

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

February 16, 2026

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

February 9, 2026

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 February 16, 2026 at 5:00 p.m., at Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Updates
 - Fan Down at Amenity Center
 - Fence Repair
 - Tree Care
 - Playground Drainage
 - Pump Repair
 - Bathroom Painting
 - Soffit Repair
4. Consideration of Proposals/Estimates/Quotes
 - A. Fieldstone Landscape Proposals
 - # 22326 [Fallen Tree Removal near Lift Station]
 - # 22327 [Jasmine Install]
 - # 22435 [Bush Hog]
 - Inspection Reports and Proposal # 22557 [Irrigation Repairs]
 - B. Kai Connected, LLC Pool Monitoring Services Proposal

ATTENDEES:

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

NOTE: Meeting Time

5. Update: Superior Water Services, Inc. Waterway Management Reports
 - A. Discussion: Pond Maintenance
 6. Ratification Items
 - A. Pope's Water Systems, Inc. Proposal #14773 Replace Drop Pipe and Addendum to Agreement
 - B. Fieldstone Landscape Proposal # 22406 [Pump #2 Irrigation Repairs]
 7. Acceptance of Unaudited Financial Statements as of December 31, 2025
 8. Approval of December 15, 2025 Regular Meeting Minutes
 9. Board Member Comments
 10. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Kai Connected, LLC*
 - Safety Culture Report
 - January 2026
 - February 2026
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
 - NEXT MEETING DATE: March 16, 2026 at 5:00 PM
 - QUORUM CHECK
- | | | | | |
|--------|---------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | LARRY CONWILL | <input type="checkbox"/> IN-PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | THOMAS SMITH | <input type="checkbox"/> IN-PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | LEE CHAMOFF | <input type="checkbox"/> IN-PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | LUIS GONZALEZ | <input type="checkbox"/> IN-PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | FRANCISCO ALEXANDER | <input type="checkbox"/> IN-PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
11. District Maps/Reserve Study (*for informational purposes*)
 12. Public Comments

13. Adjournment

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

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 131 733 0895

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4A

Date: December 09, 2025

Proposal #: 22326

Mailing Address

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

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:**Project Overview**

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

Scope of Work**Tree Removal**

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

Site Preparation

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

Sod Installation

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

Final Cleanup

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



Irrigation Enhancement & Repairs	\$172.00
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Quantity	Description	Unit
1.00	Irrigation Parts & Materials	ea

MT - Maintenance Landscape Enhancement	\$591.67
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Quantity	Description	Unit
10.00	St Augustine 'Floritam' Sod - piece	ea

	Quote Total:	\$763.67
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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:** _____
Silverado CDD

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

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

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

Date: December 09, 2025

Proposal #: 22327

LANDSCAPE

QUOTATION

Mailing Address

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

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:**Project Overview**

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

Scope of Work**Bed Preparation**

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

Plant Installation

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

Cleanup

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

Irrigation Enhancement & Repairs**\$172.00**

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

Terms & Conditions

Acceptance of Work

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Payment Terms and Conditions

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Procedure for Extra Work and Changes

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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.
- **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.
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 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
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Signature: _____ **Date:** _____
Silverado CDD LLC

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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

FIELDSTONE

LANDSCAPE

QUOTATION

Date: January 13, 2026
Proposal #: 22435

Mailing Address

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

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

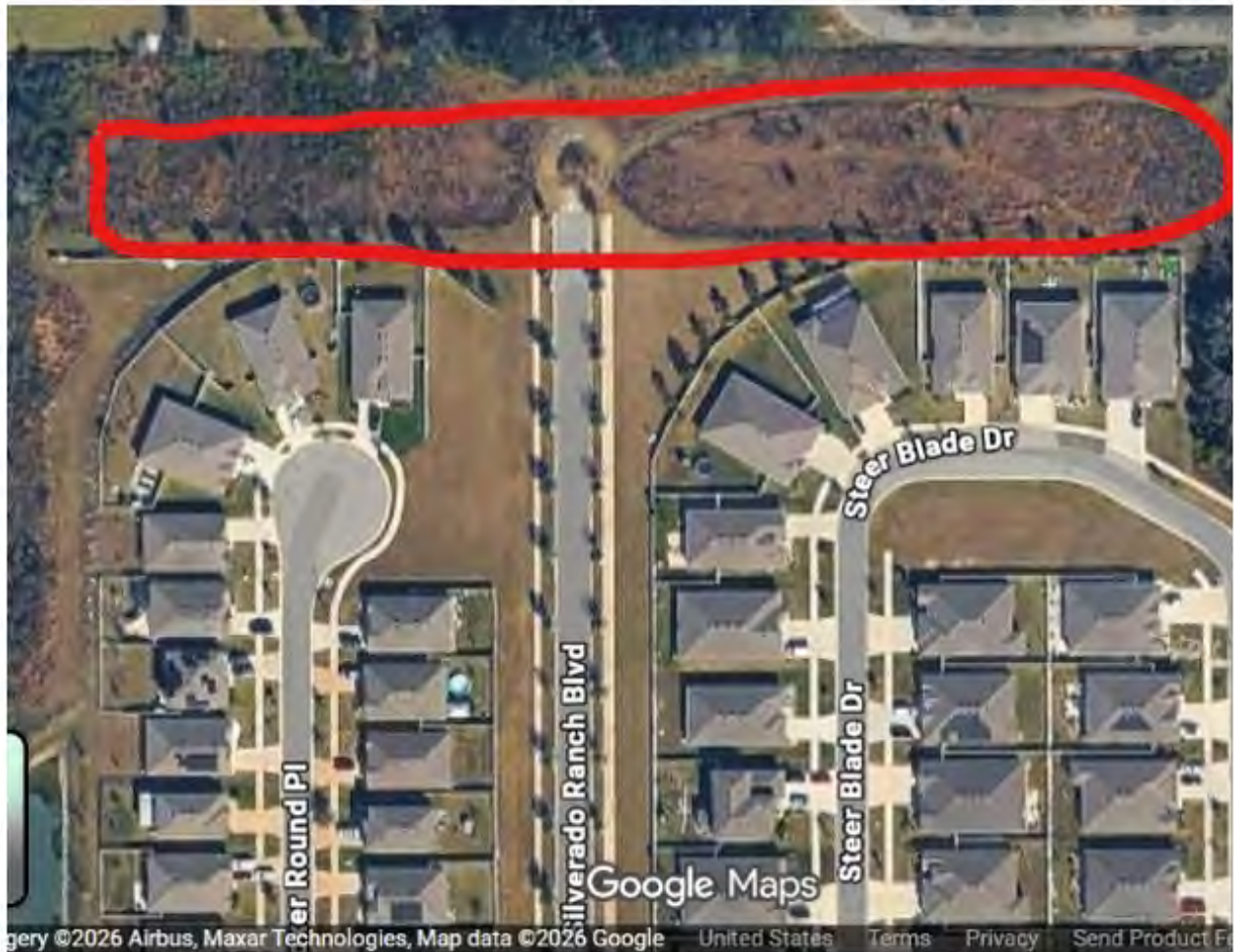
Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:

This proposal is to Bush hog the area showing in the map.





MT - Maintenance Landscape Enhancement

\$1,484.16

Quantity Description

Unit

Quote Total: \$1,484.16

Terms & Conditions

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Signature: _____
Wrathell, Hunt and Associates, LLC

Date: _____

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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



FIELDSTONE

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January 2026

Date: Feb 04, 2026 9:44 am

Inspector: Mario Martinez

Site	
Name	Silverado
Address	6270 Silverado Ranch Boulevard
City	Zephyrhills
ST	Florida
Zip	33541

Controller	
Name	Controller #1 - ACC- dog park - pump
Location	West side Silverado ranch north of cobble bliss at dog park
Model	
Modules	36
Controller ID	194687

Water Days as of Feb 04, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Repairs zones 35;36;40;50 are completed 5 broken rotors, 1 broken head

	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	S by mailboxes	Pass									
3	S across timer	Pass									
4	R by timer	Pass									
5	R by timer	Pass									
6	R&S across timer	Pass									
7	S across timer	Pass									
8	R across timer	Pass									
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						

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Drip island across dog park	Pass									
15	S Silverado & pine	Pass									
16	R&B stable will	Pass									
17	R paden wheel st	Pass			1						
Don't rotate											
18	S paden wheel st	Pass			1						
19	R stable silk ave	Pass									
20	Bu Silverado & stable wilk	Pass									
21	S stable will & island	Pass									
22	R Silverado	Pass									
23		Pass									
24	R Silverado timer side	Pass			1						
Rotor don't rotate											
25	S paden wheel st	Pass									
26	R&S paden wheel st	Pass									
The rotors are working, but the sprays side is not working, probably it's because valve not working needs to locate and fix											
27		Pass									
28		Pass									
29		Pass									
30	R across timer	Pass									
31	S Silverado & wagon trail	Pass									
32	S&R saddle palm way	Pass			4						
Rotors don't rotate											
33	R Silverado & wagon trail	Pass									
34	B-btwn saddle way & wagon wheel	Pass							2		
Lateral break by valve											

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
35	S Silverado & wagon trail	Pass			1						
36	R Silverado & wagon trail	Pass			1						
37	D Silverado & wagon trail	Pass						4			
38	B Silverado & EZRA	Pass						2			
39	S Silverado & wagon trail	Pass									
40	R Silverado & Ezra loft	Pass			2						
Don't rotate											
41	R Silverado wagon trails st	Pass									
42	R Silverado	Pass									
43	B Silverado & palm front ponds	Pass							2		
Lateral breaks on heavy roots, both breaks											
44	S Silverado & wagon trails st	Pass									
This zone have low pressure, no visible breaks, could be valve not working properly, needs to be investigated											
45	S Silverado	Pass									
46		Pass									
47		Pass									
48	B EZRA LOFT ISLAND	Pass						6	1		
49	S Ezra loft pl	Pass									
50	R Ezra loft pl	Pass			2						
Rotors don't rotate											
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
57		Pass									
58		Pass									
59		Pass									
60	S clubhouse	Pass									
61	D clubhouse	Pass						9			
62	R clubhouse	Pass									
63	Drip clubhouse	Pass						2			
64	S clubhouse	Pass									
65	Drip pool play ground	Pass						1			
66	S mailboxes	Pass									
67	D&B outside pool	Pass									
68	D&B pool	Pass									
69	R outside pool	Pass									
70		Pass									
71	Sprays pool	Pass									
72	S Silverado & steer blade dr	Pass									
73	B Silverado/ steer blade dr	Pass									

Zone #13 - 02-04-26 10:46 am CST



Zone #17 - 02-04-26 11:03 am CST



Zone #18 - 02-04-26 10:59 am CST



Zone #22 - 02-04-26 11:26 am CST



Zone #32 - 02-04-26 12:29 pm CST



Zone #32 - 02-04-26 12:30 pm CST



Zone #32 - 02-04-26 12:31 pm CST



Zone #32 - 02-04-26 12:32 pm CST



Zone #34 - 02-04-26 12:39 pm CST



Zone #34 - 02-04-26 12:40 pm CST



Zone #35 - 02-04-26 12:46 pm CST



Zone #36 - 02-04-26 12:50 pm CST



Zone #37 - 02-04-26 12:55 pm CST



Zone #37 - 02-04-26 12:55 pm CST



Zone #37 - 02-04-26 12:56 pm CST



Zone #38 - 02-04-26 1:43 pm CST



Zone #38 - 02-04-26 1:44 pm CST



Zone #40 - 02-04-26 1:47 pm CST



Zone #40 - 02-04-26 1:47 pm CST



Zone #43 - 02-04-26 1:55 pm CST



Zone #43 - 02-04-26 1:56 pm CST



Zone #48 - 02-04-26 2:05 pm CST



Zone #48 - 02-04-26 2:05 pm CST



Zone #48 - 02-04-26 2:06 pm CST



Zone #50 - 02-04-26 2:10 pm CST



Zone #50 - 02-04-26 2:13 pm CST



Zone #61 - 02-04-26 9:53 am CST



Zone #61 - 02-04-26 9:53 am CST



Zone #61 - 02-04-26 9:53 am CST



Zone #61 - 02-04-26 9:57 am CST



Zone #61 - 02-04-26 9:57 am CST



Zone #61 - 02-04-26 9:57 am CST



Zone #61 - 02-04-26 9:57 am CST



Zone #63 - 02-04-26 10:09 am CST



Zone #63 - 02-04-26 10:09 am CST



Zone #65 - 02-04-26 9:59 am CST





FIELDSTONE^{***}

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January 2026

Date: Feb 03, 2026 1:10 pm

Inspector: Mario Martinez

Site	
Name	Silverado
Address	6270 Silverado Ranch Boulevard
City	Zephyrhills
ST	Florida
Zip	33541

Controller	
Name	Controller #2- pump
Location	Blade steer dr- at pond
Model	
Modules	12
Controller ID	194637

Water Days as of Feb 03, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
No 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- (SW) corner rider way & Silverado	Pass									
2	S- (SW) corner rider way & Silverado	Pass									
3	R- (SW) corner curb rider way & Silverado	Pass									
4	Bubbler rider way	Pass									
5	S- along north curb rider way at Silverado	Pass									
6	S- west Silverado curb (N) of rider way	Pass									
7	S- west side curb Silverado (S) steer blade	Pass									
8	S- west curb Silverado at controller	Pass									
9	S- west curb Silverado - (N) steer blade	Pass									
10	S- west curb Silverado - (S) Stella vast	Pass									
11	S- south curd Stella vast dr - (W) Silverado	Pass									
12	Bubbler Stella vast Dr. at pond	Pass									
13	S- south curb Stella vast dr- (E) boxer round	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	S- south curb Stella vast dr- (E) Burma reed	Pass									
15	S- south curb Stella wast Dr at Burma reed	Pass									
16	B- (W) Silverado - (N) Stella vast (8) trees	Pass									
17	B- (W) Silverado - (N) Stella vast (7) trees	Pass									
18	B- (E) Silverado- (N) Stella vast (7) trees	Pass									
19	B- (E) Silverado- (N) Stella vast (8) trees	Pass									
20	S- east Silverado - (S) Stella vast	Pass									
21	S- east Silverado - (S) Stella vast	Pass									
22	B- east Silverado- (S) of Stella vast	Pass									
23		Pass									
24		Pass									



FIELDSTONE

powered by SmartLink Network ®

January 2026

Date: Feb 04, 2026 7:22 am

Inspector: Mario Martinez

Site	
Name	Silverado
Address	6270 Silverado Ranch Boulevard
City	Zephyrhills
ST	Florida
Zip	33541

Controller	
Name	Controller #3- entry -ACC2
Location	Entrance side of entry behind wall - well pump
Model	
Modules	19
Controller ID	194813

Water Days as of Feb 04, 2026	
Program A	Mon , Wed , Fri
Program B	Sun , Tue , Thur
Program C	
Program D	

Notes
Repairs needed

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R- east of entry passed pond	Pass									
2	R- east of entry inside fence	Pass									
Zone 2 it's stuck open, needs to locate and replace it											
3	Drip- Isco entry along fence bed	Pass						4			
4	D&B- east side at entry bed	Pass						1			
5	R- east of entry outside fence	Pass			1						
6	R- east of entry	Pass									
7	R- east side inside sidewalk at entry	Pass									
8	Bubbler- east side from entry to Delta gold	Pass									
Lateral break under heavy oak tree											
9	S- Eastside inside sidewalk at entry	Pass									
10	S- east side along curb at entry	Fail									
Zone 10 the valve not opening ,needs to check could be a bad solenoid, decoder or valve not responding											

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
11	R by pond across timer	Pass									
12	Non existent zone	Pass									
13	S- west side along curb at entry	Fail									
Zone 13 decoder needs to be replaced it											
14	Bubbler exit side to lift station	Pass									
15	S- west side along curb at lift station	Pass									
16	S- west side inside sidewalk at entry	Pass									
17	R- west side at retention pond	Pass									
18		Pass									
19	R- behind lift station along fence	Pass									
20	S- west side north of lift station	Pass									
21	S- west side inside sidewalk north of shady bluff	Pass									
22	S- west side along curb north of shady bluff	Pass									
23	R- west side inside sidewalk north of shady bluff	Pass			1						
24	B- north of shady bluff	Pass									
25	S- west side along curb across from clubhouse	Pass			1						
26	R around pond shady bluff	Pass									
27	R-west side inside sidewalk across clubhouse	Pass									
28	S- westside how long curb across clubhouse	Pass									
29	S- east side along curb North of delta gold	Pass									
30	R- east side inside sidewalk north of Delta gold	Pass									
31	R pond clubhouse	Pass									
32	S- east side along curb south of clubhouse	Pass									
33		Pass									
34		Pass									
35		Pass									

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
36		Pass									
37		Pass									
38		Pass									
39		Pass									

Zone #2 - 02-04-26 7:31 am CST



Zone #3 - 02-04-26 7:40 am CST



Zone #3 - 02-04-26 7:40 am CST



Zone #3 - 02-04-26 7:41 am CST



Zone #4 - 02-04-26 7:49 am CST



Zone #5 - 02-04-26 7:44 am CST



Zone #8 - 02-04-26 7:54 am CST



Zone #13 - 02-04-26 7:58 am CST



Zone #23 - 02-04-26 8:26 am CST



Don't rotate

Zone #25 - 02-04-26 8:36 am CST



Date: February 09, 2026

Proposal #: 22557

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 Dog Park:

- Zone 13, replace 1 broken head
- Zone 17 Replace 1 broken head
- Zone 18 Replace 1 broken head
- Zone 24 Replace 1 broken head
- Zone 32 Replace 4 broken heads
- Zone 34 Repair 2 lateral breaks
- Zones 37,38 Repair broken drip
- Zone 43 Repair 2 Lateral Breaks
- Zone 48 Repair 6 drip break and 1 Lateral break
- Zone 50 Replace 2 broken heads
- Zone 61,63,65 Repair 12 drip breaks

Controller 3 Entrance behind wall:

- Zone 3,4 Repair 5 drip breaks
- Zone 5 Replace 1 Broken head
- Zone 10 Replace solenoid (wire track)
- Zone 13 Replace decoder
- Zone 23,25 Replace 2 broken heads

Irrigation Enhancement & Repair**\$1,683.61**

Quantity	Description	Unit
13.00	Pop-Up-Spray Head 6"	ea
5.00	Lateral Line Repair Kit - 1 1/2"	ea
24.00	Drip Line Repair Kit	ea
1.00	Solenoid- Hunter	ea
1.00	Hunter Single-Station Decoder	ea

Quote Total: \$1,683.61

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

4B



Pool Monitoring Services Proposal

Prepared for: **Silverado Community Development District**

Date: January 20, 2026

Submitted by: Kai Connected, LLC

Purpose of Proposal

The purpose of this proposal is to present pool monitoring services provided by Kai Connected, LLC to the Silverado Community Development District Board of Supervisors. These services are intended to enhance resident safety, ensure compliance with District rules, and provide on-site oversight during peak pool usage periods.

Scope of Services

- Monitor pool and amenity areas during scheduled hours
- Enforce pool and amenity rules adopted by the District
- Assist with crowd control during peak usage times
- Report incidents, violations, or safety concerns to District management
- Coordinate with District representatives and vendors as necessary

**Pool monitors are not lifeguards and will not perform lifeguard or medical services.*

Service Schedule

Start Date: March 28, 2026

End Date: August 12, 2026

School Resumes: August 13, 2026

During critical periods of high usage, pool monitors will work alternating 5-hour shifts. If weather forecasts indicate rain throughout the weekday, services may be cancelled. If rain is forecasted on weekends, overlapping shifts will be scheduled to ensure adequate coverage.

Compensation & Cost Summary

Hourly Rate: \$20.00

Shift Length: 5 hours

Daily Cost: \$100.00

Weekly Cost: \$700.00

Estimated Total Cost (21 weeks): \$14,700.00

Additional Disclaimer

The pool monitors are employees of Kai Connected, LLC and not independent contractors.

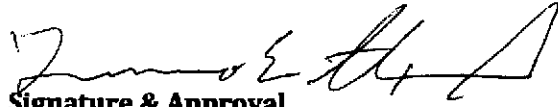
**Any hours worked or requested to be worked in excess of the guaranteed or estimated schedule outlined in this proposal will be billed to the District at the stated hourly rates and may be subject to applicable federal and state overtime requirements, including time-and-a-half where required by law.*

Billing & Payment Terms

Services will be invoiced monthly in accordance with District payment policies. Any changes to hours or scope of services must be approved by District management.

Board Approval

This proposal is subject to formal approval by the Board of Supervisors of the Silverado Community Development District.



Signature & Approval

Submitted By:

Kai Connected, LLC

Authorized Representative

Name: FRANCISCO E. ALEXANDER

Title: HOA PRESIDENT

Date: 1/22/2026

Approved By:

Silverado Community Development District

Board of Supervisors

Chairperson / Vice Chairperson

Date: _____

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5

WATERWAY MANAGEMENT REPORT



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

CUSTOMER Silverado CDD (1st Visit) TECHNICIAN Josh DATE 12/11/15

TEMPERATURE (°F)

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

 CLOUD COVER

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

 WIND

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

Lake #'s	A, AC, S, 100	R, S	R			
Weeds Treated	Ty, Aw, Pw	A	S			

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

REMARKS: Treated ponds A, AC, S, 100 for grasses. Treated ponds R, S
for algae. Treated pond R for slender spikerush

WATER TESTING (COMBINED AVERAGE)

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

FISH/WILDLIFE OBSERVATIONS

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

OTHER: _____

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

WATERWAY MANAGEMENT REPORT



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

CUSTOMER Silverado CDP (2nd Visit) TECHNICIAN Josh DATE 12/30/25

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

Lake #'s	<u>R, U, W, W2</u>					
Weeds Treated	<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 R, U, W, W2 for algae.

WATER TESTING (COMBINED AVERAGE)

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

FISH/WILDLIFE OBSERVATIONS

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

OTHER: _____

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

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5A

Legend

- Feature 1
- Path Measure
- Pond



Legend

- Feature 1
- Path Measure
- Pond



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS A

Pope's Water Systems, Inc.**Well Drilling**

17610 US Highway 41 North

Lutz, FL 33549-4572

Phone 813-949-7413

Fax 813-948-8731

Proposal

Date	Proposal #
1/21/2026	14773

Silverado Ranch CDD
6720 Silverado Ranch Blvd
Zephyrhills, FL 33541

Project Location	6720 Silverado Ranch Blvd
Description	Replace Drop Pipe
Owner/Builder	Kai Connected LLC HOA/CDD
Customer Ph	352-467-3959
Cell Phone	Jerry Edwards:352-467-3959
Work Phone	
Terms	Upon Receipt

Item	Qty.	Description	Unit	Total
SP-600	126	2" Galvanized Drop Pipe @ \$12.00 Per Ft. - PLUS OR MINUS	12.00	1,512.00
SP-607		Misc. Materials	125.00	125.00
SL-800		Labor	1,500.00	1,500.00
		Customer To Remove Roof To Access		

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are hereby accepted. You are authorized to perform the work as specified. I understand that this proposal is an estimate for the work to be performed and due to the nature of the work, the well depth, quantity and type of casing, depth of drop pipe & wire, and the quantity of bags of cement may be greater or less than the estimate. I understand that Pope's Water Systems, Inc. is not responsible for damages to sidewalks, driveways, or lawns and landscapes. Warranty work will only be done during regular business hours. Balance is due upon completion.
PRICE QUOTED VALID FOR 30 DAYS. NO GUARANTEE OF WATER QUALITY OR AGAINST MINERALS AND/OR CHLORIDES IN WATER.

Subtotal \$3,137.00

Total \$3,137.00

Proposed By: Andy Nixon

Accepted Signature & Date

Print Name

ADDENDUM TO AGREEMENT

Agreement: Estimate No. 14773, dated January 21, 2026 (“**Agreement**”)
Contractor: Pope’s Water Systems, Inc., a Florida corporation (“**Contractor**”)
District: Silverado Community Development District (“**District**”)
Services: Well Pump Drop Pipe Repair Services (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions.
 - c. The Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items, if any, to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.
 - d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
 - e. Time is of the essence in the performances of the Services in the Agreement, as amended by this Addendum. Contractor shall complete the Services described in the Agreement within thirty (30) days following the date of full execution of this Addendum. If Contractor does not take action to complete the Services within the specified time period, and without limiting the District’s remedies in any way, the District shall have the rights to, among other remedies available at law or in equity to: (i) fine Contractor One Hundred Dollars (\$100) per day through a reduction in compensation; (ii) withhold some or all of

Contractor's payments under this Agreement; and (iii) contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation.

3. Insurance.

- a. The Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida with \$1,000,000 Employer's Liability Insurance coverage.
 - ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - b. Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds on all policies above except for Workers' Compensation and Employer's Liability Insurance. At no time shall Contractor be without insurance in the above amounts. No policy may be cancelled during the term of the Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under the Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds, and a 30-Day Notice of Cancellation applies in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
4. Compensation. In exchange for completing the work, the District agrees to pay the Contractor in the amount of **Three Thousand, One Hundred Thirty-Seven Dollars and Zero Cents (\$3,137.00)** ("**Total Payment**"). The Total Payment shall be invoiced upon completion of the Services by Contractor and acceptance by the District of the Services. The Total Payment includes all parts, materials, permits, and labor necessary to complete the Services as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the *Florida Statutes*.

5. Indemnification.

- a. Indemnification by Contractor. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement, the Addendum, or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work as described in the Agreement and this Addendum, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement, this Addendum, or any work or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or this Addendum.
 - b. Limit. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to the Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against the Contractor.
 - c. Obligations. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 5 are independent of, and will not be limited by, any insurance required to be obtained by Contractor.
6. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
7. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by the Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
8. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District **Jamie Sanchez** of Wrathell, Hunt &

Associates, LLC (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement’s term and following the Agreement’s term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the work, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (877) 276-0889, INFO@SILVERADOCDD.ORG, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

9. Assignment. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
10. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. The Contractor shall keep the District’s property free from any materialmen’s or mechanic’s liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor’s performance under the Agreement, and the Contractor shall immediately discharge any such claim or lien.
11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Pasco County, Florida.
12. E-Verify. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to

verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

13. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
14. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with section 787.06(13), *Florida Statutes*.
15. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signatures on Following Page]

[Signature page to Addendum to Agreement with Pope's Water Systems, Inc.]

POPE'S WATER SYSTEMS, INC.

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

Pope's Water Systems, Inc

By: Paul E Popy

Its: President

Date: 1-27-2026

By: 

Its: Chairman, Board of Supervisors

Date: 1/28/26

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS B

FIELDSTONE**LANDSCAPE****QUOTATION**

Date: January 05, 2026

Proposal #: 22406

Mailing Address

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

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:**Complete the following Irrigation Repairs**

Pump #2 has a bad control box, pressure switch and gauge that needs to be replaced.

please see report for more information and pictures.

a

Irrigation Enhancement & Repair **\$1,364.31**

Quantity	Description	Unit
1.00	Pressure Switch	ea
1.00	Franklin Control Box	ea
1.00	Pressure Gauge	ea

Quote Total: \$1,364.31

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



powered by SmartLink Network ®

December 2025

Date: Dec 31, 2025 8:12 am

Inspector: Mario Martinez

Site	
Name	Silverado
Address	6270 Silverado Ranch Boulevard
City	Zephyrhills
ST	Florida
Zip	33541

Controller	
Name	Controller #2- pump
Location	Blade steer dr- at pond
Model	
Modules	12
Controller ID	194637

Water Days as of Dec 31, 2025	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

Notes
This morning I came here the pump was off I tried to reset the electric box and wasn't working and I noticed the pressure switch not working looks like is damaged, the pump just runs when I push manually the controller switch the pump starts.
Anyway I can't complete the inspection because pump isn't working
Probably we needs a new pressure switch
Or could be the control box too, because as you see in the pictures just working when I push in the controller switch

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R- (SW) corner rider way & Silverado	Pass									
Looks like the pressure switch isn't working looks like is damaged Could be the control box too , you see it in the pictures just working when I push in the controller switch											
2	S- (SW) corner rider way & Silverado	Pass									
3	R- (SW) corner curb rider way & Silverado	Pass									
4	Bubbler rider way	Pass									
5	S- along north curb rider way at Silverado	Pass									
6	S- west Silverado curb (N) of rider way	Pass									
7	S- west side curb Silverado (S) steer blade	Pass									
8	S- west curb Silverado at controller	Pass									
9	S- west curb Silverado - (N) steer blade	Pass									
10	S- west curb Silverado - (S) Stella vast	Pass									
11	S- south curd Stella vast dr - (W) Silverado	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
12	Bubbler Stella vast Dr. at pond	Pass									
13	S- south curb Stella vast dr- (E) boxer round	Pass									
14	S- south curb Stella vast dr- (E) Burma reed	Pass									
15	S- south curb Stella vast Dr at Burma reed	Pass									
16	B- (W) Silverado - (N) Stella vast (8) trees	Pass									
17	B- (W) Silverado - (N) Stella vast (7) trees	Pass									
18	B- (E) Silverado- (N) Stella vast (7) trees	Pass									
19	B- (E) Silverado- (N) Stella vast (8) trees	Pass									
20	S- east Silverado - (S) Stella vast	Pass									
21	S- east Silverado - (S) Stella vast	Pass									
22	B- east Silverado- (S) of Stella vast	Pass									
23		Pass									
24		Pass									

Zone #1 - 12-31-25 8:13 am CST



Zone #1 - 12-31-25 8:14 am CST



Zone #1 - 12-31-25 8:15 am CST



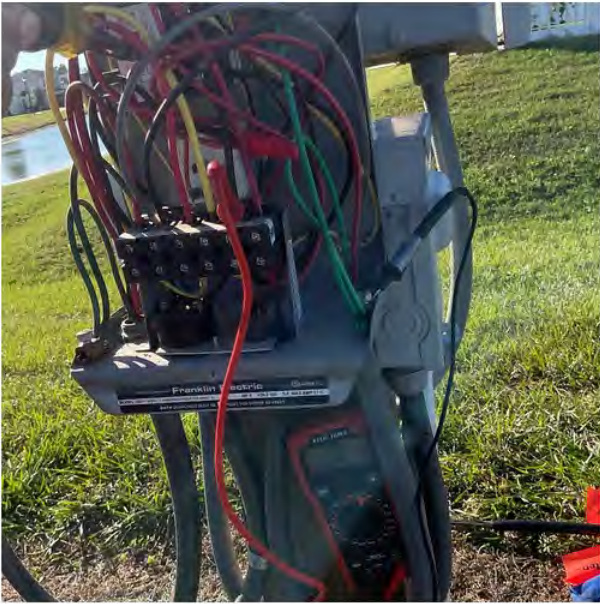
Zone #1 - 12-31-25 8:31 am CST



Zone #1 - 12-31-25 8:32 am CST



Zone #2 - 12-31-25 8:34 am CST



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 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	\$1,473,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,473,131
Investments							
Revenue	-	67,337	77,286	54,791	63,235	-	262,649
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,808	2,808
Due from general fund	-	53,870	50,771	137,245	107,794	-	349,680
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$1,476,039</u>	<u>\$176,627</u>	<u>\$181,382</u>	<u>\$264,111</u>	<u>\$423,667</u>	<u>\$ 2,808</u>	<u>\$ 2,524,634</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 15,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,046
Due to debt service fund 2016A-1	53,870	-	-	-	-	-	53,870
Due to debt service fund 2017A-1	50,771	-	-	-	-	-	50,771
Due to debt service fund 2018A-1	137,245	-	-	-	-	-	137,245
Due to debt service fund 2018A-2	107,794	-	-	-	-	-	107,794
Accrued taxes payable	643	-	-	-	-	-	643
Total liabilities	<u>365,369</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>365,369</u>
FUND BALANCES							
Restricted for							
Debt service	-	176,627	181,382	264,111	423,667	-	1,045,787
Capital projects	-	-	-	-	-	2,808	2,808
Assigned							
Working capital	278,311	-	-	-	-	-	278,311
Unassigned	832,359	-	-	-	-	-	832,359
Total fund balances	<u>1,110,670</u>	<u>176,627</u>	<u>181,382</u>	<u>264,111</u>	<u>423,667</u>	<u>2,808</u>	<u>2,159,265</u>
Total liabilities and fund balances	<u>\$1,476,039</u>	<u>\$176,627</u>	<u>\$181,382</u>	<u>\$264,111</u>	<u>\$423,667</u>	<u>\$ 2,808</u>	<u>\$ 2,524,634</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 898,074	\$ 972,566	\$ 1,019,745	95%
Miscellaneous	-	2,154	-	N/A
Total revenues	<u>898,074</u>	<u>974,720</u>	<u>1,019,745</u>	96%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	907	3,921	12,918	30%
Management consulting services	4,000	12,000	48,000	25%
Printing and binding	42	125	500	25%
Telephone	17	50	200	25%
Bank fees & contingency	88	481	1,500	32%
Audit	-	3,500	3,450	101%
Postage	12	12	500	2%
Insurance	-	4,012	8,000	50%
General liability insurance	-	3,867	-	N/A
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	-	1,500	0%
Engineering	1,138	1,565	10,000	16%
District counsel (legal)	5,412	8,526	25,000	34%
Website hosting	705	705	705	100%
ADA website compliance	145	145	210	69%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	750	3,000	25%
DSF accounting	458	1,375	5,500	25%
Trustee	-	4,256	16,080	26%
Arbitrage rebate calculation	-	500	3,000	17%
Total professional & administrative	<u>13,174</u>	<u>45,965</u>	<u>140,958</u>	33%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	7,867	23,602	95,000	25%
Electricity (irrigation & pond pumps)	33	98	4,134	2%
Landscaping maintenance	48,954	90,913	248,722	37%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	-	25,000	0%
Pond maintenance	2,632	5,264	31,584	17%
Fertilizer & mulch	-	-	20,800	0%
Property insurance	-	22,917	26,000	88%
Solid waste disposal	-	30	540	6%
Comprehensive field tech services	1,260	3,780	15,120	25%
Field ops accounting	500	1,500	6,000	25%
Pet waste removal	300	600	3,000	20%
Signage	-	-	3,500	0%
Wetland maintenance	600	1,800	8,200	22%
Stormwater repair & maintenance	-	-	50,000	0%
Storm readiness	-	-	5,000	0%
Miscellaneous field operations	-	105	-	N/A
Amenity center				
Pool service contract	-	-	23,850	0%
Pool maintenance & repairs	-	-	8,500	0%
Pool resurfacing	-	-	50,000	0%
Pool furniture	11,529	11,529	25,000	46%
Pool permit	-	-	275	0%
Cleaning & maintenance	2,250	9,000	7,200	125%
Internet	349	519	2,150	24%
Electricity	1,171	3,278	21,500	15%
Water	741	1,685	6,672	25%
Pest control	-	330	1,320	25%
Camera monitoring	189	567	3,600	16%
Refuse service	-	-	200	0%
Holiday decorations	10,500	10,500	15,000	70%
Contingency	-	-	60,000	0%
Miscellaneous repairs & maintenance	658	658	80,000	1%
Total field operations	<u>89,533</u>	<u>188,675</u>	<u>872,867</u>	22%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	<u>17,961</u>	<u>19,677</u>	<u>21,245</u>	93%
Total other fees & charges	<u>17,961</u>	<u>19,677</u>	<u>21,420</u>	92%
Total expenditures	<u>120,668</u>	<u>254,317</u>	<u>1,035,245</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	777,406	720,403	(15,500)	
Net change in fund balances	777,406	720,403	(15,500)	
Fund balances - beginning	<u>333,264</u>	<u>390,267</u>	<u>324,132</u>	
Fund balance - ending				
Assigned				
Working capital	278,311	278,311	278,311	
Unassigned	832,359	832,359	30,321	

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

	Current Month	Year to Date	Budget	% of Budget
Fund balances - ending	<u>\$ 1,110,670</u>	<u>\$ 1,110,670</u>	<u>\$ 308,632</u>	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016A-1 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 50,890	\$ 55,110	\$ 57,784	95%
Interest	366	1,346	-	N/A
Total revenues	<u>51,256</u>	<u>56,456</u>	<u>57,784</u>	98%
EXPENDITURES				
Debt service				
Interest	-	20,040	39,930	50%
Principal	-	15,000	15,000	100%
Total debt service	<u>-</u>	<u>35,040</u>	<u>54,930</u>	64%
Other fees & charges				
Tax collector	<u>1,018</u>	<u>1,102</u>	<u>1,204</u>	92%
Total other fees and charges	<u>1,018</u>	<u>1,102</u>	<u>1,204</u>	92%
Total expenditures	<u>1,018</u>	<u>36,142</u>	<u>56,134</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	50,238	20,314	1,650	
Fund balances - beginning	<u>126,389</u>	<u>156,313</u>	<u>151,875</u>	
Fund balances - ending	<u><u>\$ 176,627</u></u>	<u><u>\$ 176,627</u></u>	<u><u>\$ 153,525</u></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 DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 47,961	\$ 51,943	\$ 54,460	95%
Interest	389	1,404	-	N/A
Total revenues	<u>48,350</u>	<u>53,347</u>	<u>54,460</u>	98%
EXPENDITURES				
Debt service				
Interest	-	17,900	35,425	51%
Principal	-	15,000	15,000	100%
Total debt service	<u>-</u>	<u>32,900</u>	<u>50,425</u>	65%
Other fees & charges				
Tax collector	959	1,039	1,135	92%
Total other fees and charges	<u>959</u>	<u>1,039</u>	<u>1,135</u>	92%
Total expenditures	<u>959</u>	<u>33,939</u>	<u>51,560</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	47,391	19,408	2,900	
Fund balances - beginning	133,991	161,974	157,752	
Fund balances - ending	<u>\$ 181,382</u>	<u>\$ 181,382</u>	<u>\$ 160,652</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 129,653	\$ 140,406	\$ 147,217	95%
Interest	387	1,734	-	N/A
Total revenues	<u>130,040</u>	<u>142,140</u>	<u>147,217</u>	97%
EXPENDITURES				
Debt service				
Interest	-	50,325	99,650	51%
Principal	-	40,000	40,000	100%
Total debt service	<u>-</u>	<u>90,325</u>	<u>139,650</u>	65%
Other fees & charges				
Tax collector	<u>2,593</u>	<u>2,808</u>	<u>3,067</u>	92%
Total other fees and charges	<u>2,593</u>	<u>2,808</u>	<u>3,067</u>	92%
Total expenditures	<u>2,593</u>	<u>93,133</u>	<u>142,717</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	127,447	49,007	4,500	
Fund balances - beginning	<u>136,664</u>	<u>215,104</u>	<u>208,690</u>	
Fund balances - ending	<u>\$ 264,111</u>	<u>\$ 264,111</u>	<u>\$ 213,190</u>	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 101,831	\$ 110,276	\$ 115,623	95%
Interest	932	3,150	-	N/A
Total revenues	<u>102,763</u>	<u>113,426</u>	<u>115,623</u>	98%
EXPENDITURES				
Debt service				
Interest	-	41,250	82,500	50%
Principal	-	-	30,000	0%
Total debt service	<u>-</u>	<u>41,250</u>	<u>112,500</u>	37%
Other fees & charges				
Tax collector	<u>2,036</u>	<u>2,205</u>	<u>2,409</u>	92%
Total other fees and charges	<u>2,036</u>	<u>2,205</u>	<u>2,409</u>	92%
Total expenditures	<u>2,036</u>	<u>43,455</u>	<u>114,909</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	100,727	69,971	714	
Fund balances - beginning	<u>322,940</u>	<u>353,696</u>	<u>344,183</u>	
Fund balances - ending	<u>\$ 423,667</u>	<u>\$ 423,667</u>	<u>\$ 344,897</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 8	\$ 26
Total revenues	<u>8</u>	<u>26</u>
EXPENDITURES	\$ -	\$ -
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	8	26
Fund balances - beginning	2,800	2,782
Fund balances - ending	<u><u>\$ 2,808</u></u>	<u><u>\$ 2,808</u></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 December 15, 2025 at 5:00 p.m., at Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present:

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

Also present:

Jamie Sanchez	District Manager
Patrick Collins	Kilinski Van Wyk
Jerry Edwards	Kai Management (Kai)
Mateo Soto	Fieldstone

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:03 p.m.

Supervisors Chamoff, Alexander and Conwill were present. Supervisor Smith was not present at roll call. Supervisor Gonzalez was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates

• **Fan Down at Amenity Center**

Mr. Edwards stated two fans needed repair in the Amenity Center. H2Pools will replace the blades of the fan that is completely inoperable and restore two fans that are operable.

Discussion ensued regarding the scope of work and project completion time.

This item will remain on the agenda.

• **Camera Footage at Amenity Center**

Mr. Edwards stated attempts to obtain camera footage from the Amenity Center were unsuccessful. Regarding whom can access footage, Mr. Edwards stated Ms. Lynch has access to it.

This item will be removed from future agendas.

FOURTH ORDER OF BUSINESS**Consideration of Proposals, Estimates & Quotes**

Ms. Sanchez and Mr. Soto presented, and the Board considered the following:

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

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the Florida Brothers Maintenance and Repair, LLC Estimate No. 1467, for fence repair, in the amount of \$645.38, was approved.

Mr. Smith arrived at the meeting at 5:08 p.m.

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

A Board Member recapped that the proposal was presented at the last meeting and Supervisors questioned if some of the work was within the scope of the base contract. After conferring with Fieldstone, it was disclosed that everything is outside of the scope and can be approved as additional services.

Mr. Soto discussed the difference between the tree care service listed in the proposal and the CDD's other landscaping services, the threshold for placing trees on the tree care services list and whether Fieldstone is hurricane-proofing the trees.

Discussion ensued regarding an overlap of tree removal services from the original proposal, the items on Fieldstone Tree Care Proposal #1165196, the upcoming Hurricane season, and whether to approve the proposal.

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the Fieldstone Tree Care Proposal #1165196 for Tree Removal/Care Services in the amount of \$13,720, was approved.

C. Fieldstone Landscape Proposals

- # 22325 [Pressure Washing Services]**

Mr. Collins stated the front community sidewalk is owned by the City and permission is required from the City to proceed with this work.

Discussion ensued regarding the County map, City of Zephyrhills rights-of way (ROWS) and the areas and trees that the CDD is responsible for maintaining.

Mr. Collins will ask City officials about having dividing lines drawn on the roadway and about sidewalk maintenance and provide an update at the next meeting.

75 This item will be removed from future agendas.

76 • **# 22326 [Fallen Tree Removal near Lift Station]**

77 Discussion ensued regarding the exact location of the downed tree, why the tree needs
78 to be removed and if there is a disruption to the irrigation in the area.

79 This item was deferred.

80 • **# 22327 [Jasmine Install]**

81 Discussion ensued regarding why this item is excluded from Proposal #1165196 that was
82 just approved, establishing a long-term beautification plan for the front of the community, if a
83 plant that is more vibrant than jasmine and in the same price range can be recommended, and
84 the irrigation enhancement and repairs charge of \$172.

85 Staff will obtain additional proposals and present them at the February meeting.

86 This item was deferred.

87 • **# 22328 [Playground Drain]**

88 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**
89 **Fieldstone Proposal #22328 for a playground drain, in the amount of \$2,859.44,**
90 **was approved.**

91

92 **D. Central Florida Water and Filtration LLC Quote No. 10673 [Pump Repair]**

93 The consensus was that this is an emergency repair item.

94 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**
95 **the Central Florida Water and Filtration LLC Quote No. 10673 for Pump Repair,**
96 **in the amount of \$1,915, was approved.**

97

98 **Mr. Soto left the meeting.**

99 **E. Fresh Coat Painters of Tampa [Two (2) Bathrooms - Ceilings, Walls and Floors]**

100 Asked if Florida Brothers was asked if they have painting services, Mr. Edwards stated
101 yes; he is awaiting a response. He presented a walk-on proposal from Franklin Paint in the
102 amount of \$2,640.

103 Discussion ensued regarding the vendors, scope of work and which proposal to approve.

104 **On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor,**
105 **the Fresh Coat Painters of Tampa Proposal to paint ceilings, walls and floors of**
106 **two (2) bathrooms, in the amount of \$1,249.99, was approved.**

107

108 **F. Ryman Roofing, Inc. Quote [Soffit Repair/Replacement]**

109 Base Price: \$1,998

▪ **Schaper Roofing Proposal [Soffit Repair/Replacement Six (6) Locations]**

This item was an addition to the agenda.

Estimated Base Price: \$1,371.43

Discussion ensued regarding the soffit repair work, pricing, and which proposal to approve.

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the Schaper Roofing proposal for Soffit Repair/Replacement, in the estimated amount of \$1,371.43, was approved.

Ms. Sanchez emphasized that the CDD's terms will be attached to all approved proposals/agreements.

FIFTH ORDER OF BUSINESS

**Presentation of Superior Water Services,
Inc. Waterway Management Report**

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

Discussion ensued regarding a pond with excessive overgrowth that is not on Superior's list of ponds to maintain, why two ponds are not included in the current maintenance agreement with Superior, and the previous agreement with SOLitude.

Ms. Sanchez will check the Agreement to see if the CDD is responsible for maintaining the two ponds in question and report her findings.

SIXTH ORDER OF BUSINESS

**Discussion: Fieldstone Weekly
Maintenance Report**

Ms. Sanchez presented the Fieldstone Maintenance Report dated December 8, 2025.

Discussion ensued regarding maintenance responsibility for the brick pavers, a dead pine tree that was hit by lightning that is close to a home, why Fieldstone did not present proposals for removal of the dead pine tree, the empty gaps in plant beds and sodding and mulching certain areas.

Ms. Sanchez will follow up on the dead pine tree near the home and report her findings.

Mr. Edwards will obtain proposals to remedy problem areas identified in the Maintenance Report and present them at the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of HOA Cost Share Agreement

Ms. Sanchez presented the HOA Cost Share Agreement prepared by District Counsel.

Mr. Collins stated this is the form of agreement that the CDD will enter into with the HOA whereby the HOA reimburses the CDD for the hiring of a pool attendant. He recommended approval in substantial form.

Discussion ensued regarding the HOA and whether Kai will provide the pool monitor.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the HOA Cost Share Agreement, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Classifying Surplus Tangible Personal Property; Authorizing Disposition of Surplus Tangible Personal Property; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2026-04 and read the title.

This is for the inventory that is being disposed of.

On MOTION by Mr. Conwill and seconded by Mr. Chamoff, with all in favor, Resolution 2026-04, Classifying Surplus Tangible Personal Property; Authorizing Disposition of Surplus Tangible Personal Property; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025

B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

TENTH ORDER OF BUSINESS

Consideration of Kilinski | Van Wyk PLLC Fee Increase Letter

Mr. Collins presented the Kilinski | Van Wyk PLLC Fee Increase Letter.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Kilinski | Van Wyk PLLC Fee Increase Letter Agreement, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

Ms. Sanchez presented the Unaudited Financial Statements as of October 31, 2025. Asked about the "Cleaning & maintenance" line item at 63%, Ms. Sanchez will check with Accounting and report her findings.

Discussion ensued regarding holiday decorations, pressure washing and daily invoices.

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

TWELFTH ORDER OF BUSINESS

Approval of November 17, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the November 17, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Board Member Comments

A Board Member asked for an update on the permanent lighting and the new pool furniture. Mr. Edwards stated he had no update regarding the lighting at this time. The pool furniture has been ordered and will be delivered in six to eight weeks.

Discussion ensued regarding the permanent lighting agreement and Ms. Lynch, with regard to obtaining a password for the lights in the front.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Mr. Collins reported the following:

- The County removed and re-installed the pump station fence earlier today.
- Board Members should complete the required four hours of ethics training by December 31, 2025; completion is an annual requirement.

Asked to discuss the plants and trees, Mr. Collins recalled previous discussions about potentially amending the PUD to reduce the tree requirement. It is possible but it will cost \$20,000 to \$25,000 for a boundary amendment. He discussed the original PUD plans being in compliance with City ordinances, how the petition would likely not be approved and the CDD's current tree care plan. He suggested authorizing Staff to engage in formal discussions with the City regarding PUD amendments.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

Mr. Edwards presented the Safety Culture Report, which was included for informational purposes. He presented a painting proposal from Florida Brothers for \$1,317.95, which is more affordable than the other two quotes. The consensus was to uphold the current paint proposal.

Discussion ensued regarding the Amenity Center gates, permanent lighting proposal and a dog waste station.

Mr. Edwards will ask Florida Brothers to refill a waste station along Silverado Boulevard.

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

- **NEXT MEETING DATE: February 16, 2026 at 5:00 PM**

- **QUORUM CHECK**

FIFTEENTH ORDER OF BUSINESS

District Maps/Reserve Study (for informational purposes)

The district map and Reserve Study were included for informational purposes.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the meeting adjourned at 6:44 p.m.</p>

259
260
261
262
263

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado CDD

Jerry Edwards

Complete

Score	69 / 70 (98.57%)	Flagged items	0	Actions	0
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8 Jan 2026 15:51 EST

Prepared by	Jerry Edwards
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Ponds	21 / 21 (100%)
-------	----------------

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

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



Photo 1



Photo 2

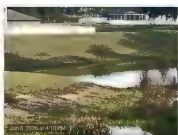


Photo 3

Pond Location	RT of amenity center
---------------	----------------------

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

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



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

Pond Location	Lt of amenity center
---------------	----------------------

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

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



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

Pond Location

Across from amenity center

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

Pond Location

Beside lift station

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 24



Photo 25



Photo 26

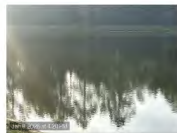


Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

Pond Location

6699 Cobble Bliss St
Zephyrhills FL 33541

Ponds 6

3 / 3 (100%)

Ponds

Good

A lot of fishing trash behind this residence



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

Pond Location

6698 Cobble Bliss St
Zephyrhills FL 33541

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51

Pond Location

Dog park pond

Landscaping

15 / 15 (100%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

Landscaping Location

Pool area

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

Landscaping Location

Tot lot area

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76

Landscaping Location

Amenity center

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 77



Photo 78



Photo 79

Landscaping Location

Cobble bliss

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 80



Photo 81

Landscaping Location

6432-6498 Silverado Ranch Blvd
Zephyrhills FL 33541

Mailbox

Good



Photo 82



Photo 83



Photo 84



Photo 85

Mailbox Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541

Streetlights

Working



Photo 86



Photo 87



Photo 88

Streetlights Location

7199 Boxer Round Pl
Zephyrhills FL 33541

Monuments

Good



Photo 89



Photo 90

Gates

Good



Photo 91

Sidewalks

Good



Photo 92



Photo 93

Sidewalks Location

7172 Boxer Round Pl
Zephyrhills FL 33541

Common Area Fence

Fair

Community fences need pressure washing



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100

Roads

Good



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105

Roads Location

7172 Boxer Round Pl
Zephyrhills FL 33541

Amenities

15 / 15 (100%)

Amenities 1

15 / 15 (100%)

Clubhouse

Good



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

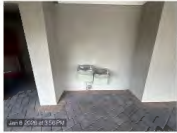


Photo 124



Photo 125



Photo 126

Clubhouse Restrooms

Good



Photo 127

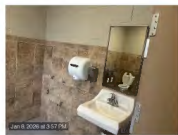


Photo 128



Photo 129



Photo 130

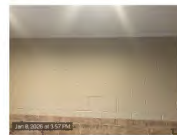


Photo 131



Photo 132

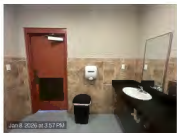


Photo 133



Photo 134



Photo 135



Photo 136

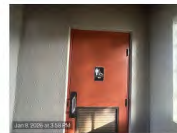


Photo 137



Photo 138



Photo 139



Photo 140



Photo 141

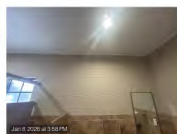


Photo 142



Photo 143



Photo 144



Photo 145

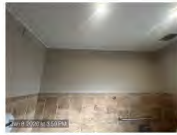


Photo 146



Photo 147

Pool

Good



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156

Tot Lot

Good



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165

Dog Park

Good

Dog park gate is fixed



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175

WiFi Speed at Clubhouse

Fast boy

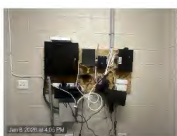


Photo 176



Photo 177

Sign Off

A handwritten signature in black ink, appearing to read 'Jerry Edwards', located in the top left corner of the page.

Jerry Edwards
8 Jan 2026 17:02 EST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

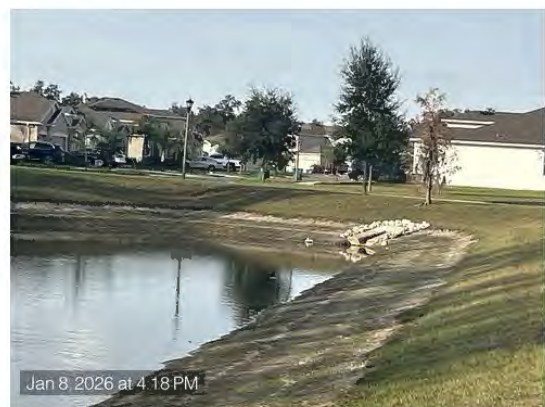


Photo 22

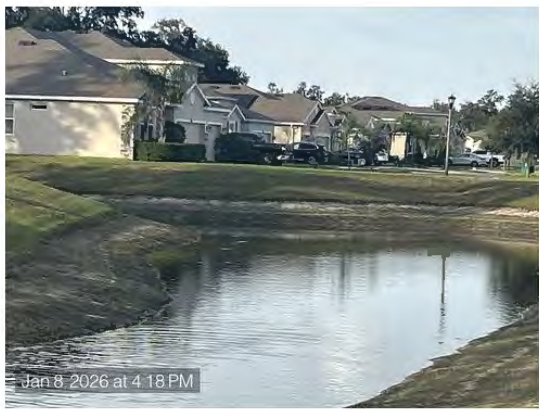


Photo 23



Photo 24



Photo 25

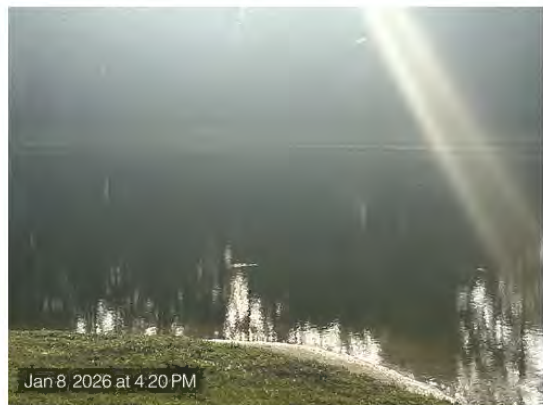


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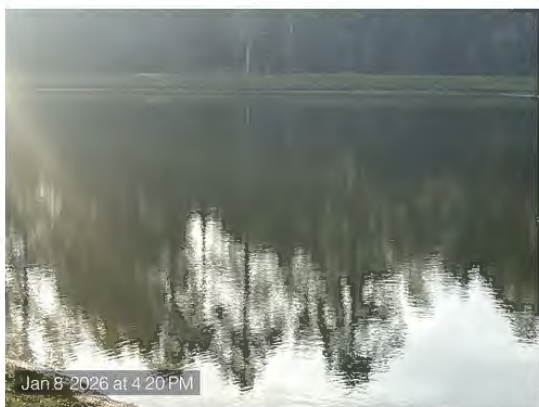


Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

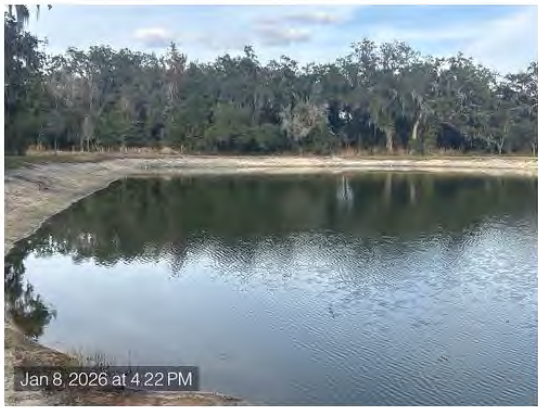


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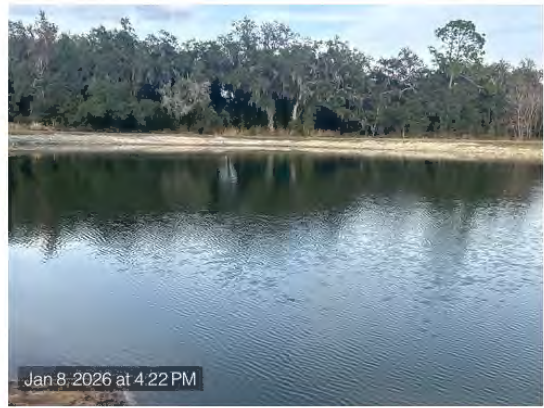


Photo 40



Photo 41

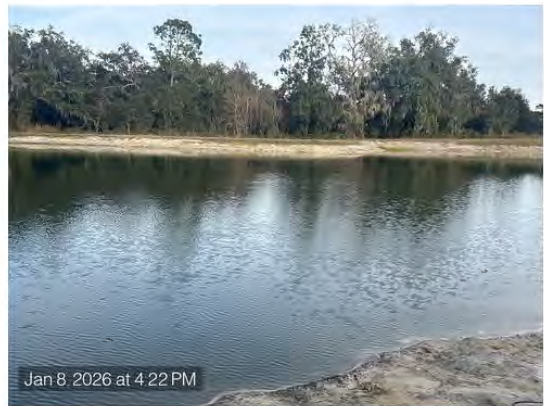


Photo 42



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

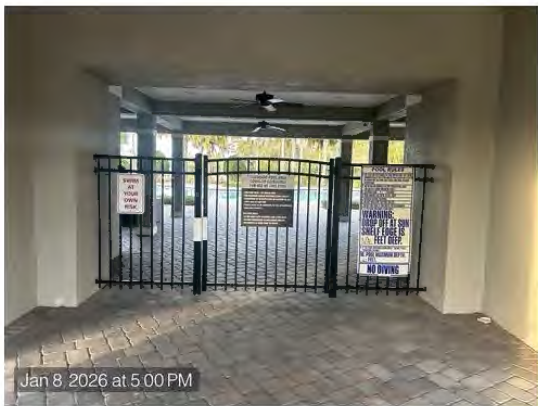


Photo 91



Photo 92

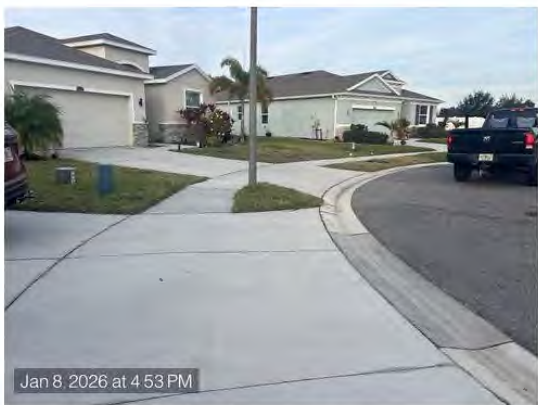


Photo 93



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

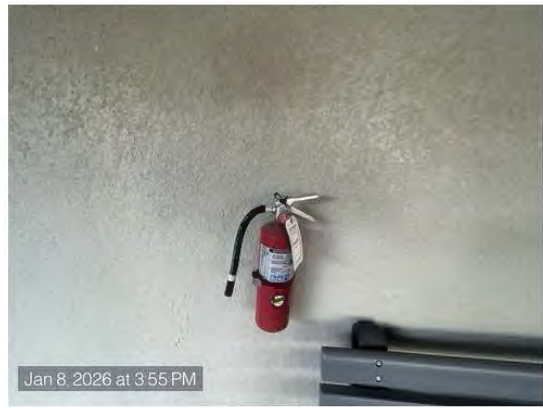


Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125

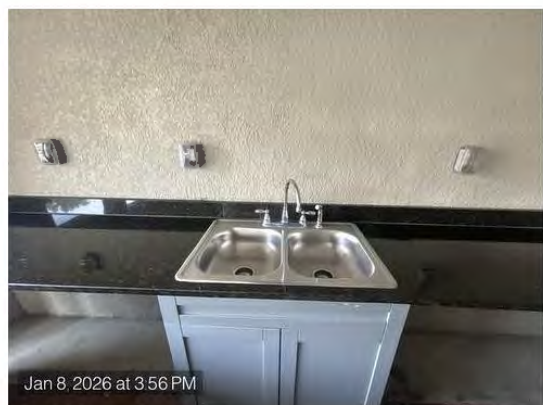


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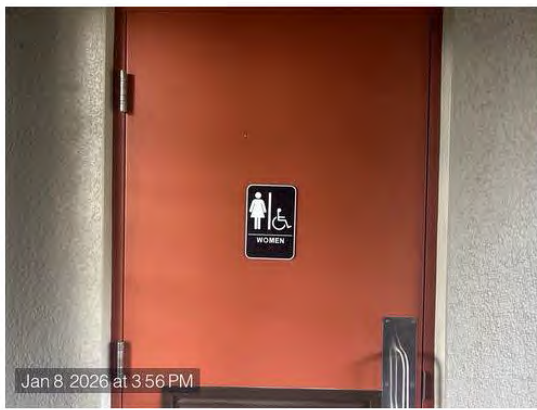


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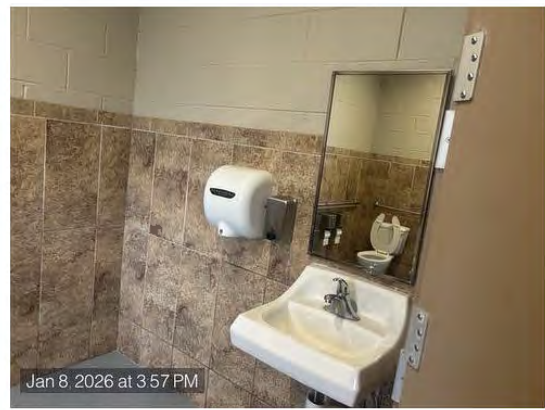


Photo 128



Photo 129

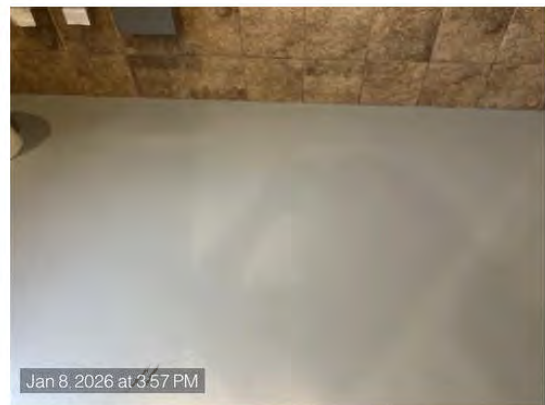


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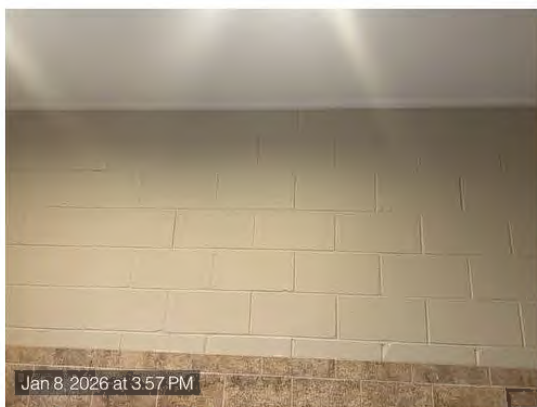


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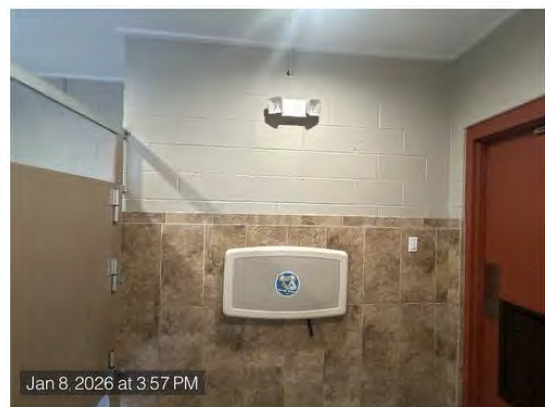


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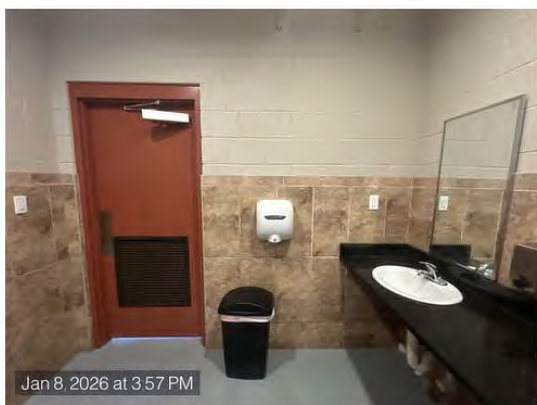


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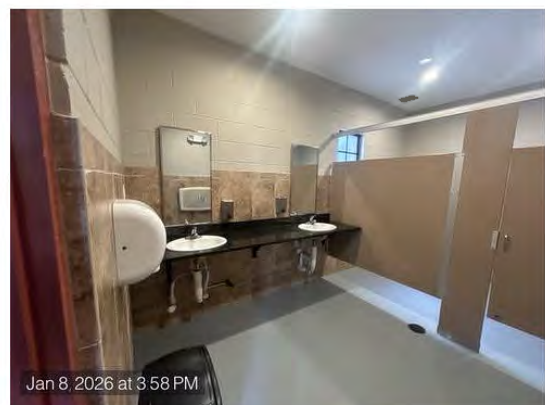


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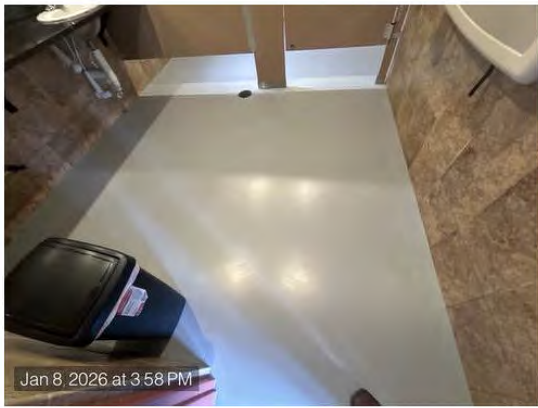


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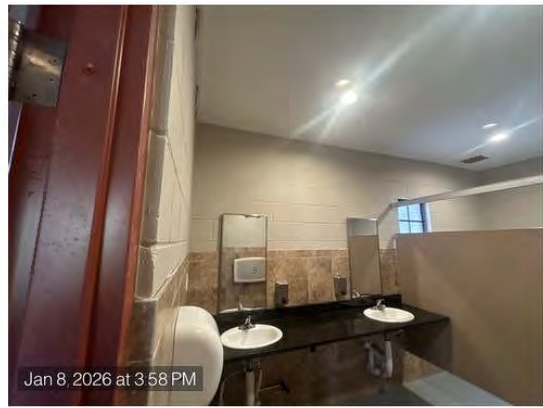


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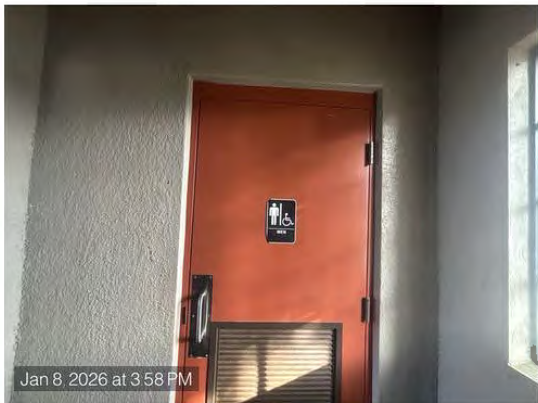


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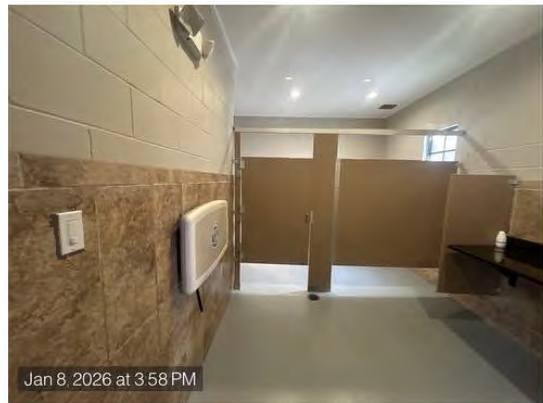


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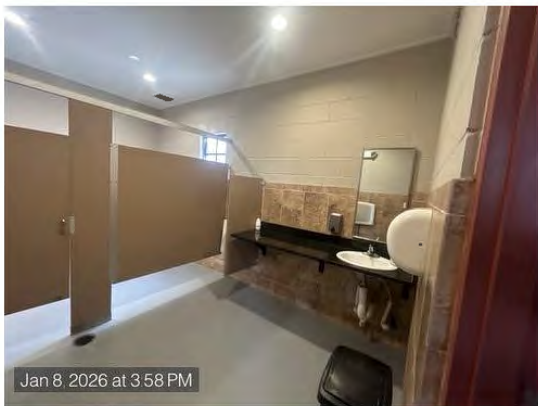


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Photo 140

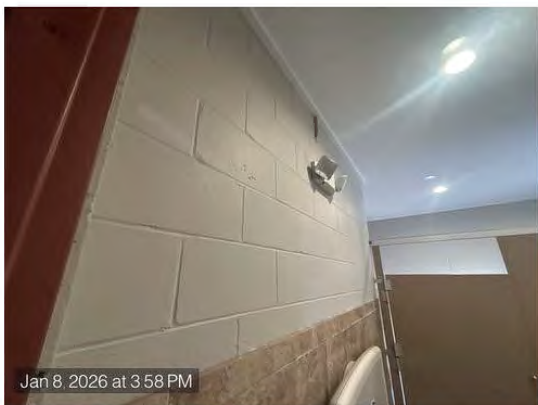


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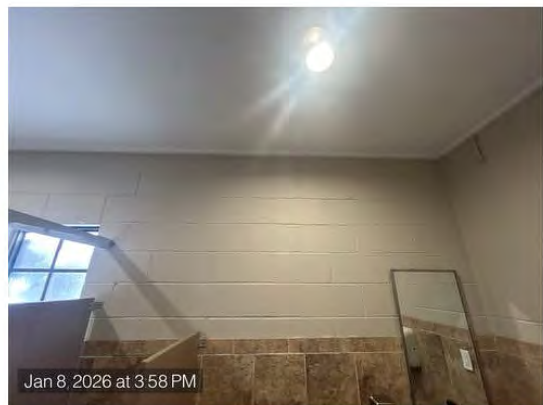


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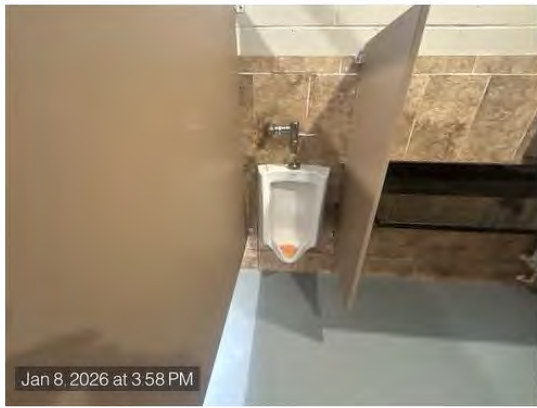


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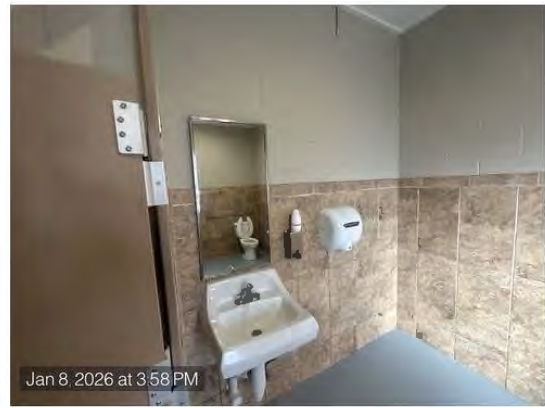


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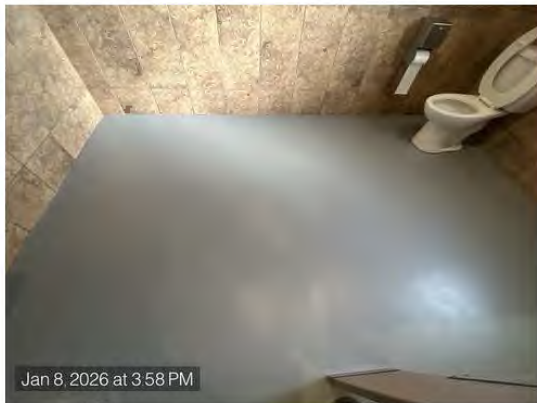


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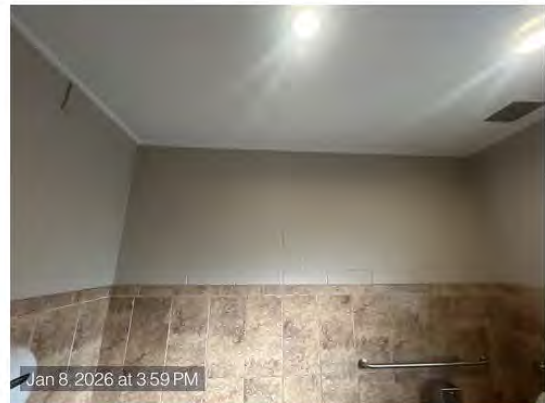


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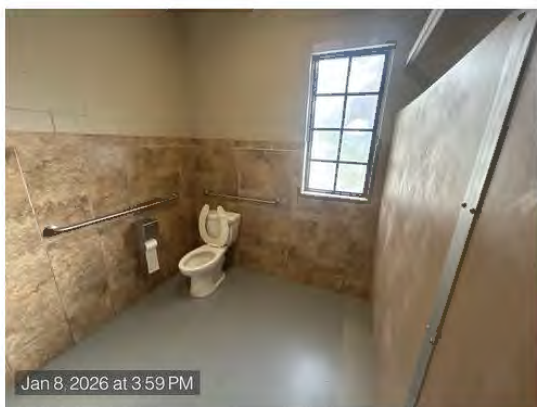


Photo 147



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

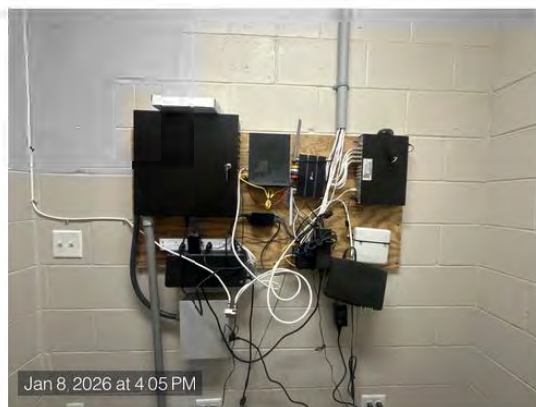


Photo 176



Photo 177



Silverado CDD

Jerry Edwards

Complete

Score	56 / 58 (96.55%)	Flagged items	0	Actions	0
-------	------------------	---------------	---	---------	---

9 Feb 2026 12:38 EST

Prepared by	Jerry Edwards
Ponds	15 / 15 (100%)
Ponds 1	3 / 3 (100%)

Ponds

Photo 1Photo 2Photo 3Photo 4Photo 5

Good

Pond Location	Morse Willow ct
Ponds 2	3 / 3 (100%)

Ponds

Photo 6Photo 7Photo 8Photo 9Photo 10Photo 11Photo 12Photo 13

Good

Pond Location	Stella Vast dr
Ponds 3	3 / 3 (100%)

Ponds

Good



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

Pond Location

Silverado Ranch Blvd

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

Pond Location

6720 Wagon Trail st

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

Pond Location

Wagon Trail st

Landscaping

8 / 9 (88.89%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair

Hoping landscape will bounce back freeze has done a lot of damage



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

Landscaping Location

Front entrance and exit of community

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 55



Photo 56



Photo 57

Landscaping Location

Landscaping inside tot lot

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

Landscaping Location

Amenity center landscape

Mailbox

Good



Photo 66



Photo 67



Photo 68



Photo 69

Mailbox Location

In front of Amenity Center,
Silverado Ranch Boulevard

Streetlights

Working



Photo 70



Photo 71



Photo 72



Photo 73

Streetlights Location

Steer Blade Dr

Monuments

Good

Cut back palm, proms, growing up inside monument



Photo 74



Photo 75

Gates

Good



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80

Sidewalks

Good



Photo 81



Photo 82



Photo 83

Sidewalks Location

Silverado ranch blvd

Common Area Fence

Fair

Needs pressure washing



Photo 84



Photo 85



Photo 86



Photo 87

Roads

Good



Photo 88



Photo 89



Photo 90

Roads Location

Silverado Ranch Boulevard

Amenities

15 / 15 (100%)

Amenities 1

15 / 15 (100%)

Clubhouse

Good



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

Clubhouse Restrooms

Good



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120

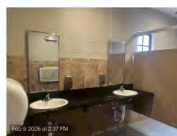


Photo 121



Photo 122



Photo 123



Photo 124



Photo 125

Pool

Good



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136

Tot Lot

Good



Photo 137



Photo 138



Photo 139

Dog Park

Good



Photo 140



Photo 141



Photo 142



Photo 143

WiFi Speed at Clubhouse

Good

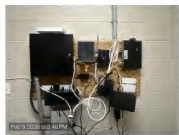


Photo 144

Sign Off

J. Edwards

Jerry Edwards
9 Feb 2026 15:28 EST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

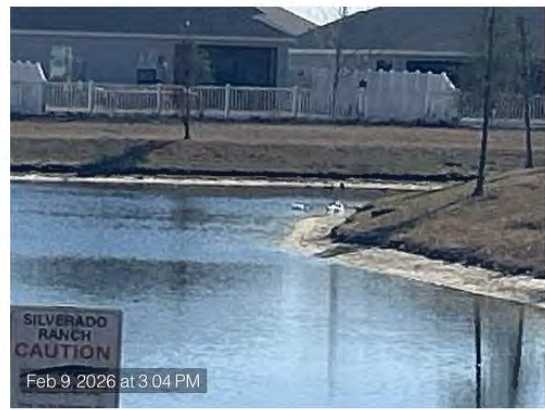


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Photo 9

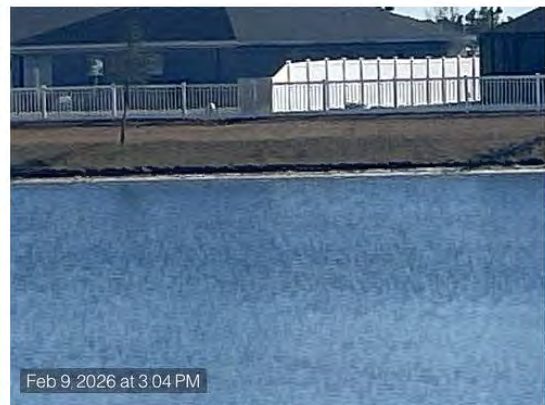


Photo 10



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

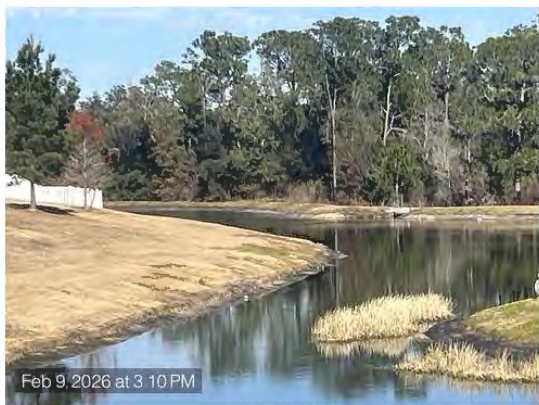


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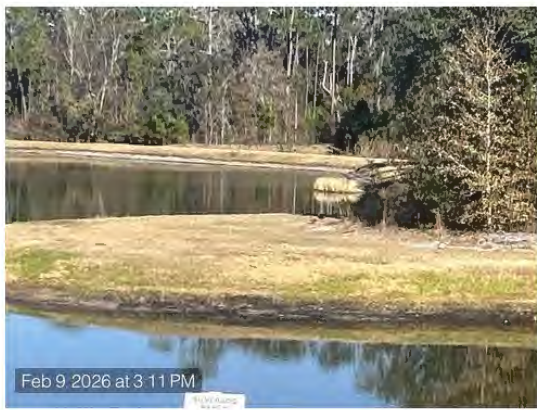


Photo 31



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

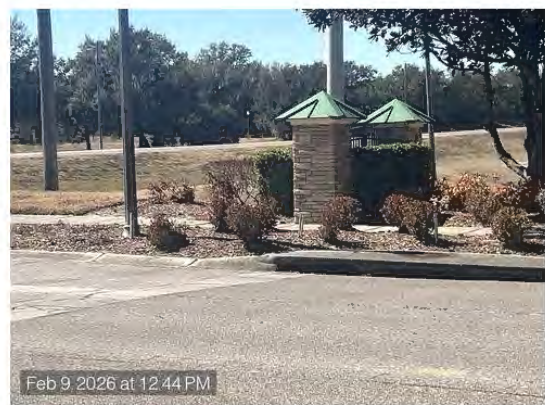


Photo 54



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

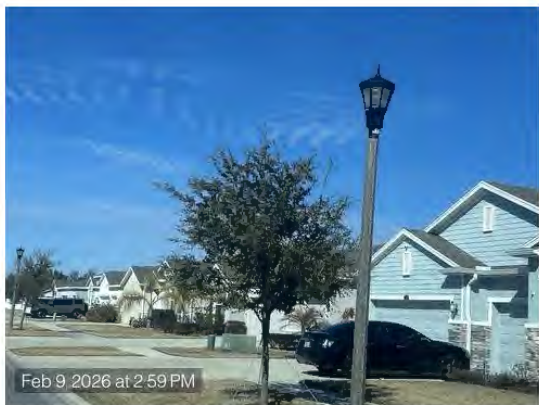


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Photo 72

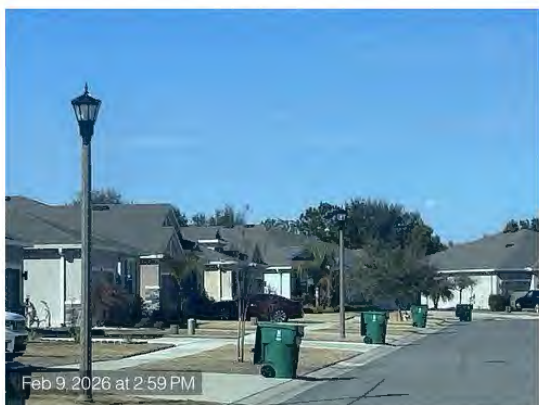


Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78

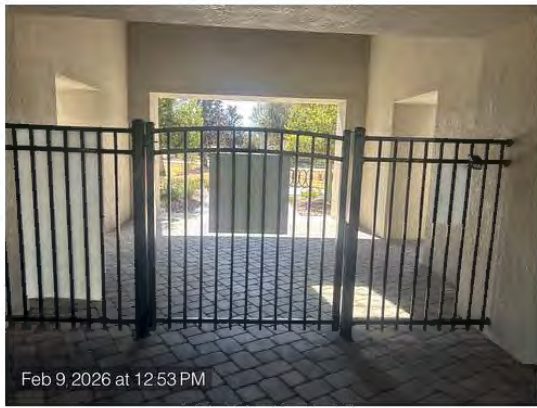


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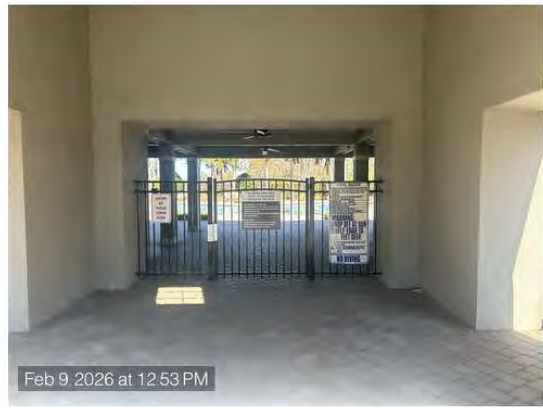


Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

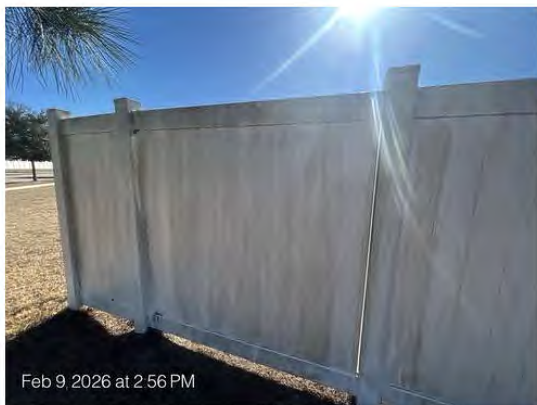


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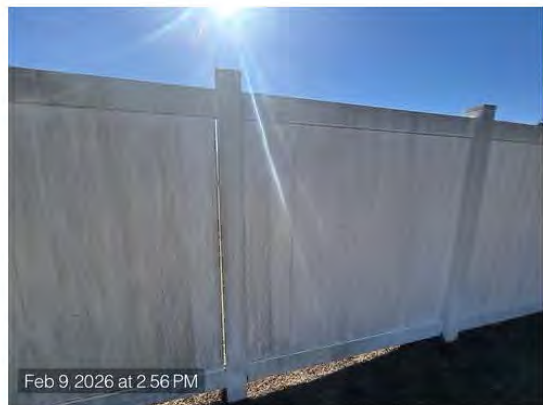


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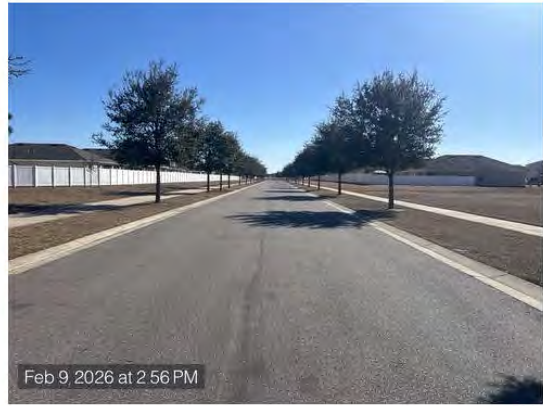


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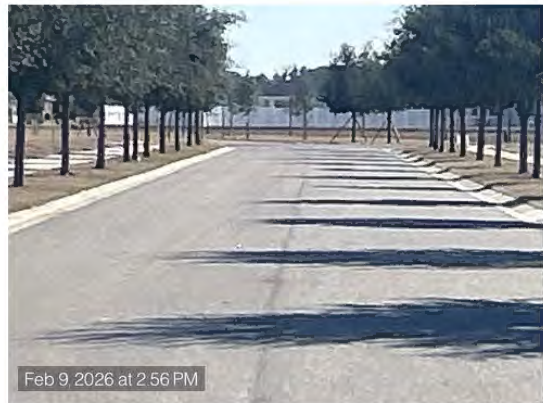


Photo 90



Photo 91



Photo 92

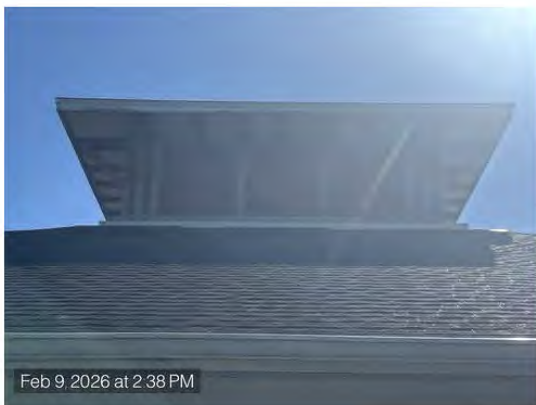


Photo 93



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

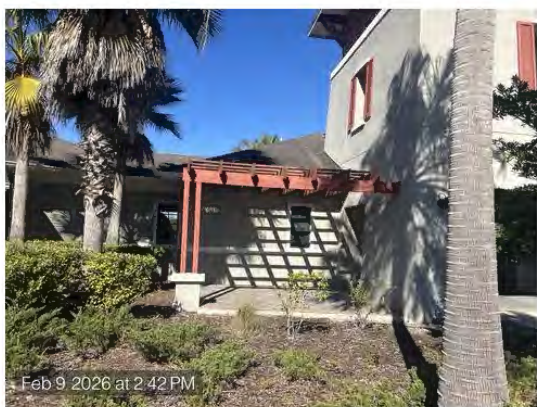


Photo 109



Photo 110



Photo 111



Photo 112

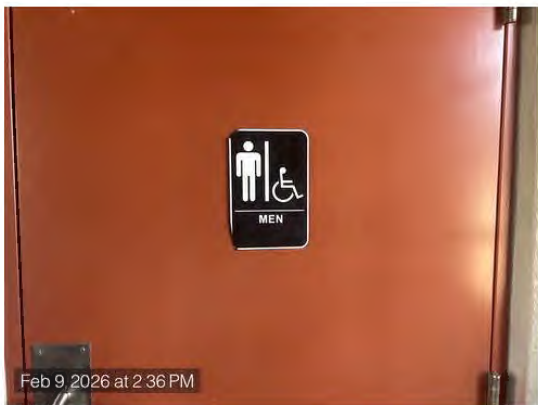


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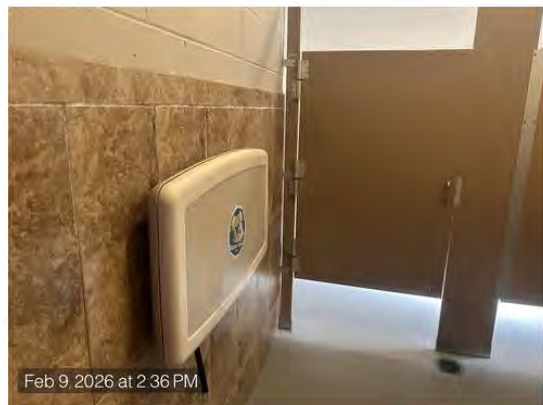


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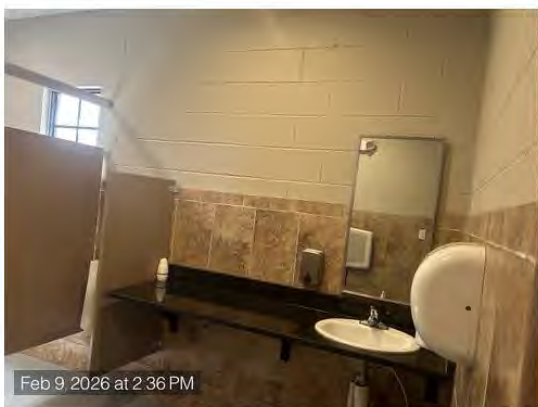


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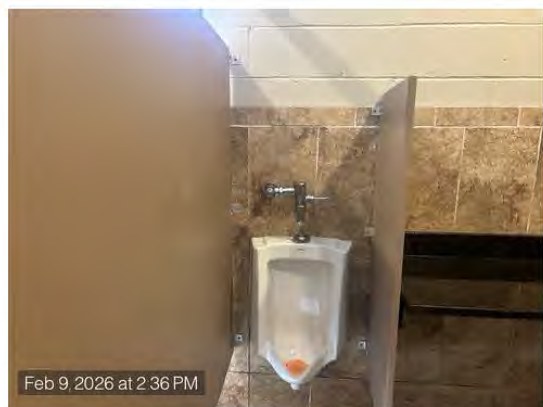


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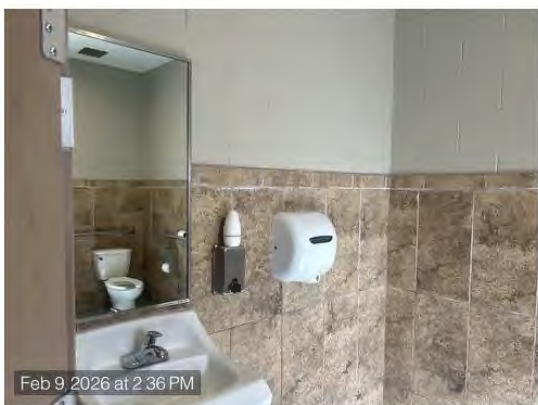


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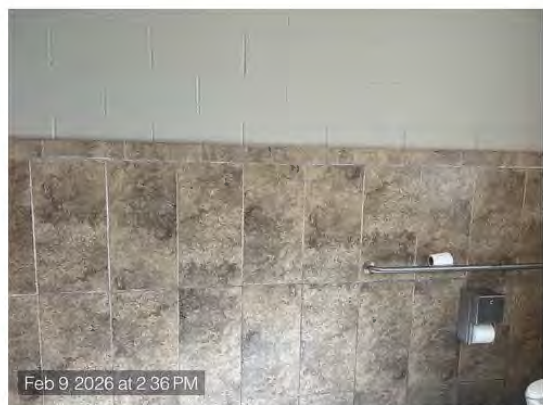


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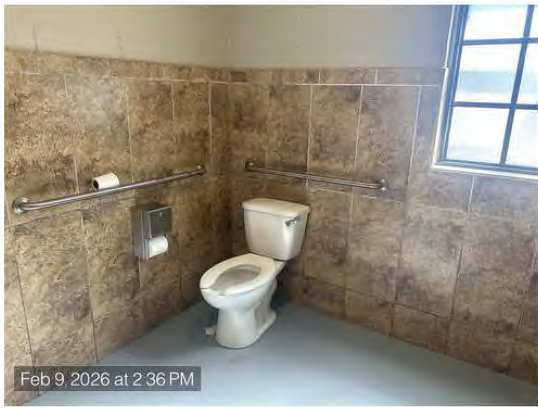


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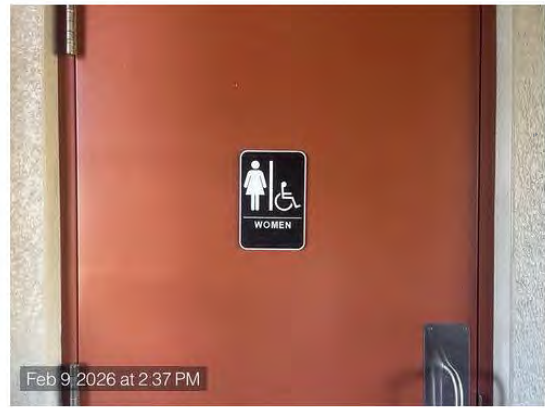


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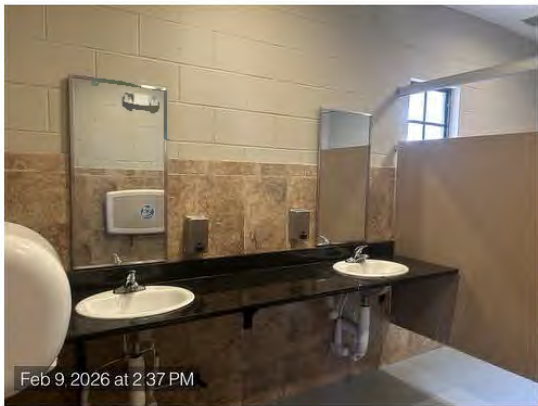


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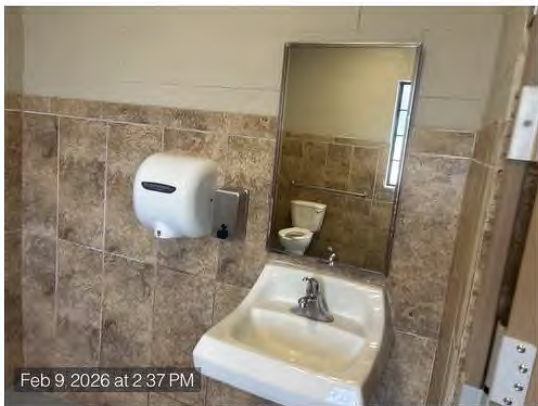


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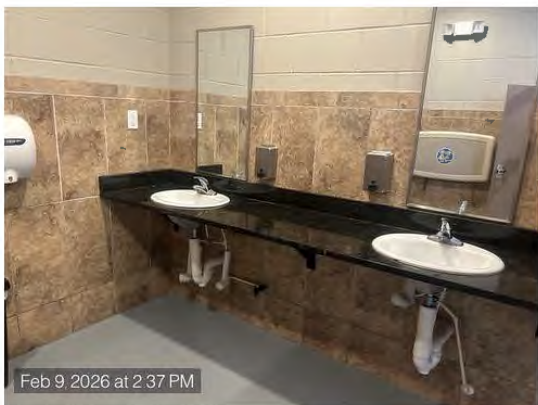


Photo 125



Photo 126



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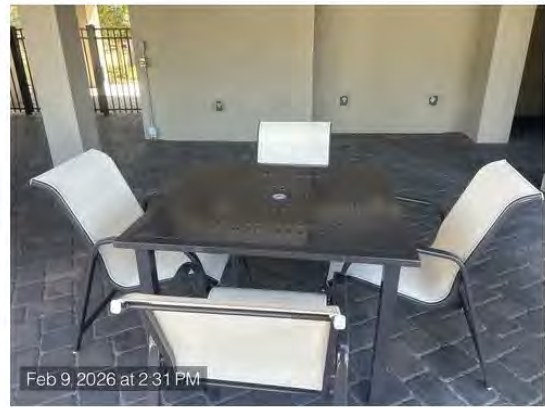


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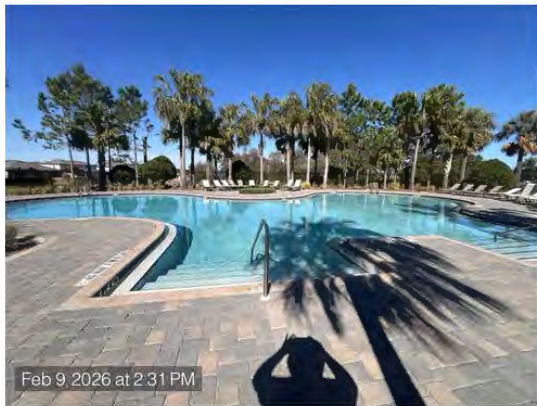


Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139

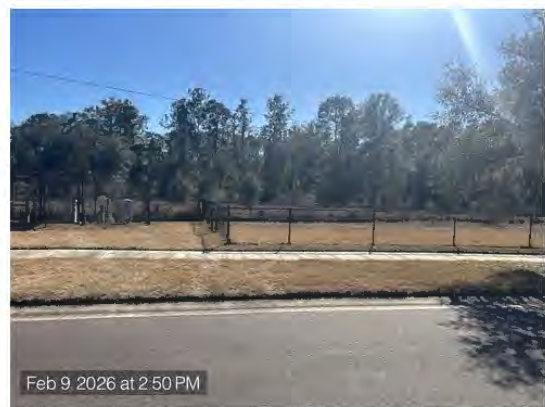


Photo 140



Photo 141



Photo 142



Photo 143

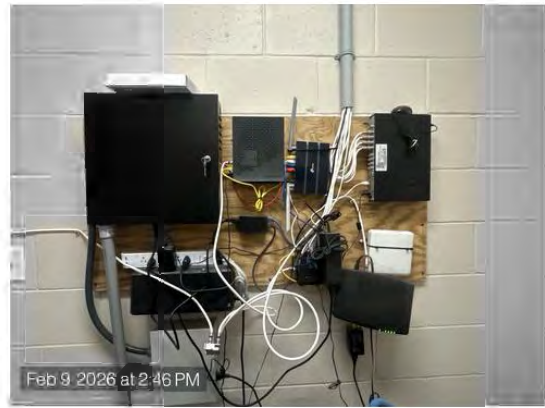


Photo 144

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Print Name: Lee Chanoff

Silverado Community Development District

Date: 12/15/25

District Manager: _____

Print Name: Jamie Sanchez

Silverado Community Development District

Date: 12/15/25

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

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

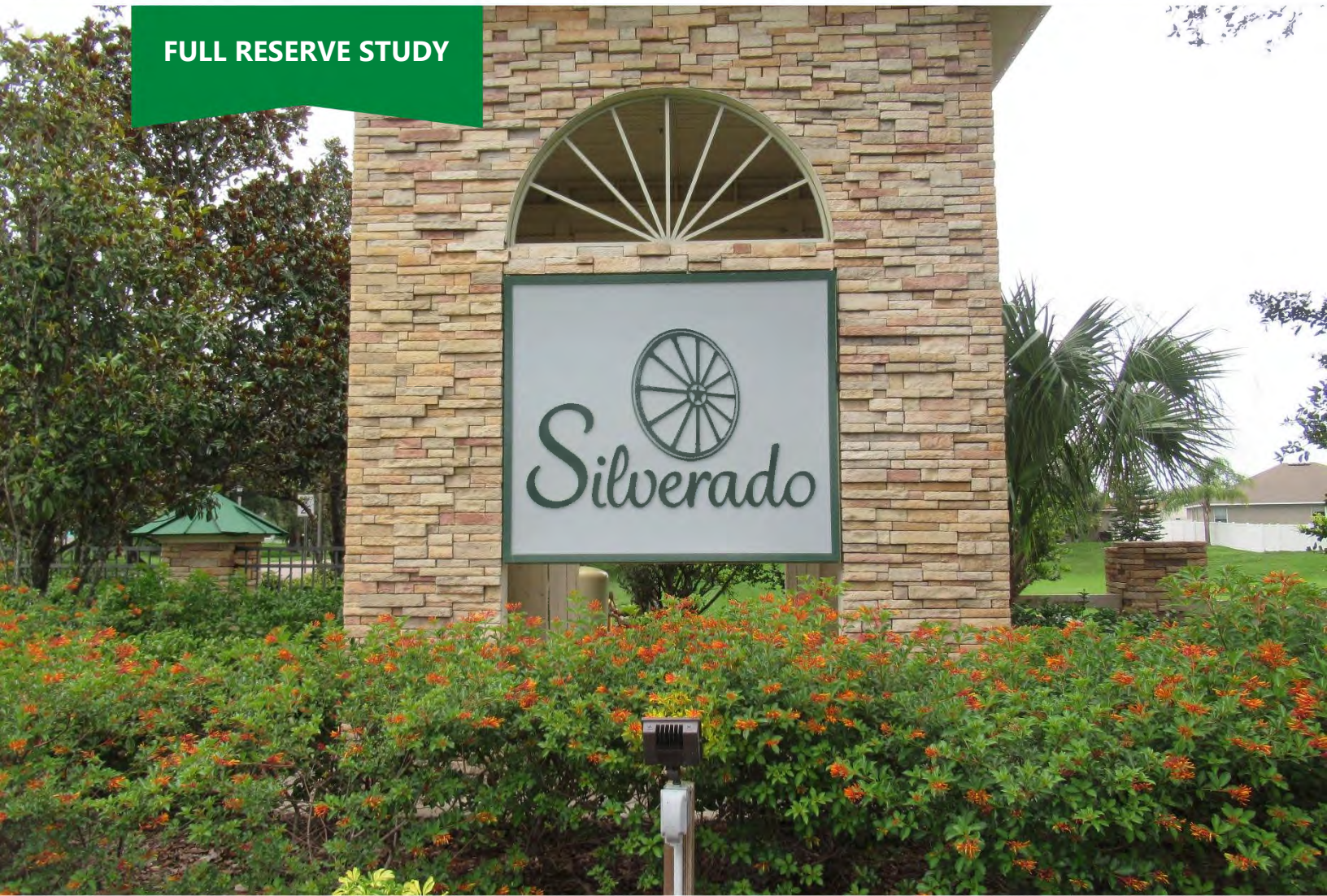
11

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>.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Silverado Community Development District (Silverado)

Location: Zephyrhills, Florida

Reference: 240953

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

Reserve Components Identified: 23 Reserve Components.

Inspection Date: June 2, 2025.

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

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

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

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

Unaudited Cash Status of Reserve Fund:

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

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

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

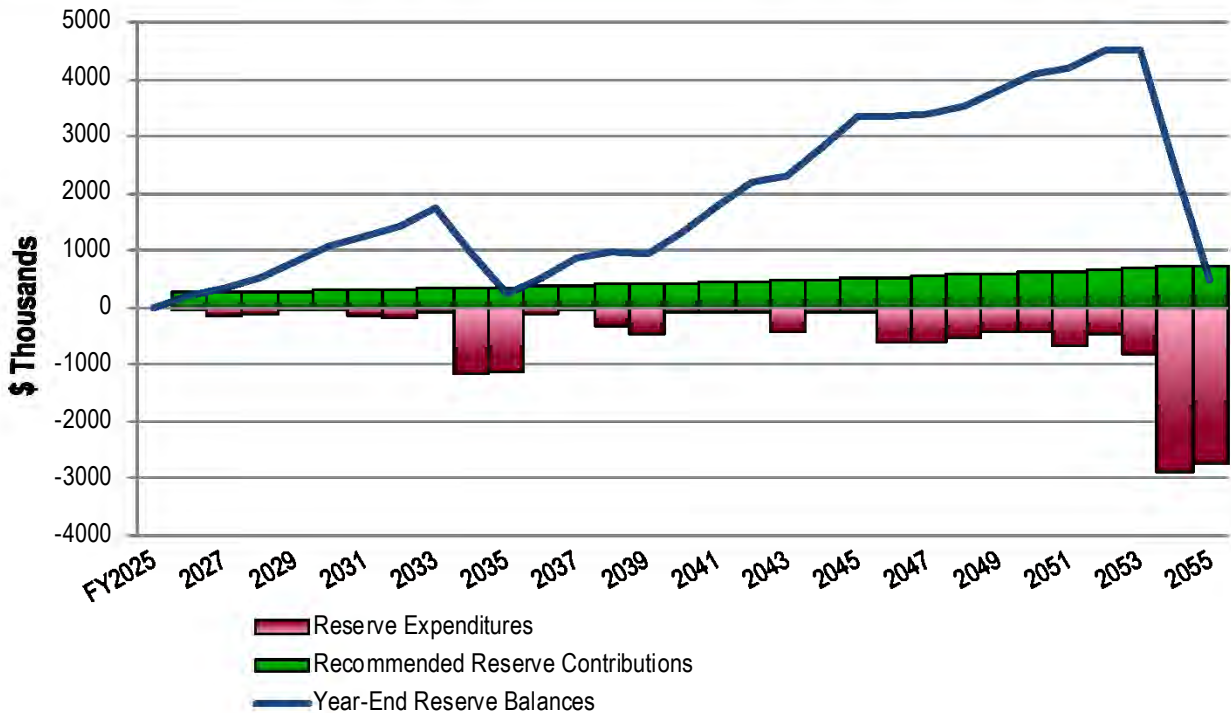


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

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

Silverado Recommended Reserve Funding Table and Graph

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





2.RESERVE STUDY REPORT

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

Silverado Community Development District

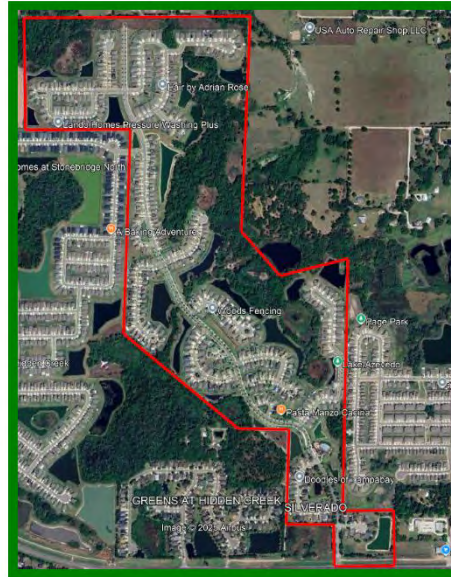
Zephyrhills, Florida

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

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

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

IDENTIFICATION OF PROPERTY



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

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

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

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

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

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

Excluded Components

for
Silverado
Community Development District
Zephyrhills, Florida

Operating Budget Components

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

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

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

Long-Lived Components

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

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

Owners Responsibility Components

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

- Homes and Lots

Excluded Components
for
Silverado
Community Development District
Zephyrhills, Florida

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

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

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

Reserve Funding Plan

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

Five-Year Outlook

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

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

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

RESERVE EXPENDITURES

Silverado
Community Development District
Zephyrhills, Florida

Explanatory Notes:

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

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

RESERVE EXPENDITURES

Silverado
Community Development District
Zephyrhills, Florida

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

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
Silverado		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

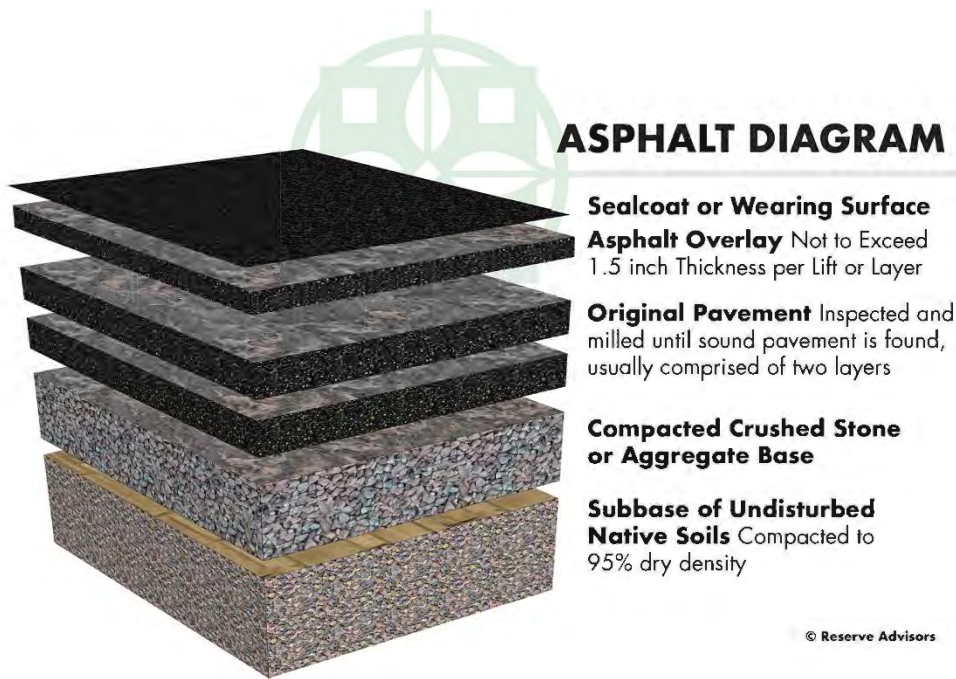


Pavement cracks

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

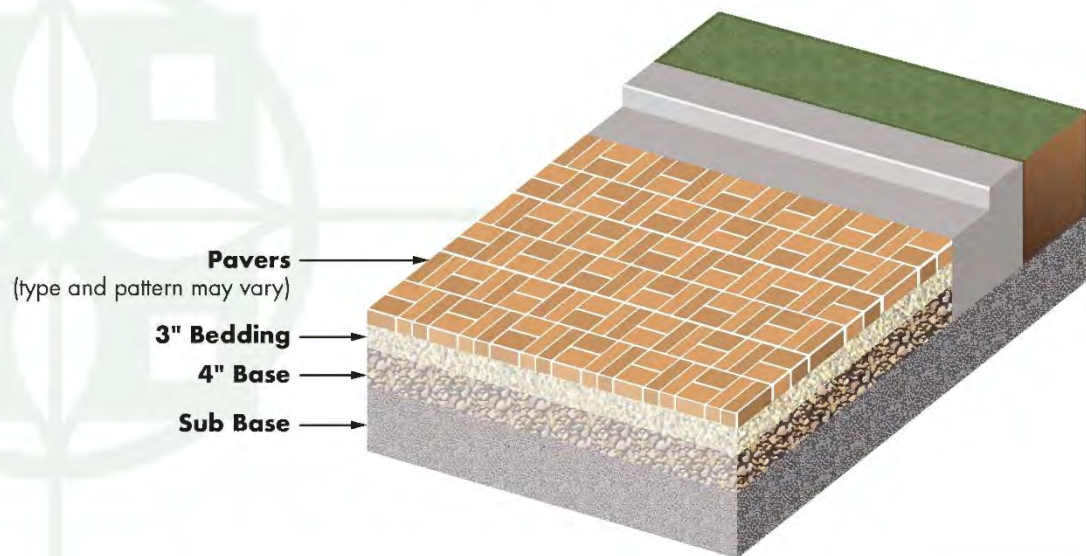


Paver settlement

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

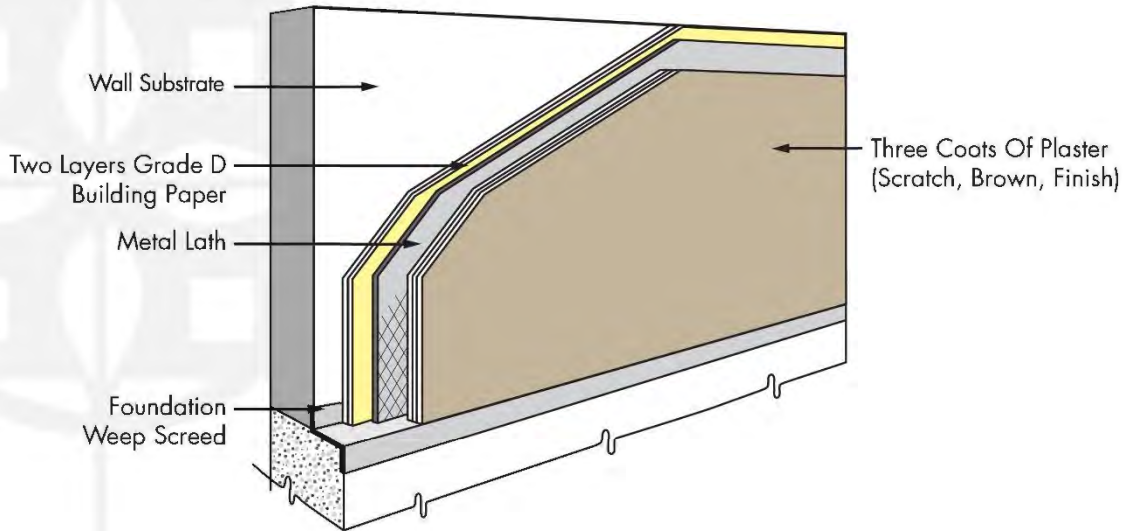


Stucco wall finishes

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.



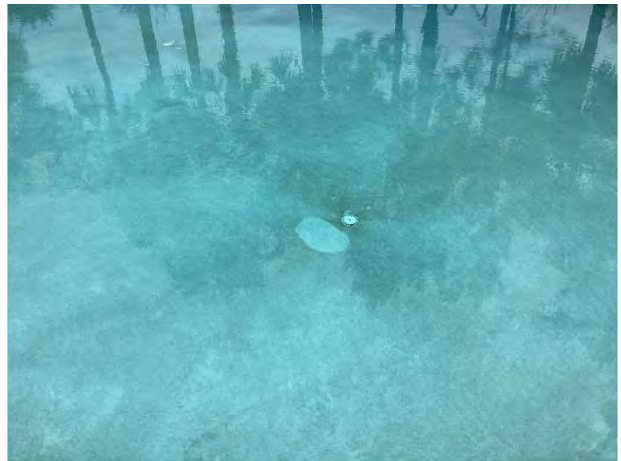
Pool plaster overview



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.

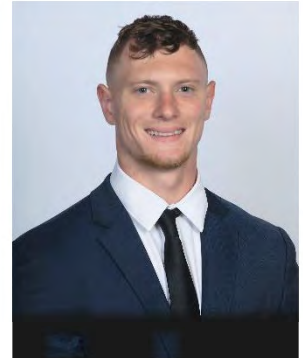
We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

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

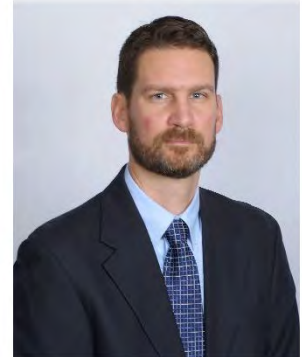


ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

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.