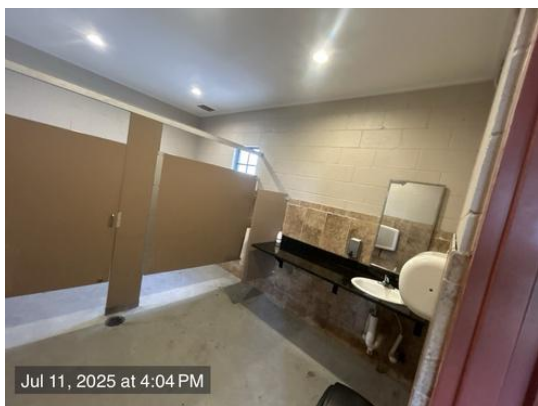


Photo 101

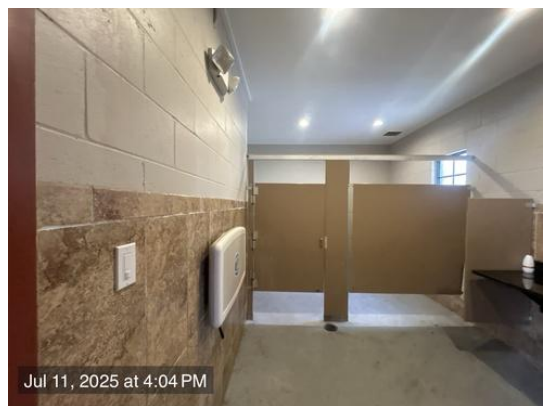


Photo 102

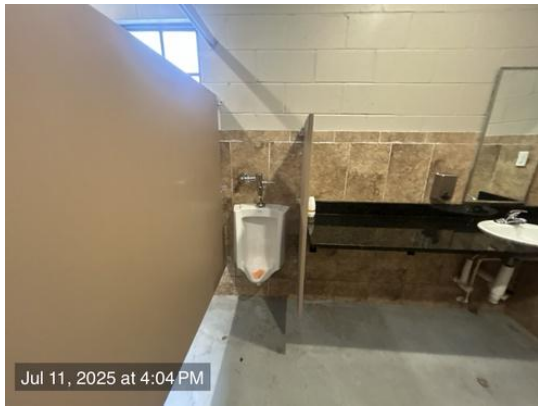


Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
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SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
<i>¹The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024	Public Hearing and Regular Meeting <i>adoption of Rules of Procedure</i>	5:00 PM
November 18, 2024	Regular Meeting	5:00 PM
December 16, 2024	Regular Meeting	5:00 PM
February 17, 2025	Regular Meeting	5:00 PM
March 17, 2025	Regular Meeting	5:00 PM
April 21, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	5:00 PM
May 19, 2025	Regular Meeting	5:00 PM
June 16, 2025 ¹	Regular Meeting	5:00 PM
July 21, 2025	Public Hearings & Regular Meeting <i>Adoption of FY26 Budget</i>	5:00 PM
August 18, 2025	Regular Meeting	5:00 PM
September 15, 2025 ¹	Regular Meeting	5:00 PM