

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

August 18, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

August 11, 2025

Board of Supervisors
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on August 18, 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. Consideration of Proposals/Estimates/Quotes
 - A. American Illuminations Estimate # 401 [Entrance, Clubhouse Lighting]
 - B. Cooper Pools, Inc. Estimate No. 2025-323 [10" Slide Valve Repair Kit]
 - C. H2 Lagoon Solutions Quote for Filter Replacement Services
 - D. Fieldstone
 - I. Proposal # 21406 [Remove Leaning Pine Tree]
 - II. Proposal # 21484 [Irrigation Repairs]
 - III. Proposal # 21691 [Refresh and Install Pine Bark Mulch]
 - E. Fieldstone Tree Care Proposal # 1076797 [Palm Trimming, Sidewalk Clearance Issues, Pruning]
 - F. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]
4. Presentation of Superior Water Services, Inc., Waterway Management Report
5. Discussion: Fieldstone Weekly Maintenance Report
6. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
7. Acceptance of Unaudited Financial Statements as of June 30, 2025

ATTENDEES:

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

NOTE: Meeting Location

8. Approval of July 21, 2025 Public Hearings and Regular Meeting Minutes

9. Board Member Comments

10. 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*

- 752 Registered Voters in District as of April 15, 2025

- Discussion: Workshop Dates

- UPCOMING MEETINGS

➤ September 15, 2025 at 5:00 PM [Workshop] *Alice Hall*

➤ September 15, 2025 at 6:00 PM [Regular Meeting] *Alice Hall*

➤ September 24, 2025 at 5:30 PM [Zoom Workshop: Ethics Law and Training Requirements] *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

11. Public Comments

12. 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

3A



American Illuminations

Silverado CDD
Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

✉ angie@breezehome.com

ESTIMATE	#401
ESTIMATE DATE	May 12, 2025
DEPOSIT DUE	\$5,250.00

CONTACT US

1560 Jutland Drive
Trinity, FL 34655

☎ (757) 572-3732
✉ william@american-powerwashing.com

ESTIMATE

Services	amount
Year 2 with upgrades	\$10,500.00
Entrance	
• Install WW lit garland and bows across front roofline of entrance sign • Install 60" WW lit wreath and bow under garland, above sign • Install WW C9 LED lights around the lower level of the entrance sign roofline (3 sides) • Install LED Net Lighting on the shrubs at the base of the entrance monument	
Clubhouse	
• Install WW lit garland and bows across front of center tower • Install 72" WW lit wreath above doorway, over the window • Install WW lit garland and bows across the front of 2 gazebos (1 on each side of tower) • Install WW lit garland around entrance to clubhouse • Install WW C9 LED lights around the upper & lower levels of the clubhouse (3 sides facing the road) • Install MC mini lights on 10 palm trees in the front of the clubhouse	

Services subtotal: \$10,500.00

Total **\$10,500.00**

Deposit **\$5,250.00**

Additions include:

- C9 LED Lights on the top levels of the clubhouse (3 sides)
- C9 LED Lights on the tower of the clubhouse (3 sides, both upper levels)
- C9 LED Lights on the roofline at the entrance monument (3 sides)
- 4 additional Palm Tree Wraps

- LED Net Lighting on the shrubs at the base of the entrance monument

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3B

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

3C



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

3DI

Date: August 05, 2025
Proposal #: 21406



QUOTATION

Mailing Address

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

Home Phone:

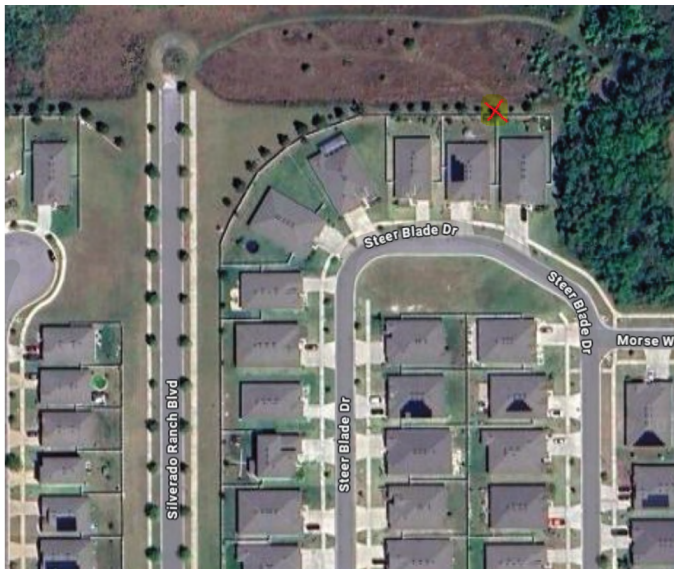
Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Business Phone: 561-571-0010 ex 400

Job Summary:**Fieldstone proposes to complete the following work:**

Remove the leaning pine tree located in the below location:



The tree has been leaning since the storms last year and is posed to be a threat if future storms sweep the area as it is leaning toward the residential property and neighboring fence just a few feet away. After further examination, the tree has compromised root structures, and it is not recommended to replant and stake the tree.

MT - Maintenance Landscape Enhancement			\$1,171.04
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Quantity	Description	Unit
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Quote Total:		\$1,171.04
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Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

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

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Wrathell, Hunt and Associates, LLC

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

3DII

Date: August 04, 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

- (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

- (1) Broken lateral

Controller 3

- (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 \$5,068.72

Quantity	Description	Unit
4.00	Hunter Single-Station Decoder	ea
4.00	Solenoid- Hunter	ea
3.00	Valve Replacement Kit - 2"	ea

Quote Total: \$5,068.72

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.
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Procedure for Extra Work and Changes

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Warranty and Tolerances

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- **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.
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Material Tolerances

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 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
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SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3DIII

Date: August 04, 2025
Proposal #: 21691



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:

This proposal is to refresh and install pine bark mulch on both sides of the Silverado community entrance.

- *60 bags of Pine bark nuggets (small)*
- *Labor & materials*



MT - Maintenance Landscape Enhancement

\$1,081.00

Quantity	Description	Unit
60.00	Pine Bark Nuggets 'Mini' - 3 cu ft bag	bag

Quote Total: \$1,081.00

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.

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 - Seasonal Annual Flowers: (30) Days
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Signature: _____
Wrathell, Hunt and Associates, LLC

Date: _____

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SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

3E

Silverado CDD July 2025

Tree Quantity: 314

Proposal Value: \$23,730

July 15, 2025

Proposal #: 1076797



Tree Care Service Address/Location

Silverado CDD July 2025
6051 Silverado Ranch Blvd
Zephyrhills, Florida 33541

Fieldstone Tree Care

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

	Species	Qty	Height	Service	Price
	Southern Live Oak	16	31'-45'	Tree Care Services	\$6,160
	Southern Live Oak	174	1'-15'	Tree Care Services / Tree Care Services	\$4,375
	Southern Live Oak	17	16'-30'	Tree Care Services	\$2,975
	Pine Species	1	16'-30'	Tree Care Services	\$2,380
	Southern Live Oak	1	16'-30'	Tree Removal	\$1,750
	Southern Live Oak	1	46'-60'	Tree Care Services	\$1,750
	Southern Live Oak	14	1'-15'	Stump Grind	\$1,400
	Cabbage Palm	28	16'-30'	Palm Trees Prune	\$980
	Southern Magnolia	28	16'-30'		\$980
	Chinese Fan Palm	25	16'-30'	Palm Trees Prune	\$875
	Maple Species	3	16'-30'	Tree Care Services	\$105
	Mexican Fan Palm	6	16'-30'	Palm Trees Prune	\$0
				Total	\$23,730

Additional Information

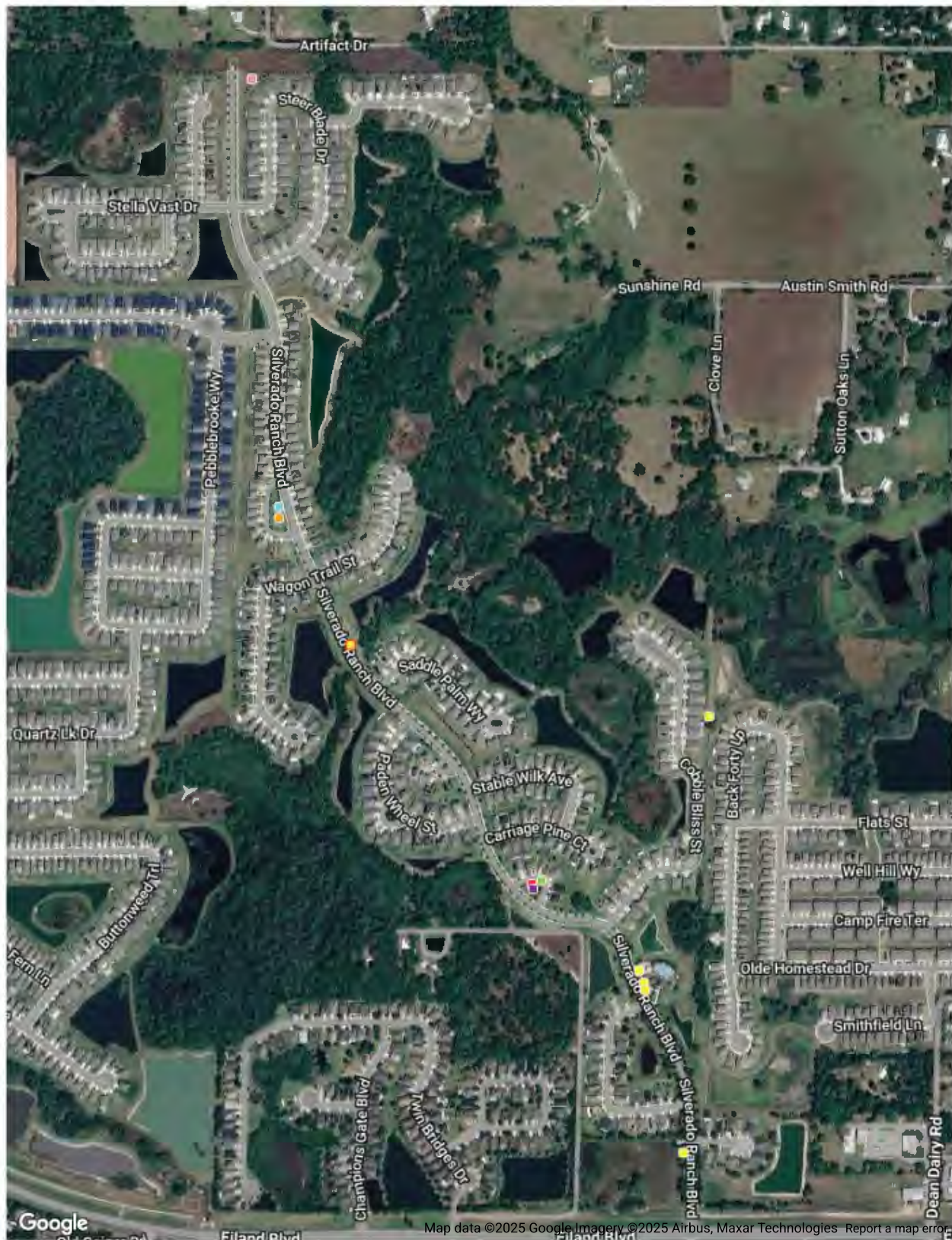
This proposal is to trim all the palms as well as any oak that has broken limbs and street and sidewalk clearance issues. Pruning the trees will ensure safe passage and also help to limit damage to the trees from being hit by cars.



General Tree Care Objective Definitions

Palm Trees Prune
De-Booting Not Included
Stump Grind
Stump Removal & Disposal
Tree Care Services
General Tree Care Services
Tree Removal
Stump Grinding Included

Silverado CDD July 2025



- Legend (314)**
- Southern Live Oa... (223)
 - Southern Magnoli... (28)
 - Cabbage Palm (28)
 - Chinese Fan Palm (25)
 - Mexican Fan Palm (6)
 - Maple Species (3)
 - Pine Species (1)

Silverado CDD July 2025

Silverado CDD July 2025



July 15, 2025

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



July 15, 2025

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



July 15, 2025

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



Tree Removal

Remove and stump grind



Tree Removal

Remove and stump grind



Tree Care Services

Heavy prune whats hanging over the fence

Silverado CDD July 2025

Silverado CDD July 2025



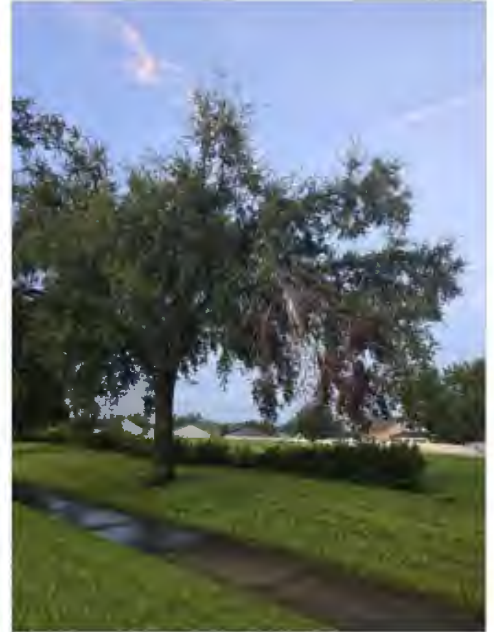
July 15, 2025

Pinus spp. ID# 3
 Pine Species
 Height: 16'-30'
 Health: 80% - Good



July 15, 2025

Pinus spp. ID# 3
 Pine Species
 Height: 16'-30'
 Health: 80% - Good



July 15, 2025

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



Tree Care Services
 Rear of the property
 Trim pines so they do not touch the
 fencing



Tree Care Services
 Rear of the property
 Trim pines so they do not touch the
 fencing



Tree Care Services
 Medium Oaks
 Lift canopy and remove deadwood

Silverado CDD July 2025

Silverado CDD July 2025



July 15, 2025

Quercus virginiana ID# 5
 Southern Live Oak
 Height: 1'-15'
 Health: 80%-Good



July 15, 2025

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



July 15, 2025

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



Tree Care Services / Tree Care
 Services
 Small Oaks
 Lift canopy and remove deadwood



Tree Care Services
 Large Oaks
 Lift canopy and remove deadwood



Tree Care Services
 Large Oaks
 Lift canopy and remove deadwood

Silverado CDD July 2025

Silverado CDD July 2025



July 15, 2025

Quercus virginiana ID# 7
 Southern Live Oak
 Height: 1'-15'
 Health: 0%-Dead



July 15, 2025

Quercus virginiana ID# 7
 Southern Live Oak
 Height: 1'-15'
 Health: 0%-Dead



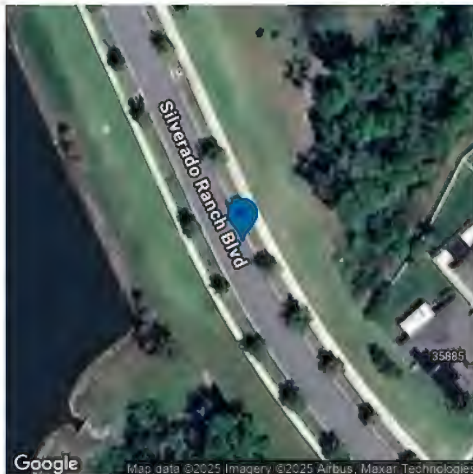
July 15, 2025

Magnolia grandiflora ID# 8
 Southern Magnolia
 Height: 16'-30'
 Health: 80% - Good



Stump Grind

Stump Grinding



Stump Grind

Stump Grinding



Lift canopy

Silverado CDD July 2025

Silverado CDD July 2025



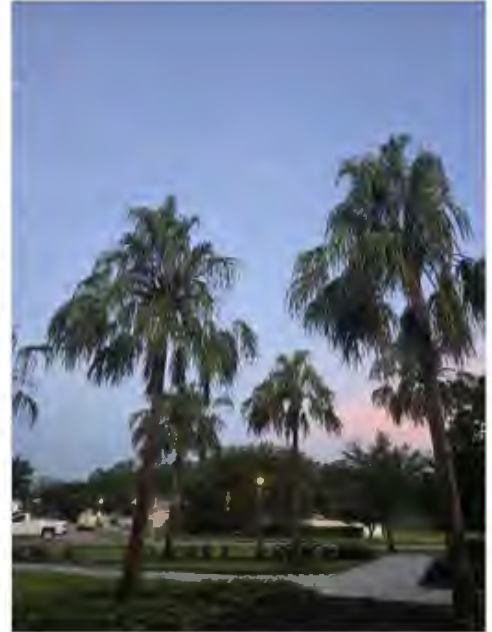
July 15, 2025

Washingtonia robusta ID# 10
Mexican Fan Palm
Height: 16'-30'
Health: 80% - Good



July 15, 2025

Sabal palmetto ID# 11
Cabbage Palm
Height: 16'-30'
Health: 80% - Good



July 15, 2025

Livistona chinensis ID# 12
Chinese Fan Palm
Height: 16'-30'
Health: 80% - Good



Palm Trees Prune

Trim to 10 and 2



Palm Trees Prune

Trim to 10 and 2



Palm Trees Prune

Trim to 10 and 2

Terms and Conditions for Tree Care Services

1. Performance by Company:

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

2. Workmanship:

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

3. Insurance:

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

4. Ownership:

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

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

5. Limitations:

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

6. Terms of Payment:

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

Customer

July 15, 2025

Signature

Date

July 15, 2025

Printed Name

Date

Tree Care Service Provider

Zayne Taber

July 15, 2025

Signature

Date

Zayne Taber

July 15, 2025

Printed Name

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3F

ESTIMATE

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

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



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

Estimate details
Estimate no.: 1467
Estimate date: 07/18/2025

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

Accepted date

Accepted by

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.

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

CUSTOMER Silverado (1st visit) TECHNICIAN Josh DATE 7/18/25

TEMPERATURE (°F)

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

 CLOUD COVER

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

 WIND

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

Lake #'s	<u>B, C, 20, X, T</u>	<u>T, R, 100, L, G</u>				
Weeds Treated	<u>1g,</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 B, C, 20, X, T, for grasses. Treated ponds T, R, 100, L, G 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



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

CUSTOMER Silverado (2nd) TECHNICIAN Josh DATE 7/31/15

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

Lake #'s	D, F, H, G	F, G, D, W, K				
Weeds Treated	Tg	Aly				

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 D, F, H, G for grasses. Treated ponds F, G, D, W, K 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**

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5

(1)



Weekly regular maintenance service

Created: Tue, 7/22/2025

mowing, edging, blowing

(2)



Weekly regular maintenance service

Created: Tue, 7/22/2025

mowing, edging, blowing , trimming

(3)



Weekly regular maintenance service

Created: Tue, 7/22/2025

mowing, edging, blowing , trimming

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

6

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Silverado Community Development District

District Manager: _____

Date: _____

Print Name: Jamie Sanchez

Silverado Community Development District

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$ 657,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 657,580
Investments							
Revenue	-	98,525	106,274	138,786	95,921	-	439,506
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,755	2,755
Undeposited funds	500	-	-	-	-	-	500
Due from general fund	-	583	549	1,485	1,166	-	3,783
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 660,988</u>	<u>\$154,528</u>	<u>\$160,148</u>	<u>\$212,346</u>	<u>\$349,725</u>	<u>\$ 2,755</u>	<u>\$ 1,540,490</u>
LIABILITIES							
Liabilities:							
Due to debt service fund 2016A-1	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Due to debt service fund 2017A-1	549	-	-	-	-	-	549
Due to debt service fund 2018A-1	1,485	-	-	-	-	-	1,485
Due to debt service fund 2018A-2	1,166	-	-	-	-	-	1,166
Accrued taxes payable	459	-	-	-	-	-	459
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>14,614</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,614</u>
FUND BALANCES							
Restricted for							
Debt service	-	154,528	160,148	212,346	349,725	-	876,747
Capital projects	-	-	-	-	-	2,755	2,755
Assigned							
Working capital	234,530	-	-	-	-	-	234,530
Unassigned	411,844	-	-	-	-	-	411,844
Total fund balances	<u>646,374</u>	<u>154,528</u>	<u>160,148</u>	<u>212,346</u>	<u>349,725</u>	<u>2,755</u>	<u>1,525,876</u>
Total liabilities and fund balances	<u>\$ 660,988</u>	<u>\$154,528</u>	<u>\$160,148</u>	<u>\$212,346</u>	<u>\$349,725</u>	<u>\$ 2,755</u>	<u>\$ 1,540,490</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 8,513	\$ 829,189	\$ 827,118	100%
Miscellaneous	-	60	-	N/A
Total revenues	<u>8,513</u>	<u>829,249</u>	<u>827,118</u>	100%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,077	8,397	12,918	65%
Management consulting services	4,000	36,000	48,000	75%
Field management	500	4,500	-	N/A
Printing and binding	42	375	500	75%
Telephone	17	150	200	75%
Other current charges	14	578	500	116%
Audit	-	-	3,450	0%
Postage	558	789	500	158%
Insurance	-	3,910	7,000	56%
General liability insurance	-	3,648	-	N/A
Regulatory and permit fees	-	175	175	100%
Legal advertising	59	247	1,500	16%
Engineering	-	9,884	10,000	99%
District counsel (legal)	3,826	36,782	25,000	147%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Security patrol	174	174	-	N/A
Debt administration				
Dissemination agent	250	2,250	3,000	75%
DSF accounting	458	4,125	5,500	75%
Trustee	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>10,975</u>	<u>116,945</u>	<u>138,958</u>	84%

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	4,365	54,126	95,000	57%
Electricity (irrigation & pond pumps)	294	2,805	4,134	68%
Landscaping maintenance	22,735	150,158	205,192	73%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	3,850	15,000	26%
Irrigation maintenance	-	5,377	25,000	22%
Pond maintenance	18,225	38,176	35,000	109%
Fertilizer & mulch	-	4,147	20,800	20%
Property insurance	-	23,348	30,000	78%
Solid waste disposal	15	323	540	60%
Comprehensive field tech services	1,260	11,340	15,120	75%
Field ops accounting	-	-	6,000	0%
Pet waste removal	-	1,447	3,000	48%
Signage	-	4,281	1,000	428%
Wetland maintenance	600	8,150	8,200	99%
Stormwater repair & maintenance	-	114,943	-	N/A
Storm readiness	-	11,210	5,000	224%
Reserve study	3,100	6,200	10,000	62%
Amenity center				
Pool service contract	1,250	11,250	23,850	47%
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	9,000	7,200	125%
Internet	170	1,469	2,150	68%
Electricity	1,144	19,541	12,500	156%
Water	3,424	6,335	6,672	95%
Pest control	110	990	1,320	75%
Camera monitoring	189	1,846	3,600	51%
Refuse service	-	-	200	0%
Holiday decorations	-	5,500	6,000	92%
Contingency	3,386	7,290	37,500	19%
Miscellaneous repairs & maintenance	-	5,707	40,000	14%
Total field operations	<u>61,267</u>	<u>509,548</u>	<u>670,753</u>	76%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	352	16,749	17,232	97%
Total other fees & charges	<u>352</u>	<u>16,899</u>	<u>17,407</u>	97%
Total expenditures	<u>72,594</u>	<u>643,392</u>	<u>827,118</u>	78%
Excess/(deficiency) of revenues over/(under) expenditures	(64,081)	185,857	-	
Fund balances - beginning	<u>710,455</u>	<u>460,517</u>	<u>314,334</u>	
Fund balance - ending				
Assigned				
Working capital	234,530	234,530	234,530	
Unassigned	411,844	411,844	79,804	
Fund balances - ending	<u>\$ 646,374</u>	<u>\$ 646,374</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 JUNE 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 595	\$ 57,929	\$ 57,784	100%
Interest	510	4,653	-	N/A
Total revenues	<u>1,105</u>	<u>62,582</u>	<u>57,784</u>	108%
EXPENDITURES				
Debt service				
Interest	-	40,500	40,800	99%
Principal	-	14,000	14,000	100%
Total debt service	<u>-</u>	<u>54,500</u>	<u>54,800</u>	99%
Other fees & charges				
Tax collector	<u>12</u>	<u>1,157</u>	<u>1,204</u>	96%
Total other fees and charges	<u>12</u>	<u>1,157</u>	<u>1,204</u>	96%
Total expenditures	<u>12</u>	<u>55,657</u>	<u>56,004</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	1,093	6,925	1,780	
Fund balances - beginning	<u>153,435</u>	<u>147,603</u>	<u>143,115</u>	
Fund balances - ending	<u>\$ 154,528</u>	<u>\$ 154,528</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 560	\$ 54,597	\$ 54,460	100%
Interest	529	4,807	-	N/A
Total revenues	<u>1,089</u>	<u>59,404</u>	<u>54,460</u>	109%
EXPENDITURES				
Debt service				
Interest	-	36,175	36,175	100%
Principal	-	15,000	15,000	100%
Total debt service	<u>-</u>	<u>51,175</u>	<u>51,175</u>	100%
Other fees & charges				
Tax collector	11	1,091	1,135	96%
Total other fees and charges	<u>11</u>	<u>1,091</u>	<u>1,135</u>	96%
Total expenditures	<u>11</u>	<u>52,266</u>	<u>52,310</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,078	7,138	2,150	
Fund balances - beginning	159,070	153,010	148,733	
Fund balances - ending	<u>\$ 160,148</u>	<u>\$ 160,148</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,515	\$ 147,586	\$ 147,217	100%
Interest	698	6,351	-	N/A
Total revenues	<u>2,213</u>	<u>153,937</u>	<u>147,217</u>	105%
EXPENDITURES				
Debt service				
Interest	-	101,650	101,650	100%
Principal	-	40,000	40,000	100%
Total debt service	<u>-</u>	<u>141,650</u>	<u>141,650</u>	100%
Other fees & charges				
Tax collector	30	2,949	3,067	96%
Total other fees and charges	<u>30</u>	<u>2,949</u>	<u>3,067</u>	96%
Total expenditures	<u>30</u>	<u>144,599</u>	<u>144,717</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,183	9,338	2,500	
Fund balances - beginning	210,163	203,008	196,207	
Fund balances - ending	<u>\$ 212,346</u>	<u>\$ 212,346</u>	<u>\$ 198,707</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,191	\$ 115,917	\$ 115,623	100%
Interest	1,156	11,217	-	N/A
Total revenues	<u>2,347</u>	<u>127,134</u>	<u>115,623</u>	110%
EXPENDITURES				
Debt service				
Interest	-	84,150	84,150	100%
Principal	-	30,000	30,000	100%
Total debt service	<u>-</u>	<u>114,150</u>	<u>114,150</u>	100%
Other fees & charges				
Tax collector	24	2,316	2,409	96%
Total other fees and charges	<u>24</u>	<u>2,316</u>	<u>2,409</u>	96%
Total expenditures	<u>24</u>	<u>116,466</u>	<u>116,559</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,323	10,668	(936)	
Fund balances - beginning	347,402	339,057	329,392	
Fund balances - ending	<u>\$ 349,725</u>	<u>\$ 349,725</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 JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 9	\$ 523
Total revenues	<u>9</u>	<u>523</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	9	(37,271)
Fund balances - beginning	2,746	40,026
Fund balances - ending	<u>\$ 2,755</u>	<u>\$ 2,755</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 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.

Present:

Lee Chamoff	Chair
Francisco Alexander	Assistant Secretary
Larry Conwill	Assistant Secretary
Luis Gonzalez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Patrick Collins	District Counsel
Meredith Hammock (via telephone)	Kilinski Van Wyk
Angie Lynch	Kai Management (Kai)
Mateo Soto	Fieldstone Landscaping
Taylor Bleistein (via telephone)	Reserve Advisors

Residents present:

T. Castro	Robert Page	Anthony Estrella	Bill Thagard	Veronica Jarrett
Leila Yapor	Vinny Langella	Merri Johnson	David Johnson	Jacqueline Wilkinson
Tim Fry	Denise Torres	Monique Toby	Melissa Lubin	Vaughn Wilkinson
Raquel Fry	Henry Colon	Peter Matachi	Esther Matachi	George Peraza-Smith
Ed Vargas	Owen Roach	Stewart Richline	Tamika James	Agriel Peraza-Smith
Sean Lewis	Kellie Jackson	Ernest Sanders	Mrs. Sanders	Anthony Melendez
Bill Price	Mrs. Price	Other residents		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:12 p.m. Supervisors Chamoff, Conwill, Gonzalez and Alexander were present. Supervisor Smith was absent.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comments. She asked residents whose comments pertain to the Mailed Notice and/or the budget, to voice their concerns during the Fourth Order of Business, during the Fiscal Year 2026 budget public hearing.

Resident Merri Johnson stated the area around the pond near her home had not been mowed since last year. Some mowing was done two weeks ago but it is incomplete.

Resident Owen Roach asked if there is any plan to install a traffic light at the entrance.

Resident Agriel Peraza-Smith asked the Board to do something about speeding on Silverado Boulevard.

Resident Anthony Melendez asked about trimming the grass along the fence and irrigating it. He asked if 15 trees damaged in the last hurricane will be replaced.

Resident Stewart Richline stated it appears that a damaged fence from the last hurricane season was never repaired and there is also debris in the drain area.

Resident Ed Vargas stated this is his fourth complaint about a tree that is leaning against his fence. He warned that, if it falls on the fence, he will retain an attorney to settle the matter.

Resident Jim Price stated several streetlamps are out and asked who is responsible for their maintenance.

Resident Raquel Fry asked who is responsible for the 18-wheeler parked outside every week.

Mr. Chamoff and Mr. Alexander responded to questions about the traffic light, repainting the lines, the 18-wheeler parked on County property, the County installing "No Parking" signage and how to get Duke Energy to repair streetlights. Mr. Chamoff stated the lift station fencing and landscaping will be discussed later in the meeting.

▪ **Discussion: Reserve Study**

This item, previously the Eighth Order of Business, was presented out of order.

Ms. Sanchez explained the Board is reviewing the Reserve Study, prepared by a Reserve Advisors, to know what infrastructure projects to budget for in reserves as the CDD starts to age. Mr. Taylor Bleistein, who is on the telephone, will advise the Board on which projects to budget for in the next five to ten years, and the CDD will start to build a reserve in the budget. This ties to resident concerns regarding the Fiscal Year 2026 budget.

Referencing the Full Reserve Study, Mr. Bleistein stated the bulk of the conversation is in the "Executive Summary", which is a high-level overview of the Study. He discussed the pertinent information, including the property basics, reserve components, the Methodology, his company's complimentary revision process, 30-year weighted averages, the Unaudited Cash Status of Reserve Fund, a Five-year Project Prioritization, the recommended reserve funding and a Threshold Funding Model. Mr. Bleistein explained how the near-term repaving project

drives the initial reserve funding recommendation of \$259,500 in Fiscal Year 2026. He stated, if the Board or ownership wants to reduce the five-year recommendation reserve number, it can by deferring repaving or obtaining a lower bid than the estimate in the Study.

Mr. Bleistein and Ms. Hammock responded to questions regarding how reserve expenditures percentages are calculated, how to justify repaving a public roadway when Zephyrhills Police do not enforce roadway rules on CDD roads, if the State or County can provide funding assistance for repaving and if the roads can be turned over to the City.

Mr. Chamoff voiced his opinion that it seems arbitrary that the CDD has no control over the authorized use of its roads but must maintain their integrity and quality. Mr. Bleistein suggested consulting District Counsel regarding that. Ms. Hammock stated the CDD is a governmental entity and its roadways are public, not private, and the CDD is obligated to maintain and keep its roads open and accessible to the public. She stated Staff will notify the City and County law enforcement agencies to reiterate that the CDD roads are public roads and, if they wish to enter into an enforcement agreement with the CDD, which is not necessary, she could recommend it to the Board if it will help with enforcement of roadway laws. The CDD does not have police powers and is reliant on local law enforcement for enforcement.

This item will be removed from future agendas.

THIRD ORDER OF BUSINESS

Open Items/Updates

- **Underwater Patch**

This item was addressed after the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

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**

Ms. Sanchez presented Resolution 2025-08 and read the title. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments,

compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. She reviewed the On-Roll Assessment breakdown on Page 14.

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

Resident Robert Page asked what the Board is doing to reduce costs instead of increasing assessments. He asked why the CDD has an operating budget of over \$1 million compared to neighboring CDDs with a similar number of units and acreage. He voiced his belief that homeowners pay more for budgeted items, such as electricity, landscaping, administrative fees, legal fees, insurance, annual Operation and Maintenance (O&M) and assessments than other CDDs. He thinks that, in the four years he has lived here, the CDD assessments have increased by 85%. He asked where the money goes. In his opinion, homeowners are being priced out of their homes and are not seeing the benefits in terms of amenities.

Resident Tamika James stated her home is on a corner lot and her sidewalk is incomplete. She has a disabled daughter and the sidewalk is an American Disability Act (ADA) violation. She asked what if anything is being done to resolve this issue.

Resident Henry Colon asked who is responsible for sidewalk repairs near his home.

A resident asked why homeowners are just hearing about the CDD needing reserve funds for major projects and asked who is in charge of preparing the budget and where the Management team is based. If they are not local, he thinks the Board should consider engaging a local District Manager.

Ms. Fry asked if the budget can be changed and, if so, what the timeline is. She asked about revisiting the pool budget, which, she thinks, needs more clarity regarding pool furniture.

Mr. Melendez voiced his opinion that, in the four years since he moved here, the area went from being beautiful to disgusting; he thinks the landscapers are not doing a good job. He asked why the Board changed companies and stated the landscaping is one of the costliest line items in the budget but he thinks it is one of the worst things in the CDD, aside from the pool.

A resident believes he is seeing 100%, 200% and 300% increases and it seems that each line has a contingency, which he thinks are exorbitant. He asked how the CDD will manage the increases. He thinks homeowners deserve an explanation and asked if the budget can be revised.

Resident Anthony Estrella discussed the CDD's obligation to maintain the roads, the reserve funds and repaving costs. He thinks the CDD has the weakest amenities in the area.

Mr. Agriel Peraza-Smith asked about CDD eligibility for government assistance/grants to repave the roads.

Resident Melisa Lubin thinks the Board should reconsider the budget before approving it, as the assessment increase is over 10% on top of what she thinks are already high CDD assessments. She discussed the increase in the "Miscellaneous repair and maintenance" and "Contingency" line items and pool furniture costs and voiced her opinion that homeowners are being priced out of their homes.

Resident Karen Richline noted that holiday decorations went from \$6,000 to \$15,000 and asked if residents will be asked to volunteer to help take them down.

A resident commented that she has two homes in the CDD and since she moved from the home on Wagon Trail Street, there has been an unsightly spot of overgrowth on the sidewalk. Due to this and other reasons, she is considering serving on the HOA or CDD Board.

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

Mr. Gonzalez stated he lives in the CDD and shares the same frustrations and noted that the Board Members must also pay the same increases. He sought a seat on the Board to see where the money goes and to try to reduce assessments. After becoming a Board Member, he came to realize that items must be funded that are beyond the Board's control. He discussed the landscaping vendor, the pool resurfacing, pool furniture and builder mistakes and stated the Board does not want to impose increases but the Board has very little choice, as everything comes at a cost. He suggested residents become engaged in their community.

Mr. Chamoff stated the Board has been dealing with the issues that Mr. Gonzalez cited for months and years. There are a few parameters that the residents might not be familiar with that ultimately ended up constraining the CDD in the process; particularly, the sub-standard work by the builders that the CDD must correct. He discussed Sunshine Law restrictions preventing Board Supervisors from discussing issues with each other in between meetings, the Request for Proposals (RFP) process and addressed the retention ponds, landscapers, reserve funds, retaining wall, pool furniture and holiday decoration budget. The

Board is trying to uphold property values and understands that these are hard times financially and that the assessments might not make sense. He will research neighboring CDDs to determine if comparable CDDs have lower budgets.

Mr. Alexander and Mr. Conwill thanked everyone for attending and responded to questions regarding the incomplete sidewalk, recent pool repair, future pool resurfacing, tree stumps, tree replacement and why it was necessary to switch landscapers. The HOA and CDD Boards are all trying to do the right thing by the homeowners and residents.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

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

These items were included for informational purposes.

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

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

Ms. Fry asked why the budget was approved despite her opposition to it.

Ms. Johnson thinks the dog park does not need to be moved; it just needs a fence.

Mr. Page voiced his opinion that homeowners are being double-taxed for the roads. He asked if there was a Fiscal Year 2024 Audit. He reported that the trees on Cobble Bliss have not

been mulched since they were planted and the irrigation has been damaged for two years. He asked about tree replacement and asked the Board to revise the landscaping contract.

Mr. Fry stated he can recommend a vendor from Tennessee to remove stumps, if the Board is open to it.

A resident voiced their opinion that, after listening to the comments, it seems that neighboring CDDs have better Management and asked the Board to consider going out to bid for District Management services.

A resident proposed scheduling special or emergency meetings to the address the many issues in the CDD.

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

Mr. Chamoff explained the budget adoption process and timing.

The Board and Staff responded to questions regarding the switch from Juniper to Fieldstone, why the CDD cannot go out to bid for stump removal, Florida Statutes, Mailed Notices, Supervisors serving on both the CDD and HOA Boards and when the Audited Financial Report for 2024 will be presented.

Ms. Sanchez presented Resolution 2025-09 and read the title.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS

Update: Fieldstone General Clean Up

Mr. Mateo Soto presented the Fieldstone Inspection Report and discussed irrigation issues. He stated the general clean-up work was completed. He presented Proposal #21484 for irrigation repairs in the amount of \$9,829.31.

Discussion ensued regarding the proposal, whether Juniper can be held accountable for not addressing the irrigation issues, if there are warranties on the irrigation repair work, if the

irrigation is programmed to occur overnight, the funding source for irrigation repairs and if the work can be deferred to October.

This item was deferred to the next agenda.

▪ **Open Items/Updates**

This item, previously the Third Order of Business, was presented out of order.

• **Underwater Patch**

Ms. Lynch stated the underwater patch work was completed underwater versus draining the pool.

This item will be removed from the agenda.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals, Estimates and Quotes

Ms. Lynch presented the following:

A. Cooper Pools, Inc. Estimate No. 2025-323 [10" Slide Valve Repair Kit]

B. H2 Lagoon Solutions Quote for Filter Replacement Services

Discussion ensued regarding the number of filters that the pool requires and if a not-to-exceed amount should be established.

Items 7A and 7B were deferred to the next meeting.

C. Florida Brothers Maintenance and Repair, LLC Estimate No. 1462 [Switch Replacement]

This item will be removed from the agenda.

D. Pattie Electric Proposal 8397-101 [Switch Replacement & Overhead Lights Troubleshooting]

This item will be removed from the agenda.

E. Young Cardinal Electric, LLC Service Proposal for Amenity Center Switch Replacement

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Young Cardinal Electric, LLC Service Proposal for Amenity Center Switch Replacement, in the amount of \$780, subject to the timers being adjusted for appropriate timing, was approved.

EIGHTH ORDER OF BUSINESS

Discussion: Reserve Study

This item was addressed following the Second Order of Business.

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

Ms. Sanchez presented the Superior Water Services, Inc., Waterway Management Reports for June 12, 2025 and June 30, 2025.

Discussion ensued regarding SOLitude and its efficient maintenance of the vegetation around the lake banks.

Ms. Lynch will email Superior regarding vegetation removal around the lake banks.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of May 31, 2025**

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,
the Unaudited Financial Statements as of May 31, 2025, were accepted.**

ELEVENTH ORDER OF BUSINESS**Approval of June 16, 2025 Regular Meeting
Minutes**

**On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor,
the June 16, 2025 Regular Meeting Minutes, as presented, was approved.**

TWELFTH ORDER OF BUSINESS**Board Member Comments**

Mr. Chamoff stated the fencing near the lift station is owned by the County, who mandates chain-link fences in order for them to maintain the fence. The developer installed a white PVC fence that the County will no longer maintain. Mr. Alexander stated he contacted the County and, since the developer installed a white fence instead of a chain-link fence, the County will not maintain the fence; therefore, the CDD must now install and maintain a chain-link fence. Ms. Sanchez submitted a public records request to the County and the City regarding the lift station fences. She received plats and forwarded them to District Counsel.

Mr. Collins stated he reviewed the document and found nothing written that would obligate the CDD to maintain the fence on County property. He asked for authorization to contact the County to discuss the CDD's options regarding fence maintenance.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, authorizing District Staff to contact the County to discuss options regarding the lift station fence, was approved.

Mr. Chamoff gave an update regarding engaging a security company for the pool area, and stated it is too late to engage security for the pool since the summer season is ending.

The consensus was to discuss/consider engaging a security company for the pool in November 2025 and in the spring.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Mr. Collins asked if Board Members submitted Form 1 prior to the July 1, 2025 deadline. He presented proposed dates for a virtual ethics training meeting.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, authorizing Staff to schedule a two-hour virtual Zoom ethics training meeting for Wednesday, September 24, 2025 at 5:30 p.m., was approved.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

• Safety Culture Report

Ms. Lynch presented the July Safety Culture Report.

Ms. Lynch will send an e-blast alerting residents of the change in the Field Ops Manager.

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

• Discussion: Workshop Dates

Ms. Sanchez stated the workshop will be on September 15, 2025. She will coordinate with Mr. Alexander regarding the workshop agenda. The venue was changed from the Genesis Center to Allice Hall.

Mr. Alexander stated the workshop will distinguish CDD responsibilities from HOA responsibilities.

• UPCOMING MEETINGS

- 355 ➤ August 18, 2025 at 5:00 PM [Regular Meeting] Train Depot
- 356 ➤ September 15, 2025 at 5:00 PM [Workshop] Alice Hall
- 357 ➤ September 15, 2025 at 6:00 PM [Regular Meeting] Alice Hall
- 358 ○ QUORUM CHECK
- 359

FOURTEENTH ORDER OF BUSINESS**Public Comments**

361

362 Mr. Chamoff and Ms. Sanchez responded to questions regarding whether the meeting

363 venues are rented, if emergency or special meetings can be requested and held, confirming the

364 upcoming workshop dates, Supervisor appointment procedure, upcoming Board vacancies and

365 term expirations and the Florida General Election process.

366 Ms. Lubin suggested Fieldstone's contract responsibilities include replacing sprinkler

367 heads and preparing a monthly maintenance report on the irrigation.

368 Mr. Page suggested the Board enter into a license and maintenance agreement with

369 Pasco County regarding fence maintenance and the agreement should state that the County is

370 responsible for procuring that property. He asked the Board to consider appointing an advisory

371 committee of residents to review bids and budget proposals for additional oversight from the

372 community. Ms. Sanchez stated that Staff does not approve any proposals; Ms. Lynch is the

373 Field Ops person that makes bi-weekly inspections of the CDD and has direct contact with the

374 vendors.

375 Resident Jerry Langella thinks the County should have never approved the white PVC

376 fence and their asking the CDD to install and maintain the fence is against the law. He voiced his

377 concerns regarding the high cost of fencing and similar improvements in the CDD.

378

FIFTEENTH ORDER OF BUSINESS**Adjournment**

381 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**

382 **the meeting adjourned at 8:24 p.m.**

383

384

385

386

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

387
388
389
390
391

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado CDD

Jerry Edwards

Complete

Score	109 / 109 (100%)	Flagged items	0	Actions	0
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14 Aug 2025 14:46 EDT

Prepared by

Jerry Edwards

Ponds	45 / 45 (100%)
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Ponds 1	3 / 3 (100%)
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Ponds

Good



Photo 1



Photo 2

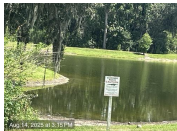


Photo 3

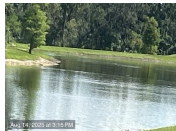


Photo 4



Photo 5

Pond Location

35844 Morse Willow Ct
Zephyrhills FL 33541
United States
(28.2616502444198,
-82.22333047412165)

Morse willow court

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

Ponds

Good

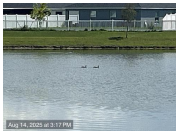


Photo 6



Photo 7



Photo 8



Photo 9

Pond Location

Stella Vast Dr
Zephyrhills FL 33541
United States
(28.260348330817234,
-82.22566626387706)

Stella Vista Drive

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

Ponds

Good

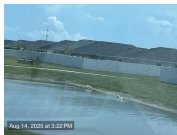


Photo 10



Photo 11



Photo 12

Pond Location

7118-7198 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.259055840991614,
-82.22491296549882)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15

Pond Location

36232 Delta Gold Ct
Zephyrhills FL 33541
United States
(28.24540957482462,
-82.21729166877667)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 16

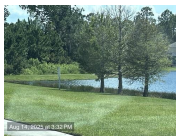


Photo 17



Photo 18

Pond Location

6701-6799 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.254121293748806,
-82.2237372698185)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20

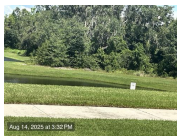


Photo 21

Pond Location

6701-6799 Silverado Ranch Blvd

Zephyrhills FL 33541
United States
(28.254115349992205,
-82.2237342127746)

Ponds 7

3 / 3 (100%)

Ponds

Good

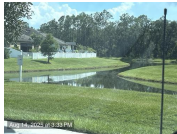


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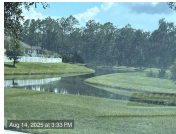


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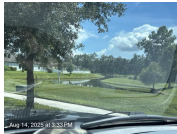


Photo 24

Pond Location

6701-6799 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.253060310225322,
-82.22308607358401)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

Pond Location

36125 Stable Wilk Ave
Zephyrhills FL 33541
United States
(28.251759123597054,
-82.21912891881921)

Stable Wilk

Ponds 9

3 / 3 (100%)

Ponds

Good

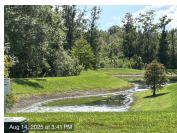


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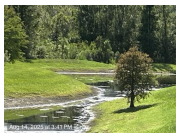


Photo 31



Photo 32

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.250536245680912,
-82.22102328956616)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 33



Photo 34



Photo 35

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.249726062714114,
-82.22038759610787)

Dog park pond

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 36



Photo 37



Photo 38

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.248989134348232,
-82.21864818239854)

Ponds 12

3 / 3 (100%)

Ponds

Good



Photo 39



Photo 40



Photo 41



Photo 42

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.248989731896327,
-82.21864850951549)

Ponds 13

3 / 3 (100%)

Ponds

Good

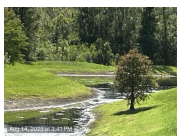


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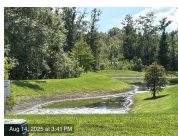


Photo 44



Photo 45

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.245451114150605,
-82.21742709405397)

Ponds 14

3 / 3 (100%)

Ponds

Good



Photo 46



Photo 47



Photo 48

Pond Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.247778008158384,
-82.2179025504278)

Ponds 15

3 / 3 (100%)

Ponds

Good



Photo 49

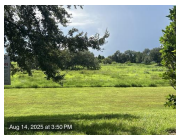


Photo 50



Photo 51

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.245416984895108,
-82.21745463340007)

Front/exit entrance

Landscaping

30 / 30 (100%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56

Landscaping Location

35977 Morse Willow Ct
Zephyrhills FL 33541
United States
(28.261967964761354,
-82.22161448709365)

Morse Willow Court

Landscaping 2

3 / 3 (100%)

Landscaping

Good

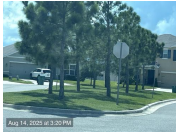


Photo 57



Photo 58



Photo 59



Photo 60

Landscaping Location

35562-35598 Stella Vast Dr
Zephyrhills FL 33541
United States
(28.26020102437934,
-82.22840295989486)

Stella Vista Drive

Landscaping 3

3 / 3 (100%)

Landscaping

Good

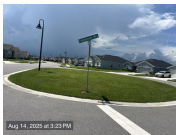


Photo 61



Photo 62



Photo 63

Landscaping Location

Pebblebrooke Way
Zephyrhills FL 33541
United States
(28.25866731910719,
-82.22578958783045)

Pebble Brook Way

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 64



Photo 65



Photo 66

Landscaping Location

6743 Ezra Loft Pl
Zephyrhills FL 33541
United States
(28.255271131605046,
-82.22452661859566)

Ezra loft pl

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 67

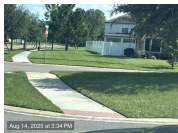


Photo 68



Photo 69

Landscaping Location

6623 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.251737402731315,
-82.22184443263575)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 70



Photo 71

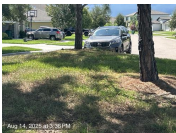


Photo 72

Landscaping Location

36097-36127 Carriage Pine Ct
Zephyrhills FL 33541
United States
(28.25064230646357,
-82.21940256710414)

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 73



Photo 74



Photo 75

Landscaping Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.24976155234383,
-82.22038830116753)

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 76



Photo 77



Photo 78



Photo 79

Landscaping Location

Silverado Ranch Blvd

Zephyrhills FL 33541
United States
(28.249397872457404,
-82.21931235207231)

Landscaping 9

3 / 3 (100%)

Landscaping

Good

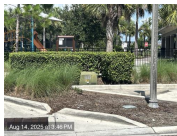


Photo 80

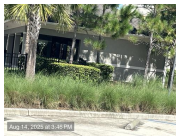


Photo 81



Photo 82



Photo 83



Photo 84

Landscaping Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.248261212037637,
-82.21831819364682)

Club house

Landscaping 10

3 / 3 (100%)

Landscaping

Good



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91

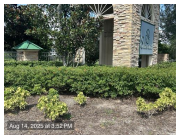


Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97

Landscaping Location

36232 Delta Gold Ct
Zephyrhills FL 33541
United States
(28.24505235165161,
-82.21730496114203)

Entrance and exit

Mailbox

Good



Photo 98



Photo 99



Photo 100



Photo 101

Mailbox Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.248611577905304,
-82.21838865899394)

Streetlights

Working



Photo 102



Photo 103



Photo 104



Photo 105

Streetlights Location

6527 Paden Wheel St
Zephyrhills FL 33541
United States
(28.250894456526524,
-82.22231878769682)

Monuments

Good



Photo 106



Photo 107



Photo 108

Gates

Good



Photo 109



Photo 110



Photo 111



Photo 112

Sidewalks

Good



Photo 113

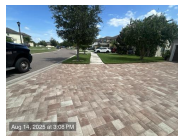


Photo 114



Photo 115

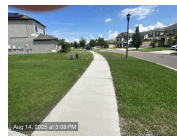


Photo 116

Sidewalks Location

6527 Paden Wheel St
Zephyrhills FL 33541
United States
(28.250894284404623,
-82.22231843882538)

Common Area Fence

Good



Photo 117



Photo 118



Photo 119

Roads

Good

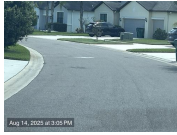


Photo 120

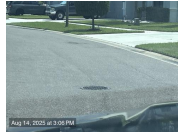


Photo 121



Photo 122

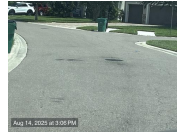


Photo 123

Roads Location

6587 Paden Wheel St
Zephyrhills FL 33541
United States
(28.251278249610763,
-82.22272602968543)

Paden wheel st

Amenities

15 / 15 (100%)

Amenities 1

15 / 15 (100%)

Clubhouse

Good



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135

Clubhouse Restrooms

Good

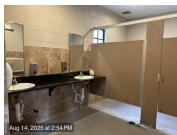


Photo 136



Photo 137

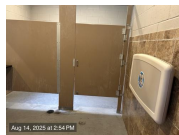


Photo 138



Photo 139



Photo 140



Photo 141

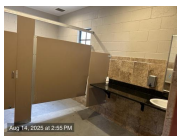


Photo 142

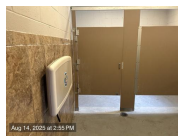


Photo 143

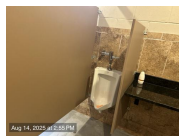


Photo 144

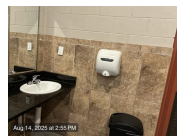


Photo 145



Photo 146

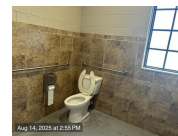


Photo 147

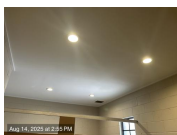


Photo 148

Pool

Good



Photo 149



Photo 150

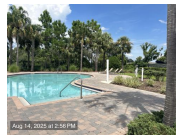


Photo 151

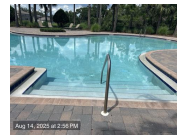


Photo 152

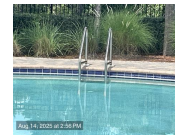


Photo 153

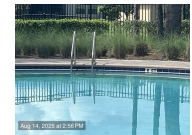


Photo 154

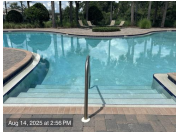


Photo 155



Photo 156

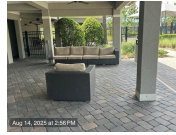


Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162

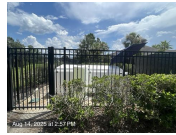


Photo 163

Tot Lot

Good



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168

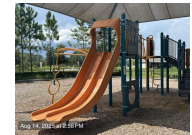


Photo 169



Photo 170



Photo 171



Photo 172



Photo 173

Dog Park

Good



Photo 174



Photo 175

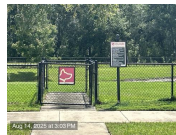


Photo 176



Photo 177



Photo 178

WiFi Speed at Clubhouse

Sign Off

Jerry Edwards
14 Aug 2025 15:55 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

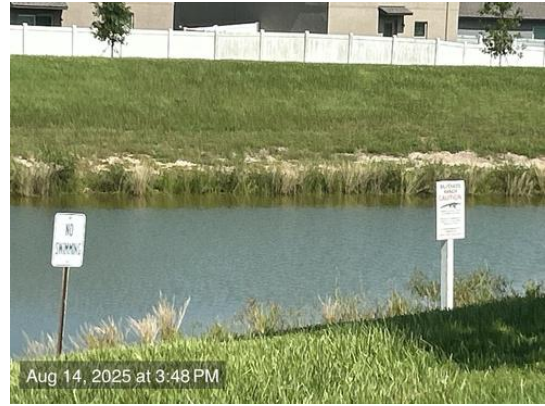


Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

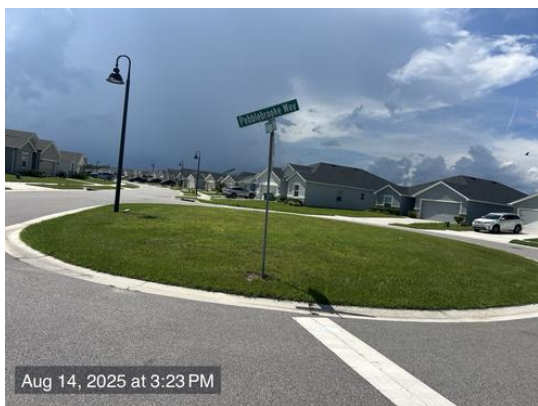


Photo 61



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

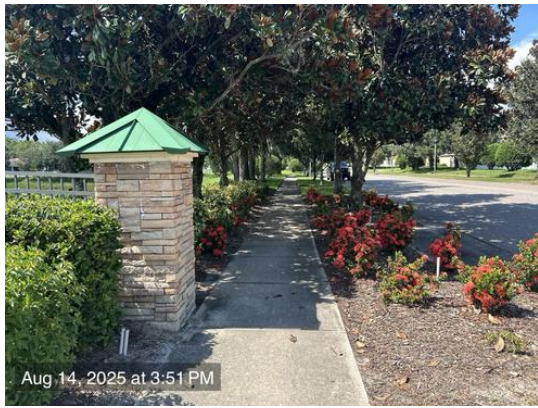


Photo 87



Photo 88

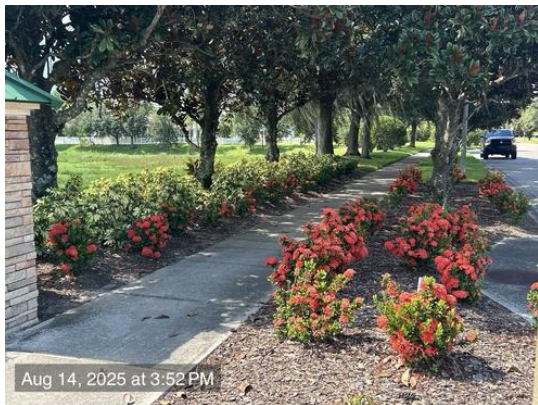


Photo 89

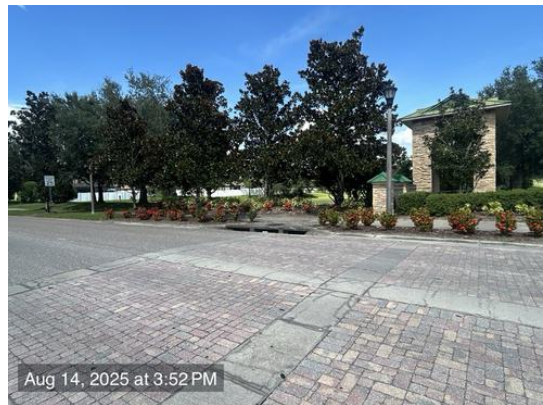


Photo 90



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

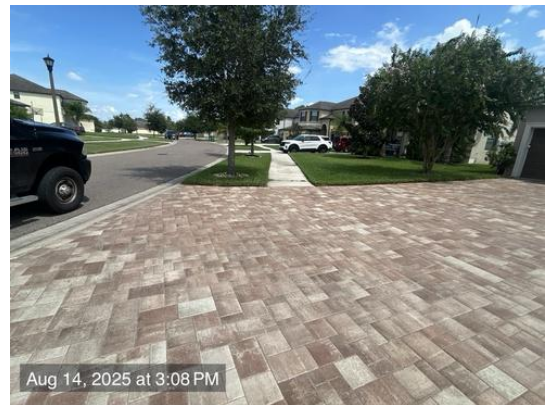


Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119

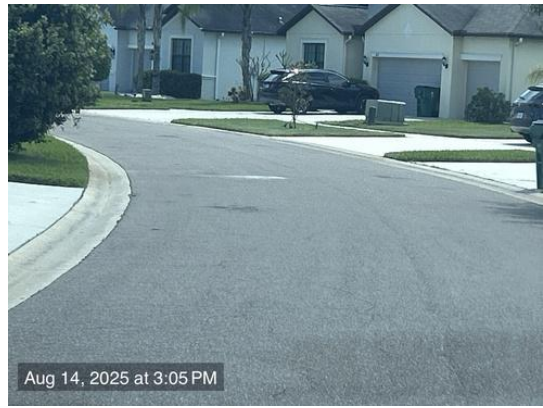


Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137

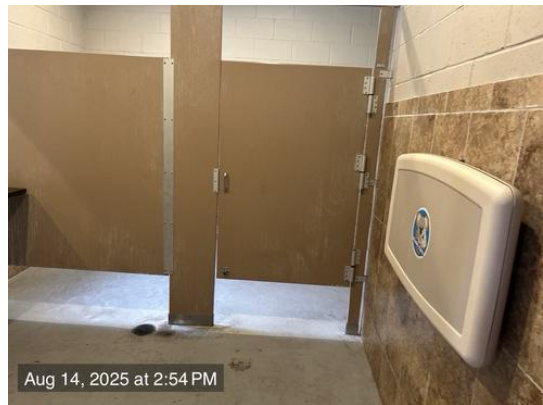


Photo 138



Photo 139



Photo 140



Photo 141

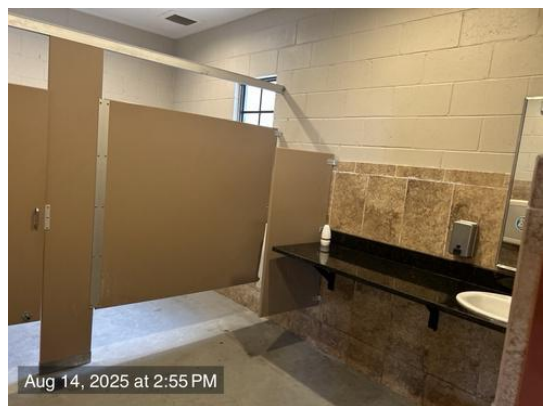


Photo 142

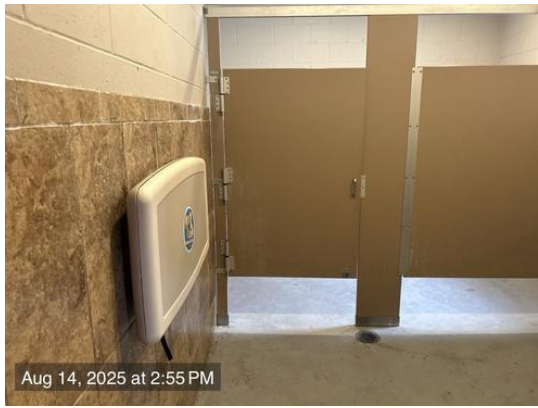


Photo 143

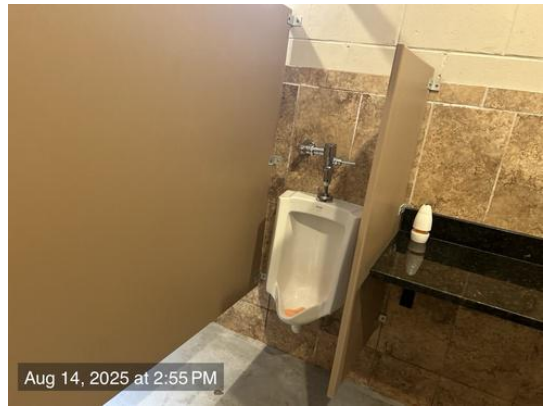


Photo 144

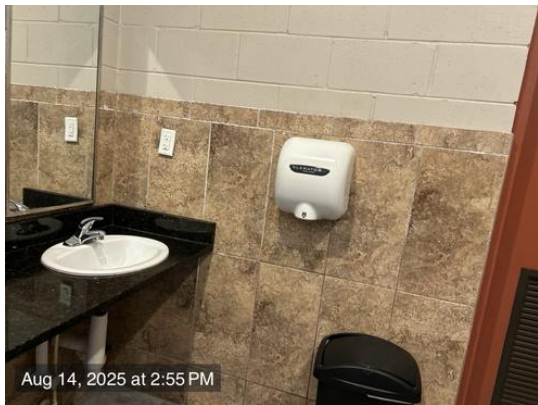


Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156

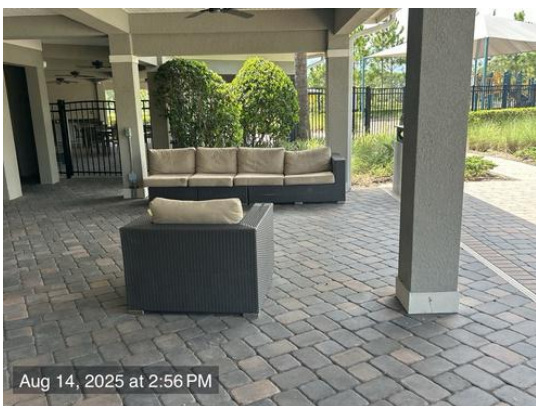


Photo 157



Photo 158



Photo 159



Photo 160



Photo 161

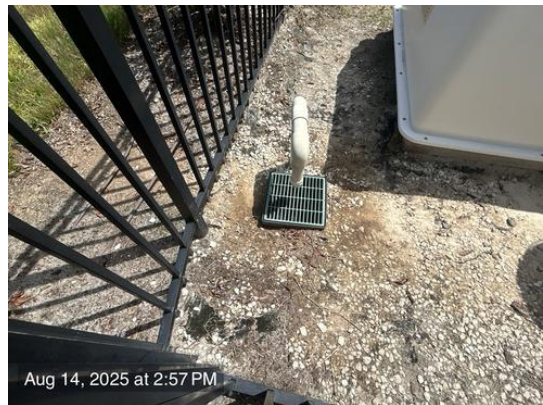


Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



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

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

April 23, 2025

Daphne Gillyard
Director of Administrative Services
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

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

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i> ¹ <i>The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542</i> ² <i>Alice Hall, 38116 5th Avenue, 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 ²	Workshop: CDD 101	5:00 PM
September 15, 2025 ²	Regular Meeting	6:00 PM