

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 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/>

March 9, 2026

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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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 March 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
  - Bathroom Painting
  - Permanent Lighting
4. Fieldstone Updates
  - Completed Projects
    - Fallen Tree
    - Irrigation Repairs
    - Pump #2 Irrigation Repairs
    - Tree Removal/Trimming
    - Drainage for Playground
  - Upcoming Projects
    - Bush Hogging
    - Tree Removal (Lift Station)
  - Quality Assurance Review (QAR) of the Landscape Maintenance Conditions
5. Consideration of Proposals/Estimates/Quotes
  - A. Fieldstone Landscape

- #22327 [Jasmine Install]
- #22509 Premium Long-Term Pest Protection: Top Choice™
- #22594 Parking Spaces Traffic Striping

6. Discussion: Landscape Designs

7. Update: Superior Water Services, Inc. Waterway Management Report(s)

8. Update: NaturZone Pest Control Service Inspection Report

9. Acceptance of Unaudited Financial Statements as of January 31, 2026

- A/P Aging Detail

10. Approval of February 16, 2026 Regular Meeting Minutes

11. Board Member Comments

12. Staff Reports

A. District Counsel: *Kilinski | Van Wyk*

B. District Engineer: *Stantec*

C. Operations Manager: *Kai Connected, LLC*

- Safety Culture Report

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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- NEXT MEETING DATE: April 20, 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

13. District Maps/Reserve Study *(for informational purposes)*

14. Public Comments

15. Adjournment

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

Sincerely,



Jamie Sanchez  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 131 733 0895**

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**

**From:** [Jamie Sanchez](#)  
**To:** [Daphne Gillyard](#); [Gianna Denofrio](#); [Ruta Viola](#)  
**Subject:** FW: Silverado CDD QAR  
**Date:** Monday, March 9, 2026 2:56:12 PM  
**Attachments:** [Outlook-qqe0tujb.png](#)  
[Silverado QAR March.pdf](#)  
[image001.png](#)

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Please add below and attached to Silverado agenda.

Thank you,

*Jamie*

**Jamie Sanchez**

**District Manager**

**E-Mail:** [sanchezj@whhassociates.com](mailto:sanchezj@whhassociates.com)

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road #410W

Boca Raton, FL 33431

Toll-free: (877)276-0889

Phone: (561)571-0010 ext. 135

Cell: (561)512-9027

Fax: (561)571-0013

**Mailing Address (for all payments sent via US Mail):**

P.O. Box 810036

Boca Raton, FL 33481

**Physical Address (for all payments sent via express services: FedEx, UPS, etc):**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

**[www.whhassociates.com](http://www.whhassociates.com)**

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

WHA Logo with Title Letterhead dark grey Letters



**From:** Mateo Soto <MSoto@fieldstonels.com>

**Sent:** Monday, March 9, 2026 2:17 PM

**To:** Jerry Edwards <jerry@hikai.com>; Jamie Sanchez <sanchezj@whhassociates.com>

**Subject:** Silverado CDD QAR

Hello, All

Please see the attached QAR report for Silverado CDD.

## **Executive Summary**

This report provides a Quality Assurance Review (QAR) of the landscape maintenance conditions throughout the Silverado Community Development District (CDD). The inspection evaluated the condition of landscape areas, recreational spaces, ponds, and common areas to ensure proper maintenance standards are being upheld.

Overall, the community landscape is well maintained, with only minor items requiring attention such as palm pruning, weed control, and native area management.

## **Site Observations**

### **Community Entrance**

The community entrance landscape beds and surrounding areas are clean and properly maintained. The maintenance crew continues to keep this high-visibility area in good condition.

### **Playground Area**

All plant material surrounding the playground area is well maintained. Shrubs, ornamental grasses, and surrounding landscape beds are in good condition and properly serviced.

### **Pool Area**

The pool deck landscape areas, including ornamental grasses and surrounding plant material, are healthy and maintained to community standards.

### **Clubhouse Palm Trees**

Palm trees within the clubhouse and pool area require pruning. A proposal for palm trimming has already been submitted to the CDD Board for review and approval.

## **Mailbox Area**

The mailbox landscape beds are in good condition. A small amount of weed presence was observed, and the maintenance crew will address this during the next scheduled service visit.

## **Landscape Islands**

Community landscape islands are well maintained. Several palms located in these areas are due for routine pruning.

## **Stormwater Ponds**

The ponds throughout the community are in good condition. With the arrival of spring, vegetation growth will increase, and the maintenance crew will continue monitoring and controlling vegetation as needed.

## **Wetland / Bush Hog Areas**

Wetland areas have recently been bush-hogged and cleared as part of routine maintenance to control overgrowth and maintain visibility.

## **Common Areas**

General common areas within the community are properly maintained and in acceptable condition.

## **Native Areas**

Some native vegetation areas near residential properties require pushing back to maintain proper separation between natural areas and homes. The maintenance crew will prioritize this work during upcoming service visits.

## **Fence Line**

Grass growth along the fence line at the end of the boulevard will be treated with herbicide to prevent encroachment and maintain a clean boundary.

## **Items Requiring Attention**

The following maintenance items have been identified for follow-up:

- Palm pruning at clubhouse and landscape islands
- Weed control in mailbox area
- Vegetation management in native buffer areas
- Fence line herbicide treatment

## **Conclusion**

The Silverado CDD landscape areas remain well maintained and in overall good condition. The Fieldstone Landscape maintenance team continues to monitor and address seasonal landscape needs to maintain the appearance and health of the community.

Any recommended improvements or corrective actions will be scheduled as part of the ongoing maintenance program or submitted to the Board for approval when necessary.

Thank you!



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(1)



## Entrance

**Created:** Mon, 3/9/2026

Maintenance crew keeping everything clean.



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(2)



## Playground

**Created:** Mon, 3/9/2026

All plant material around playground is well maintained



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**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(3)



### Pool area

**Created:** Mon, 3/9/2026

Grasses and plants are well maintained



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(4)



## **Palm trees**

**Created:** Mon, 3/9/2026

Palm trees in clubhouse area need to be pruned.  
Proposal was submitted to board



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**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(5)



### Mailbox area

**Created:** Mon, 3/9/2026

Well maintained, few weeds here and there, crew to spray in next visit



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(6)



## Island

**Created:** Mon, 3/9/2026

Well maintained. Palms are due for a pruning



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**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(7)



## Ponds

**Created:** Mon, 3/9/2026

Spring is here and ponds will start growing.  
Good control from crew



(8)



### Bush hog

**Created:** Mon, 3/9/2026

Cutting of wet lands have been done

**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(9)



## Ponds

**Created:** Mon, 3/9/2026

Well maintained



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(10)



### **Common areas**

**Created:** Mon, 3/9/2026

Well maintained



(11)



### **Native area**

**Created:** Mon, 3/9/2026

Crew to focus on pushing back native areas next to homes



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(12)



### **Fence line**

**Created:** Mon, 3/9/2026

Crew to spray fence line at the end of the boulevard to keep grass away



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(13)



## Bush hog

**Created:** Mon, 3/9/2026

Completed



**Company:** Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Mon, 3/9/2026

**Contact:** Mateo Soto **Title:** Silverado QAR March **No. Items:** 14  
**Phone:** 8135917310

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(14)



## Ponds

**Created:** Mon, 3/9/2026

Well maintained



# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**

Date: December 09, 2025

Proposal #: 22327

**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

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**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**

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

## 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 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](http://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](mailto:accountsreceivable@fieldstonels.com)

Date: January 27, 2026

Proposal #: 22509

**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

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**Job Summary:**

Fieldstone Landscape proposes to do the following scope of work:

**Premium Long-Term Pest Protection: Top Choice™**

For clients seeking the highest standard in turf protection, we recommend Top Choice, a professional-grade granular insecticide specifically engineered for long-term control. Unlike standard treatments that require frequent reapplications, Top Choice provides a "shield" of protection that lasts significantly longer, ensuring your landscape remains healthy and pest-free.

**Key Benefits for Your Property**

- **One Year of Fire Ant Control:** A single application is guaranteed to control Red Imported Fire Ants for up to one full year. It targets the queen and the entire colony, preventing new mounds from forming.
- **Broad-Spectrum Coverage:** In addition to fire ants, Top Choice provides high-level control for other invasive pests, including:
  - Mole Crickets (up to 4 months of control)
  - Fleas and Ticks (up to 1 month of control)
  - Nuisance Ants (up to 3 months of control)
- **Minimal Environmental Impact:** Top Choice is applied at very low dose rates and binds tightly to the soil, meaning it stays exactly where it is applied without washing away during heavy rain or irrigation.
- **Cost-Effective Durability:** While the initial application is a premium service, its long-lasting residual effect reduces the need for multiple "rescue" treatments throughout the season, saving you time and money.

**Our Professional Application**

Our team will apply the granules using precision-calibrated equipment to ensure uniform coverage across your turf. This treatment is ideal for high-traffic areas like dog parks, playgrounds, and common areas where safety and comfort are top priorities.

**Horticulture Service** **\$5,162.50**

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<b>Quantity</b>	<b>Description</b>	<b>Unit</b>	
450.00	Insecticide Topchoice	lb	
			<b>Quote Total: \$5,162.50</b>

## Terms & Conditions

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**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.

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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](mailto:accountsreceivable@fieldstonels.com)

Date: February 17, 2026

Proposal #: 22594

**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

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**Job Summary:**

## Proposal for Parking Spaces Traffic Striping

### Project Overview

This proposal outlines the scope of work for restriping parking spaces using **white traffic striping paint** and installing **blue traffic striping for ADA-compliant handicap parking spaces**. The goal of this project is to improve parking spaces organization, visibility, safety, and compliance with applicable accessibility standards.

### Scope of Work

**White Traffic Striping Standard Parking Spaces**

- Layout and restriping of existing parking stalls
- Application of high-visibility white traffic paint
- Striping to standard parking dimensions and layout
- Includes straight lines, end caps, and directional markings as required

**Blue Traffic Striping Handicap Parking Spaces**

- Striping of designated ADA handicap parking stalls
- Application of durable blue traffic paint in compliance with ADA guidelines
- Proper spacing and placement to meet accessibility requirements

### Materials & Equipment

- Commercial-grade, fast-drying traffic striping paint
- Professional striping equipment for clean, uniform lines
- All necessary tools and materials included



**MT - Maintenance Landscape Enhancement**

**\$1,106.65**

<b>Quantity</b>	<b>Description</b>	<b>Unit</b>
1.00	Flat white Traffic Striping Paint	1 gal
1.00	Flat Handicap Blue Traffic Striping Paint	1 gal

**Quote Total: \$1,106.65**

## Terms & Conditions

### **Acceptance of Work**

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- **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](http://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](mailto:accountsreceivable@fieldstonels.com)

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**



Silverado







# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

# WATERWAY MANAGEMENT REPORT



## Superior Waterway Services, Inc.

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

CUSTOMER Silverwade CDD (1st Visit) TECHNICIAN Josh DATE 1/19/26

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

Lake #'s	<u>AC, K, C, G, R, S, Q</u>				
Weeds Treated	<u>Tg, Aw</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 AC, K, C, G, R, S, Q for grasses

**WATER TESTING (COMBINED AVERAGE)**

TEMPERATURE H <sub>2</sub> 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             |
| 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 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

## Superior Waterway Services, Inc.



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

CUSTOMER Silvercreek CDD (2nd visit) TECHNICIAN Josh DATE 1/29/26

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

Lake #'s	<u>B, H, 100, 4, W</u>					
Weeds Treated	<u>Tg</u>					

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

REMARKS: Treated ponds B, H, 100, 4, W for yrusca.

### WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H <sub>2</sub> 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             |
| 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 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**

**8**



NaturZone Pest Control  
 1899 Porter Lake Dr, Unit 103  
 Sarasota, FL 34240-7897  
 941-378-3334

## Service Inspection Report

**INVOICE #: A840896**

WORK DATE: 02/23/2026

**BILL-TO 108344**

Silverado CDD  
 6270 Silverado Ranch Blvd  
 Zephyrhills, FL 33541

Phone: 813-565-4663

**LOCATION 108344**

Silverado CDD  
 6270 Silverado Ranch Blvd  
 Zephyrhills, FL 33541

Phone: 813-565-4663

**Time In:** 02/23/2026 05:28:08 PM  
**Time Out:** 02/23/2026 06:07:21 PM

**Customer Signature**

Customer Unavailable to Sign  
**Technician Signature**

Deven Thompson  
**License #:**

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Monthly Pest & Rodent Control Service- Clubhouse, Pool Groups, Tot Lot (Playground)	1.00

### GENERAL COMMENTS / INSTRUCTIONS

Monthly Pest & Rodent Control Service  
 -Covered Areas: Clubhouse, Pool Groups, Tot Lot (Playground)  
 -Inspect/Maintain Qty 4 Exterior Rodent Bait Stations  
 -Inspect/Treat Perimeter for Ants and Roaches  
 -Web Sweep Entrances and Exterior to 10ft for Spider Webs and Wasp Nests  
 -Inspect/Treat Interior High-Risk Areas in the Clubhouse Including Rest Rooms/All Food and Beverage Areas/High Risk Areas for Ants/Roaches/Silverfish

Service Details / Treatment Performed:

Inspected and serviced all rodent bait stations around exterior perimeter of building with Final Blox.

Granulated mulch beds and grassy areas around exterior perimeter with Extinguish Plus.

Treated cracks and crevices along the interior perimeter of restrooms and storage rooms, primarily behind furniture and toilets, as well as underneath sinks, with D-Fense Dust to target hidden ant, roach, and silverfish harborage areas.

I will continue to monitor as recommended as products take effect.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
---------------------------	----------	----------	----------------	----------

None Noted.

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
D-Fense Dust Insecticide <b>Areas Applied:</b> Interior <b>Target Pests:</b> Ants, Cockroaches		53883-283	0.0500%	n/a	Deltamethin	6.6000 Grams	
Extinguish Plus <b>Areas Applied:</b> Exterior <b>Target Pests:</b> Fire Ants		2724-496	0.6150%	n/a	Hydramethylnon, S-Methoprene	0.1550 Pounds	0.1550 Pounds
Final All-Weather Blox <b>Areas Applied:</b> Exterior		12455-89	0.0050%	n/a	Brodifacoum	8.0000 Each	



NaturZone Pest Control  
 1899 Porter Lake Dr, Unit 103  
 Sarasota, FL 34240-7897  
 941-378-3334

**Service Inspection Report**

**INVOICE #: A840896**

WORK DATE: 02/23/2026

**PRODUCTS APPLICATION SUMMARY**

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
<b>Target Pests:</b> Rats							

**PEST ACTIVITY # Areas # Devices Pest Totals**

*None Noted.*

**AREA COMMENTS**

*None Noted.*

**INSPECTION DETAIL**

Area	Time	Type	Status	Pest Findings
Buildings/Sections	6:04:16 PM	Area	No Activity	
Buildings/Sections -> Exterior	6:04:16 PM	Area	No Activity	
Buildings/Sections -> Interior	6:03:52 PM	Area	No Activity	

**PRODUCTS APPLIED**

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Extinguish Plus	0.6150%	0.1550 Pounds	Granular spreader		6:04:29 PM
2724-496	n/a	0.1550 Pounds	Broadcast		
<b>Target Pests:</b> Fire Ants					
<b>Areas Applied:</b> Buildings/Sections -> Exterior - Exterior					
Final All-Weather Blox	0.0050%	8.0000 Each			6:04:21 PM
12455-89	n/a		Bait Station		
<b>Target Pests:</b> Rats					
<b>Areas Applied:</b> Buildings/Sections -> Exterior - Exterior					
D-Fense Dust Insecticide	0.0500%	6.6000 Grams	Hand or bulb duster	.05%	6:04:10 PM
53883-283	n/a				
<b>Target Pests:</b> Ants, Cockroaches					
<b>Areas Applied:</b> Buildings/Sections -> Interior - Interior					

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2026**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2026**

	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
<b>ASSETS</b>							
Cash	\$ 1,057,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,057,482
Investments							
Revenue	-	122,358	129,186	194,431	173,536	-	619,511
Reserve	-	55,361	53,325	72,075	252,638	-	433,399
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,816	2,816
Due from general fund	-	40	38	102	81	-	261
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 1,060,390</u>	<u>\$177,819</u>	<u>\$182,549</u>	<u>\$266,608</u>	<u>\$426,255</u>	<u>\$ 2,816</u>	<u>\$ 2,116,437</u>
<b>LIABILITIES</b>							
Liabilities:							
Due to debt service fund 2016A-1	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Due to debt service fund 2017A-1	38	-	-	-	-	-	38
Due to debt service fund 2018A-1	102	-	-	-	-	-	102
Due to debt service fund 2018A-2	81	-	-	-	-	-	81
Total liabilities	<u>261</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>261</u>
<b>FUND BALANCES</b>							
Restricted for							
Debt service	-	177,819	182,549	266,608	426,255	-	1,053,231
Capital projects	-	-	-	-	-	2,816	2,816
Assigned							
Working capital	278,311	-	-	-	-	-	278,311
Unassigned	781,818	-	-	-	-	-	781,818
Total fund balances	<u>1,060,129</u>	<u>177,819</u>	<u>182,549</u>	<u>266,608</u>	<u>426,255</u>	<u>2,816</u>	<u>2,116,176</u>
Total liabilities and fund balances	<u>\$ 1,060,390</u>	<u>\$177,819</u>	<u>\$182,549</u>	<u>\$266,608</u>	<u>\$426,255</u>	<u>\$ 2,816</u>	<u>\$ 2,116,437</u>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 15,048	\$ 987,613	\$ 1,019,745	97%
Miscellaneous	-	2,154	-	N/A
Total revenues	<u>15,048</u>	<u>989,767</u>	<u>1,019,745</u>	97%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
General administration				
Supervisors' fees and FICA	-	3,921	12,918	30%
Management consulting services	4,000	16,000	48,000	33%
Printing and binding	42	167	500	33%
Telephone	16	67	200	34%
Bank fees & contingency	-	481	1,500	32%
Audit	-	3,500	3,450	101%
Postage	-	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	83	83	1,500	6%
Engineering	-	1,565	10,000	16%
District counsel (legal)	4,718	13,244	25,000	53%
Website hosting	-	705	705	100%
ADA website compliance	-	145	210	69%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	1,000	3,000	33%
DSF accounting	458	1,833	5,500	33%
Trustee	-	4,256	16,080	26%
Arbitrage rebate calculation	-	500	3,000	17%
Total professional & administrative	<u>9,567</u>	<u>55,533</u>	<u>140,958</u>	39%

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Physical environment expenditures				
Streetpole lighting	7,947	31,549	95,000	33%
Electricity (irrigation & pond pumps)	34	131	4,134	3%
Landscaping maintenance	22,524	113,437	248,722	46%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	-	25,000	0%
Pond maintenance	2,632	7,896	31,584	25%
Fertilizer & mulch	-	-	20,800	0%
Property insurance	-	22,917	26,000	88%
Solid waste disposal	30	59	540	11%
Comprehensive field tech services	1,260	5,040	15,120	33%
Field ops accounting	500	2,000	6,000	33%
Pet waste removal	300	900	3,000	30%
Signage	-	-	3,500	0%
Wetland maintenance	-	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	25,000	46%
Pool permit	-	-	275	0%
Cleaning & maintenance	2,250	11,250	7,200	156%
Internet	-	519	2,150	24%
Electricity	2,172	5,450	21,500	25%
Water	-	1,685	6,672	25%
Pest control	-	330	1,320	25%
Camera monitoring	189	756	3,600	21%
Refuse service	-	-	200	0%
Holiday decorations	-	10,500	15,000	70%
Contingency	-	-	60,000	0%
Miscellaneous repairs & maintenance	15,896	16,555	80,000	21%
Total field operations	<u>55,734</u>	<u>244,408</u>	<u>872,867</u>	28%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	175	0%
Tax collector	287	19,964	21,245	94%
Total other fees & charges	<u>287</u>	<u>19,964</u>	<u>21,420</u>	93%
Total expenditures	<u>65,588</u>	<u>319,905</u>	<u>1,035,245</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	(50,540)	669,862	(15,500)	
Net change in fund balances	(50,540)	669,862	(15,500)	
Fund balances - beginning	<u>1,110,669</u>	<u>390,267</u>	<u>324,132</u>	
Fund balance - ending				
Assigned				
Working capital	278,311	278,311	278,311	
Unassigned	781,818	781,818	30,321	

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
Fund balances - ending	\$ 1,060,129	\$ 1,060,129	\$ 308,632	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016A-1 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 853	\$ 55,963	\$ 57,784	97%
Interest	355	1,701	-	N/A
Total revenues	<u>1,208</u>	<u>57,664</u>	<u>57,784</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	<u>16</u>	<u>1,118</u>	<u>1,204</u>	93%
Total other fees and charges	<u>16</u>	<u>1,118</u>	<u>1,204</u>	93%
Total expenditures	<u>16</u>	<u>36,158</u>	<u>56,134</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	1,192	21,506	1,650	
Fund balances - beginning	<u>176,627</u>	<u>156,313</u>	<u>151,875</u>	
Fund balances - ending	<u><u>\$ 177,819</u></u>	<u><u>\$ 177,819</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 804	\$ 52,746	\$ 54,460	97%
Interest	378	1,783	-	N/A
Total revenues	<u>1,182</u>	<u>54,529</u>	<u>54,460</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	15	1,054	1,135	93%
Total other fees and charges	<u>15</u>	<u>1,054</u>	<u>1,135</u>	93%
Total expenditures	<u>15</u>	<u>33,954</u>	<u>51,560</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	1,167	20,575	2,900	
Fund balances - beginning	181,382	161,974	157,752	
Fund balances - ending	<u>\$ 182,549</u>	<u>\$ 182,549</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 2,172	\$ 142,578	\$ 147,217	97%
Interest	367	2,101	-	N/A
Total revenues	<u>2,539</u>	<u>144,679</u>	<u>147,217</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	41	2,850	3,067	93%
Total other fees and charges	<u>41</u>	<u>2,850</u>	<u>3,067</u>	93%
Total expenditures	<u>41</u>	<u>93,175</u>	<u>142,717</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	2,498	51,504	4,500	
Fund balances - beginning	264,110	215,104	208,690	
Fund balances - ending	<u>\$ 266,608</u>	<u>\$ 266,608</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 JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 1,706	\$ 111,982	\$ 115,623	97%
Interest	915	4,065	-	N/A
Total revenues	<u>2,621</u>	<u>116,047</u>	<u>115,623</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	41,250	82,500	50%
Principal	-	-	30,000	0%
Total debt service	<u>-</u>	<u>41,250</u>	<u>112,500</u>	37%
<b>Other fees &amp; charges</b>				
Tax collector	33	2,238	2,409	93%
Total other fees and charges	<u>33</u>	<u>2,238</u>	<u>2,409</u>	93%
Total expenditures	<u>33</u>	<u>43,488</u>	<u>114,909</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	2,588	72,559	714	
Fund balances - beginning	423,667	353,696	344,183	
Fund balances - ending	<u>\$ 426,255</u>	<u>\$ 426,255</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 JANUARY 31, 2026**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 8	\$ 34
Total revenues	8	34
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	8	34
Fund balances - beginning	2,808	2,782
Fund balances - ending	\$ 2,816	\$ 2,816

7:15 PM

03/05/26

**Silverado CDD**  
**A/P Aging Detail - WHA**  
**As of March 5, 2026**

Type	Date	Num	Name	Memo	Account	Open Balance
<b>Current</b>						
Bill	02/26/2026	14261	KILINSKI VAN WYK PLLC	01/26 LEGAL FEES	514.007 · District Counsel	1,057.50
Bill	03/05/2026	9-199-60296	FEDEX	9-199-60296	519.410 · Postage	12.37
Bill	03/05/2026	2026-1284	WRATHELL, HUNT & ASSOCIATES, LLC.	03/26 MANAGMENT FEES	513.100 · District Management	4,000.00
Bill	03/05/2026	2026-1284	WRATHELL, HUNT & ASSOCIATES, LLC.	03/26 MANAGMENT FEES	519.411 · Telephone	16.67
Bill	03/05/2026	2026-1284	WRATHELL, HUNT & ASSOCIATES, LLC.	03/26 MANAGMENT FEES	519.470 · Printing and Binding	41.67
Bill	03/05/2026	2026-1284	WRATHELL, HUNT & ASSOCIATES, LLC.	03/26 MANAGMENT FEES	513.312 · Dissemination Agent	250.00
Bill	03/05/2026	2026-1284	WRATHELL, HUNT & ASSOCIATES, LLC.	03/26 MANAGMENT FEES	513.313 · Field ops accounting	500.00
Bill	03/05/2026	2026-1284	WRATHELL, HUNT & ASSOCIATES, LLC.	03/26 MANAGMENT FEES	513.909 · DSF Accounting	458.33
Total Current						6,336.54
<b>1 - 30</b>						
Total 1 - 30						
<b>31 - 60</b>						
Total 31 - 60						
<b>61 - 90</b>						
Total 61 - 90						
<b>&gt; 90</b>						
Total > 90						
<b>TOTAL</b>						<b>6,336.54</b>

**Silverado CDD**  
**A/P Aging Detail - On-site**  
**As of March 5, 2026**

Type	Date	Num	Name	Memo	Account	Open Balance
<b>Current</b>						
Bill	02/26/2026	14773	POPE'S WATER SYSTEMS, INC.	WATER SYSTEMS MAINTENANCE	546.009 · Irrigation Maintenance	3,210.00
Bill	02/26/2026	940	H2 LAGOON SOLUTIONS	03/25 POOL SERVICE - COMMERCIAL POOL CLEANING	541.056 · Cleaning & Maintenance	2,250.00
Bill	02/26/2026	8293 9794 022626	DUKE ENERGY	9100 8293 9794 01/23/2026 - 02/23/2026	531.015 · Electricity (irrig & pond pump)	107.45
Bill	02/26/2026	8289 0405 022626	DUKE ENERGY	9100 8289 0405 01/23/2026 - 02/19/2026	541.063 · Electricity	900.81
Bill	02/26/2026	8293 9596 022626	DUKE ENERGY	9100 8293 9596 01/27/2026 - 02/23/2026	531.010 · Streetpole lighting	250.90
Bill	02/26/2026	8293 9405 022626	DUKE ENERGY	9100 8293 9405 01/27/2026 - 02/23/2026	531.010 · Streetpole lighting	313.13
Bill	02/26/2026	8293 9976 022626	DUKE ENERGY	9100 8293 9976 01/28/2026 - 02/24/2026	531.010 · Streetpole lighting	1,972.44
Bill	02/26/2026	8289 0835 022626	DUKE ENERGY	9100 8289 0835 01/28/2026 - 02/24/2026	531.010 · Streetpole lighting	375.35
Bill	02/26/2026	8293 9025 022626	DUKE ENERGY	9100 8293 9025 01/28/2026 - 02/24/2026	531.010 · Streetpole lighting	1,122.02
Bill	03/05/2026	003259667 030526	CITY OF ZEPHYRHILLS - UTILITY	RESIDENTIAL RUBBISH 01/23/26 - 02/24/26	533.015 · Solid Waste Disposal	15.03
Bill	03/05/2026	27519	FIELDSTONE LANDSCAPE SERVICES	03/26 MAIN - Landscape Management Contract 2025 March 2026	546.001 · Landscape Maintenance	20,726.83
Bill	03/05/2026	27520	FIELDSTONE LANDSCAPE SERVICES	03/26 MAIN - Tree removal Enhancement	546.001 · Landscape Maintenance	763.67
Bill	03/05/2026	27521	FIELDSTONE LANDSCAPE SERVICES	03/26 Bush Hog Proposal	546.001 · Landscape Maintenance	1,484.16
Bill	03/05/2026	27522	FIELDSTONE LANDSCAPE SERVICES	03/26 IRR - Irrigation Repair Feb Inspection	546.001 · Landscape Maintenance	1,683.61
Bill	03/05/2026	5102	KAI	03/25 ON-SITE MGMT	533.051 · Comprehensive Field Tech Svcs	1,260.00
Bill	03/05/2026	852456	NATURZONE PEST CONTROL	03/26 - PEST CONTROL	541.070 · Pest Services	110.00
Bill	03/05/2026	34871	DCSI, INC.	03/26 CAMERA MONITORING	534.039 · Camera Monitoring	189.00
Total Current						36,734.40
<b>1 - 30</b>						
Total 1 - 30						
<b>31 - 60</b>						
Total 31 - 60						
<b>61 - 90</b>						
Total 61 - 90						
<b>&gt; 90</b>						
Total > 90						
<b>TOTAL</b>						<b>36,734.40</b>



DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548 USA  
 813-949-6500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Invoice

BILL TO
Silverado CDD 2300 Glades Road, Suite 410W Boca Raton, FL 33431

SHIP TO
Silverado CDD 6010 Silverado Ranch Blvd. Zephyrhills, Florida 33541

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34871	03/05/2026	\$189.00	03/20/2026	Net 15	

SALES REP  
DC

ACCT#/LOT/BLK  
Amenity Center

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Access System Code Administration</b> This includes: 1. Adding/Deleting residents access pin codes as needed. Pin codes will be updated within 24 business hours of request (excluding weekends/holidays). 2. Updating accessible days/hours to the facility as needed. 3. Backing up and storing main database each month (Amenity center MCP Data Base) 3 Year Term----\$189 month	1	189.00	189.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$189.00**



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
9-199-60296	Mar 03, 2026	XXXX-X923-7	1 of 2

FedEx Tax ID: 71-0427007

**Billing Address:**

SILVERADO CDD  
BOCA RATON FL 33431-8556

**Shipping Address:**

SILVERADO CDD  
BOCA RATON FL 33431-8556

**Invoice Questions?**

**Contact FedEx Revenue Services**

Please email:  
[govt@fedex.com](mailto:govt@fedex.com)  
Internet:  
[fedex.com/en-us/government-shipping.html](https://fedex.com/en-us/government-shipping.html)

---

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$12.37
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$12.37</b>

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



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Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)



# Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

**Invoice Number** 27519  
**Invoice Date** 03/04/26  
**Payment Terms** Net 30  
**PO Number**  
**Sales Rep** Scottie Herman

### Bill To

Silverado CDD c/o  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road  
Suite 401W  
Boca Raton, FL 33431

### Property Address

Silverado CDD  
6270 Silverado Ranch Boulevard  
Zephyrhills, FL 33541

Description	Qty / UOM	Rate	Ext. Price	Amount
MAIN - Landscape Management Contract 2025 March 2026				\$20,726.84

Subtotal: \$20,726.84  
Sales Tax: \$0.00  
**Invoice Total: \$20,726.84**  
Credits/Payments:  
**Balance Due: \$20,726.84**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$24,658.28	\$0.00	\$0.00	\$0.00	\$0.00

# Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

**Invoice Number** 27520  
**Invoice Date** 03/04/26  
**Payment Terms** Net 30  
**PO Number**  
**Sales Rep** Mateo Soto

## Bill To

Silverado CDD c/o  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road  
Suite 401W  
Boca Raton, FL 33431

## Property Address

Silverado CDD  
6270 Silverado Ranch Boulevard  
Zephyrhills, FL 33541

Description	Qty / UOM	Rate	Ext. Price	Amount
Tree removal Enhancement Proposal				

## 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.



MT - Maintenance Landscape Enhancement - 02/25/2026			\$591.67
Maintenance Crew-OT	5.00 Hrs	\$87.00	\$435.00
Dump And Disposal	1.00 Each	\$90.00	\$90.00
St Augustine 'Floritam' Sod - piece	10.00 ea	\$6.67	\$66.67
Irrigation Enhancement & Repairs - 02/26/2026			\$172.00
Irrigation Technician - New	1.00 Hrs	\$87.00	\$87.00
Irrigation Parts & Materials	1.00 ea	\$85.00	\$85.00

Subtotal:	\$763.67
Sales Tax:	\$0.00
<b>Invoice Total:</b>	<b>\$763.67</b>
Credits/Payments:	
<b>Balance Due:</b>	<b>\$763.67</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$24,658.28	\$0.00	\$0.00	\$0.00	\$0.00

# Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

**Invoice Number** 27521  
**Invoice Date** 03/04/26  
**Payment Terms** Net 30  
**PO Number**  
**Sales Rep** Mateo Soto

### Bill To

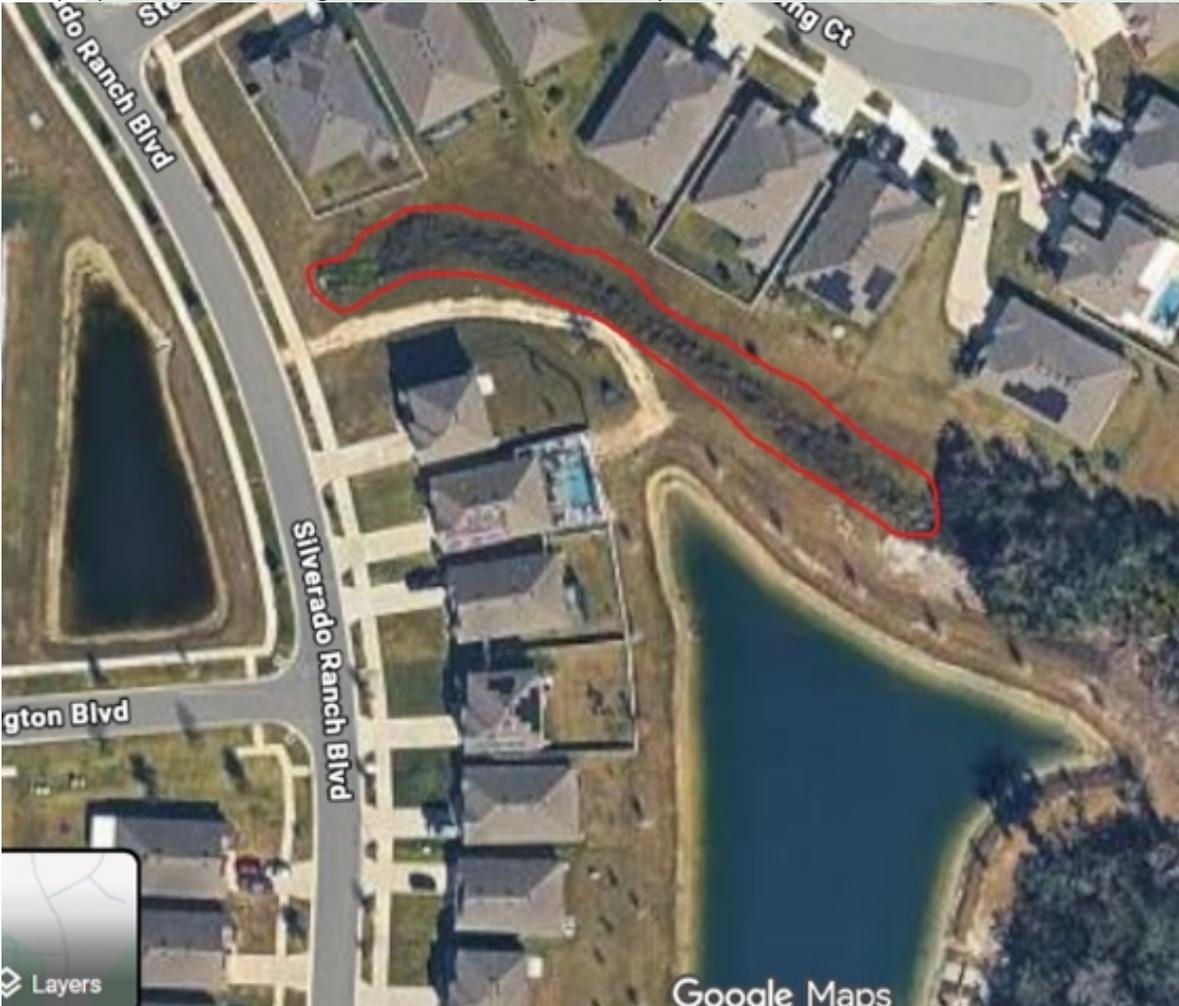
Silverado CDD c/o  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road  
Suite 401W  
Boca Raton, FL 33431

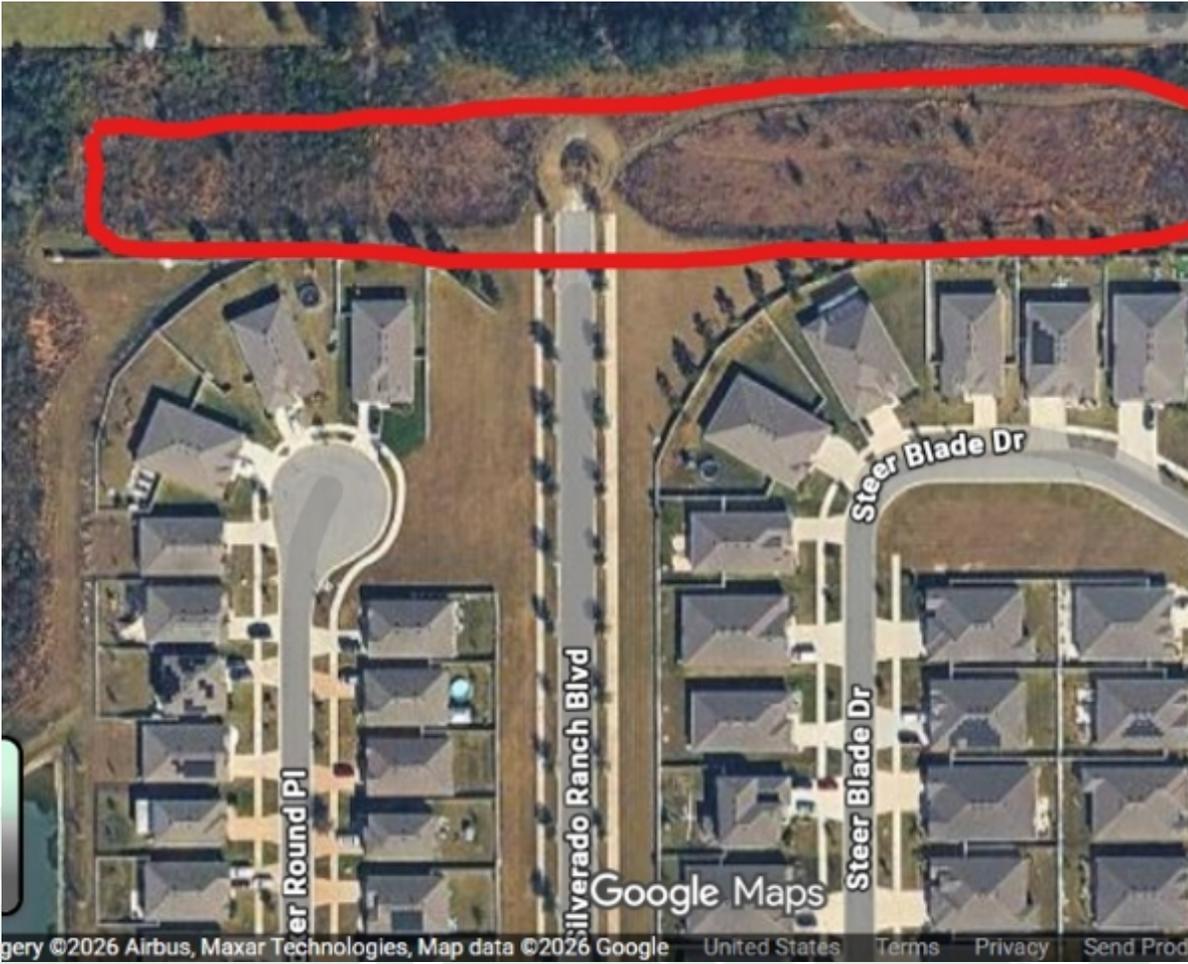
### Property Address

Silverado CDD  
6270 Silverado Ranch Boulevard  
Zephyrhills, FL 33541

Description	Qty / UOM	Rate	Ext. Price	Amount
Bush Hog Proposal				

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





MT - Maintenance Landscape Enhancement - 02/25/2026

Maintenance Crew-OT  
Equipment

16.00 Hrs  
1.00 Each

\$55.00  
\$604.16

\$880.00  
\$604.16

\$1,484.16

Subtotal: \$1,484.16

Sales Tax: \$0.00

**Invoice Total: \$1,484.16**

Credits/Payments:

**Balance Due: \$1,484.16**

**Current**

\$24,658.28

**1-30 Days  
Past Due**

\$0.00

**31-60 Days  
Past Due**

\$0.00

**61-90 Days  
Past Due**

\$0.00

**90+ Days  
Past Due**

\$0.00

# Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

**Invoice Number** 27522  
**Invoice Date** 03/04/26  
**Payment Terms** Net 30  
**PO Number**  
**Sales Rep** Mateo Soto

**Bill To**

Silverado CDD c/o  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road  
Suite 401W  
Boca Raton, FL 33431

**Property Address**

Silverado CDD  
6270 Silverado Ranch Boulevard  
Zephyrhills, FL 33541

Description	Qty / UOM	Rate	Ext. Price	Amount
IRR - Irrigation Repair Feb Inspection				

**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 - 02/23/2026				\$1,683.61
Irrigation Technician - New	10.00 Hrs	\$87.00	\$870.00	
Hunter Single-Station Decoder	1.00 ea	\$435.73	\$435.73	
Pop-Up-Spray Head 6"	13.00 ea	\$13.42	\$174.51	
Solenoid- Hunter	1.00 ea	\$21.38	\$21.38	
Lateral Line Repair Kit - 1 1/2"	5.00 Each	\$17.36	\$86.79	
Drip Line Repair Kit	24.00 Each	\$3.97	\$95.20	



Subtotal: \$1,683.61  
Sales Tax: \$0.00  
**Invoice Total: \$1,683.61**  
Credits/Payments:  
**Balance Due: \$1,683.61**

<b>Current</b>	<b>1-30 Days Past Due</b>	<b>31-60 Days Past Due</b>	<b>61-90 Days Past Due</b>	<b>90+ Days Past Due</b>
\$24,658.28	\$0.00	\$0.00	\$0.00	\$0.00

# INVOICE

**Kai Connected, LLC**  
2502 N Rocky Point Dr Ste 1000  
Tampa, FL 336071449

accounting@hikai.com  
+1 (813) 565-4663  
https://hikai.com



**Bill to**  
Silverado Community Development District

**Ship to**  
Silverado Community Development District

## Invoice details

Invoice no.: 5102  
Terms: Due on receipt  
Invoice date: 03/01/2026  
Due date: 03/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>CDD Field Services</b>	Service Area	1	\$1,260.00	\$1,260.00

**Total** **\$1,260.00**

**Overdue** 03/01/2026

## Ways to pay



[View and pay](#)



NaturZone Pest Control  
1899 Porter Lake Dr, Unit 103  
Sarasota, FL 34240-7897  
941-378-3334

**Service Slip/Invoice**

**INVOICE:** 852456  
**DATE:** 03/01/2026  
**ORDER:**

**Bill To:** [108344]  
Silverado CDD  
6270 Silverado Ranch Blvd  
Zephyrhills, FL 33541

**Work Location:** [108344] 813-565-4663  
Silverado CDD  
6270 Silverado Ranch Blvd  
Zephyrhills, FL 33541

Work Date	Time	Target Pest	Technician	Time In
03/01/2026		ANTS, RATS, ROACHE		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/23/2026		

Service	Description	Price
CONTRACT COMM	Monthly Pest & Rodent Control Service-Clubhouse, Pool Groups, Tot Lot (Playground)	\$110.00
Please include your Invoice Number on your Payment. Thank you!		
<b>SUBTOTAL</b>		\$110.00
<b>TAX</b>		\$0.00
<b>TOTAL</b>		\$110.00

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
3/1/2026	2026-1284

<b>Bill To:</b>
Silverado CDD PO Box 810036 Boca Raton, FL 33481

Description	Amount
Management	4,000.00
Telephone	16.67
Printing & Binding	41.67
Dissemination Agent	250.00
Field Management	500.00
DSF Accounting	458.33
<i>Building client relationships one step at a time ...</i>	
<b>Total</b>	\$5,266.67



City of Zephyrhills  
5335 8<sup>th</sup> Street  
Zephyrhills, FL 33542  
(813) 780-0015

**Utility Bill**  
CUSTOMER COPY



CUSTOMER NAME	CUSTOMER NO.	PARCEL ID	SERVICE LOCATION
SILVERADO RANCH NORTH COMMUNITY DEVELOPM	300008668	3259667	6270 SILVERADO RANCH BLVD

BILL NUMBER	BILL DATE	ACCOUNT #	ACCOUNT TYPE	DUE DATE
304358	02/28/2026	003259667	RESIDENTIAL RUBBISH ONLY	03/21/2026

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	RATE	CHARGE AMOUNT
RESIDENTIAL RUBBISH			01/23/2026	02/24/2026					\$15.03

Previous Balance	\$15.03
Total Current Billing	\$15.03
Adjustments	\$0.00
Less Payments Received	\$15.03
Deposits	\$0.00
Penalties	\$0.00
<b>Total Amount Due</b>	<b>\$15.03</b>

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



City of Zephyrhills  
5335 8<sup>th</sup> Street  
Zephyrhills, FL 33542  
(813) 780-0015

**Utility Bill**  
REMIT PORTION

Please write your Account Number on your check and  
enclose this portion of the bill with your payment.

SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
6270 SILVERADO RANCH BLVD	304358	300008668	003259667	03/21/2026	\$19.03	\$15.03

ZPH0301A  
9000001252 00.0000.0820 820/1



SILVERADO RANCH NORTH COMMUNITY  
DEVELOPM  
2300 GLADES RD SUITE 410 W  
SILVERADO RANCH CDD C/O WRATHELL HUNT  
BOCA RATON FL 33541-8556



CITY OF ZEPHYRHILLS  
5335 8TH STREET  
ZEPHYRHILLS, FL 33542-4312



**THANK YOU FOR BEING OUR CUSTOMER  
IT IS A PLEASURE TO SERVE YOU!**

 <b>PAY ONLINE</b>	 <b>PAY BY PHONE</b>	 <b>PAY BY MAIL</b>	 <b>PAY IN PERSON</b>
<p><a href="https://zephyrhillsfl.watersmart.com/">https://zephyrhillsfl.watersmart.com/</a>                      You may register as a new user and create a profile, or you may choose "One Time Pay" and make payments without registering. Users are able to set up automatic payments, notifications alerts and sign up for e-bills with registration.</p>	<p>Pay your bills 24 hours 7 days a week at 1-833-360-7528. Please have your account number and customer numbers available.                      We Accept Visa, MasterCard, Discover, and American Express credit cards.</p>	<p>City of Zephyrhills                      5335 8th Street                      Zephyrhills, FL 33542</p> <p>Please write your account number on your check and enclose the remittance stub with your payment.</p>	<p>Mon-Fri 8:00 AM to 4:00 PM at 5335 8th Street, Zephyrhills, FL 33542                      Depository Drop Box located at 5335 8th Street, Zephyrhills, FL 33542                      We Accept Visa, MasterCard, Discover, and American Express credit cards.</p>

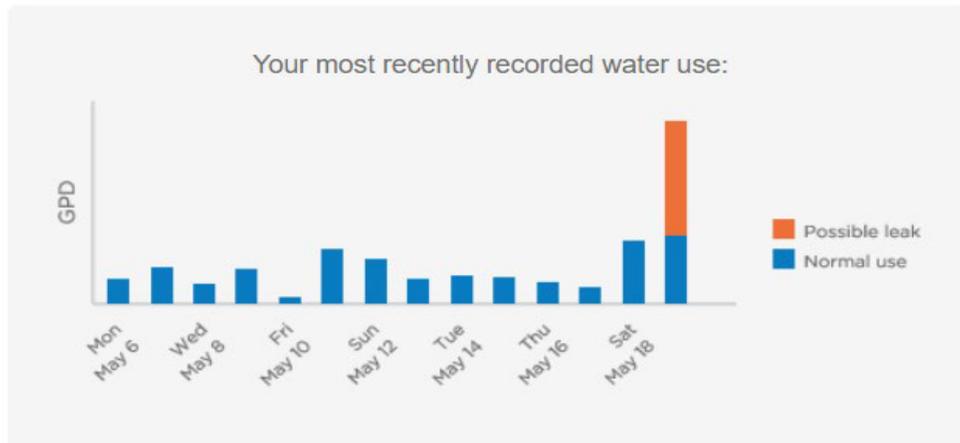
By sharing your email address and cell phone number with City of Zephyrhills Water Department, **you could save hundreds of dollars.** Our automatic meter reading system detects leaks around the clock. The sample message below was sent to our customer alerting them to a possible leak.

**AN EXAMPLE OF A LEAK ALERT EMAIL**



You used **441 gallons** of water in **5 hours**, beginning at **6:00 PM** on **Sunday, May 19, 2024.**

[Investigate Possible Leak »](#)



These leak alerts will be sent out from 8 a.m. to 6 p.m. 365 days a year -- on weekends and holidays. Think of them as leak insurance. You can register online at [zephyrhillsfl@watersmart.com](mailto:zephyrhillsfl@watersmart.com). Not tech savvy but you want to receive leak alerts? Call us at 813-780-0015 and we will set you up. While you are on WaterSmart you can sign up for **autopay** and email billing.

**Silverado CDD**  
**A/P Aging Detail - On-site**  
**As of February 26, 2026**

Type	Date	Num	Name	Memo	Account	Open Balance
<b>Current</b>						
Bill	02/26/2026	14773	POPE'S WATER SYSTEMS, INC.	WATER SYSTEMS MAINTENANCE	546.009 · Irrigation Maintenance	3,210.00
Bill	02/26/2026	940	H2 LAGOON SOLUTIONS	03/25 POOL SERVICE - COMMERCIAL POOL CLEANING	541.056 · Cleaning & Maintenance	2,250.00
Bill	02/26/2026	8293 9794 022626	DUKE ENERGY	9100 8293 9794 01/23/2026 - 02/23/2026	531.015 · Electricity (irrig & pond pump)	107.45
Bill	02/26/2026	8289 0405 022626	DUKE ENERGY	9100 8289 0405 01/23/2026 - 02/19/2026	541.063 · Electricity	900.81
Bill	02/26/2026	8293 9596 022626	DUKE ENERGY	9100 8293 9596 01/27/2026 - 02/23/2026	531.010 · Streetpole lighting	250.90
Bill	02/26/2026	8293 9405 022626	DUKE ENERGY	9100 8293 9405 01/27/2026 - 02/23/2026	531.010 · Streetpole lighting	313.13
Bill	02/26/2026	8293 9976 022626	DUKE ENERGY	9100 8293 9976 01/28/2026 - 02/24/2026	531.010 · Streetpole lighting	1,972.44
Bill	02/26/2026	8289 0835 022626	DUKE ENERGY	9100 8289 0835 01/28/2026 - 02/24/2026	531.010 · Streetpole lighting	375.35
Bill	02/26/2026	8293 9025 022626	DUKE ENERGY	9100 8293 9025 01/28/2026 - 02/24/2026	531.010 · Streetpole lighting	1,122.02
Total Current						10,502.10
<b>1 - 30</b>						
Total 1 - 30						
<b>31 - 60</b>						
Total 31 - 60						
<b>61 - 90</b>						
Total 61 - 90						
<b>&gt; 90</b>						
Total > 90						
<b>TOTAL</b>						<b>10,502.10</b>





## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Mar 20

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

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### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

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### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

### Current electric usage for meter number 1045079

Actual reading on Feb 19	397043
Previous reading on Jan 23	- 391332
Energy Used	5,711 kWh
Billed kWh	5,711.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Jan 23 26 to Feb 19 26

#### Meter - 1045079

Customer Charge	\$17.92
Energy Charge	
5,711.000 kWh @ 9.566c	546.31
Fuel Charge	
5,711.000 kWh @ 4.422c	252.54
Asset Securitization Charge	
5,711.000 kWh @ 0.194c	11.08
<b>Total Current Charges</b>	<b>\$827.85</b>

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.72
Gross Receipts Tax	21.25
Municipal Franchise Fee	50.99
<b>Total Taxes</b>	<b>\$72.96</b>





## We're here for you

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Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
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800.700.8744  
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Charlotte, NC 28201-1094  
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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 28 - Feb 24</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
SV MONTICELLO 9500L	12	588 kWh
<b>Total</b>	<b>12</b>	<b>588 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 28 26 to Feb 24 26</b>	
Customer Charge	\$1.92
Energy Charge	
588.000 kWh @ 4.188c	24.61
Fuel Charge	
588.000 kWh @ 4.325c	25.43
Asset Securitization Charge	
588.000 kWh @ 0.062c	0.36
Fixture Charge	
SV MONTICELLO 9500L	153.48
Maintenance Charge	
SV MONTICELLO 9500L	34.44
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
12 Pole(s) @ \$11.120	133.44
<b>Total Current Charges</b>	<b>\$373.68</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.33
Gross Receipts Tax	1.34
<b>Total Taxes</b>	<b>\$1.67</b>





## We're here for you

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Electric outage	duke-energy.com/outages 800.228.8485
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In person	duke-energy.com/location

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Business	duke-energy.com/manage-bus

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042  
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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 28 - Feb 24</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
Monticello Black TIII 3000K	3	53 kWh
SV MONTICELLO 9500L	33	1,617 kWh
<b>Total</b>	<b>36</b>	<b>1,670 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 28 26 to Feb 24 26</b>	
Customer Charge	\$1.92
Energy Charge	
1,669.500 kWh @ 4.188c	69.92
Fuel Charge	
1,669.500 kWh @ 4.325c	72.21
Asset Securitization Charge	
1,669.500 kWh @ 0.062c	1.04
Fixture Charge	
Monticello Black TIII 3000K	49.02
SV MONTICELLO 9500L	422.07
Maintenance Charge	
Monticello Black TIII 3000K	6.12
SV MONTICELLO 9500L	94.71
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
36 Pole(s) @ \$11.120	400.32
<b>Total Current Charges</b>	<b>\$1,117.33</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.97
Gross Receipts Tax	3.72
<b>Total Taxes</b>	<b>\$4.69</b>





## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

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Business	duke-energy.com/manage-bus

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 27 - Feb 23</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
SV MONTICELLO 9500L	10	490 kWh
<b>Total</b>	<b>10</b>	<b>490 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 27 26 to Feb 23 26</b>	
Customer Charge	\$1.92
Energy Charge	
490.000 kWh @ 4.188c	20.52
Fuel Charge	
490.000 kWh @ 4.325c	21.19
Asset Securitization Charge	
490.000 kWh @ 0.062c	0.30
Fixture Charge	
SV MONTICELLO 9500L	127.90
Maintenance Charge	
SV MONTICELLO 9500L	28.70
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
10 Pole(s) @ \$11.120	111.20
<b>Total Current Charges</b>	<b>\$311.73</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.27
Gross Receipts Tax	1.13
<b>Total Taxes</b>	<b>\$1.40</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

SILVERADO COMM DEV DISTRICT  
000 SILVERADO RANCH BLVD  
LITE SILVERADO PH 5A SL

Bill date Feb 24, 2026  
For service Jan 27 - Feb 23  
28 days

Account number **9100 8293 9596**

## Billing summary

Previous Amount Due	\$262.09
<i>Payment Received Feb 02</i>	-262.09
Current Lighting Charges	249.77
Taxes	1.13
<b>Total Amount Due Mar 17</b>	<b>\$250.90</b>

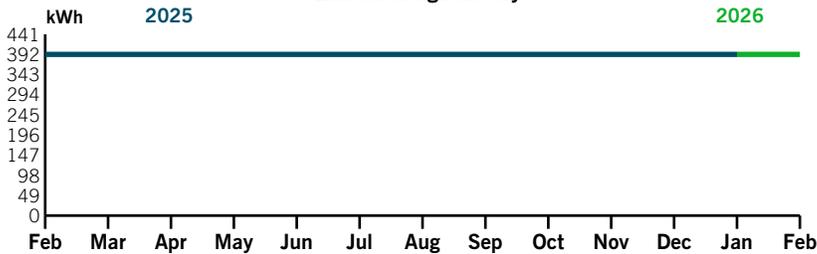


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 57°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	392	392	4,704	392
Avg. Daily (kWh)	14	12	13	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

### Amount due

**\$250.90**  
by Mar 17

*After 90 days from bill date, a late charge will apply.*



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8293 9596**

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**SILVERADO COMM DEV DISTRICT**  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100829395960006600000000000000002509000000250901

## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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### Convenient ways to pay your bill

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## Important to know

### Your next meter reading on or after: Mar 25

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 27 - Feb 23</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
SV MONTICELLO 9500L	8	392 kWh
<b>Total</b>	<b>8</b>	<b>392 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 27 26 to Feb 23 26</b>	
Customer Charge	\$1.92
Energy Charge	
392.000 kWh @ 4.188c	16.42
Fuel Charge	
392.000 kWh @ 4.325c	16.95
Asset Securitization Charge	
392.000 kWh @ 0.062c	0.24
Fixture Charge	
SV MONTICELLO 9500L	102.32
Maintenance Charge	
SV MONTICELLO 9500L	22.96
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
8 Pole(s) @ \$11.120	88.96
<b>Total Current Charges</b>	<b>\$249.77</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	0.91
<b>Total Taxes</b>	<b>\$1.13</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

SILVERADO COMM DEV DISTRICT  
6285 SILVERADO RANCH BLVD  
WELL

### Bill date

Feb 23, 2026  
For service Jan 23 - Feb 19  
28 days

Account number **9100 8293 9794**

## Billing summary

Previous Amount Due	\$34.34
<i>Payment Received Feb 02</i>	-34.34
Current Electric Charges	98.76
Taxes	8.69
<b>Total Amount Due Mar 16</b>	<b>\$107.45</b>

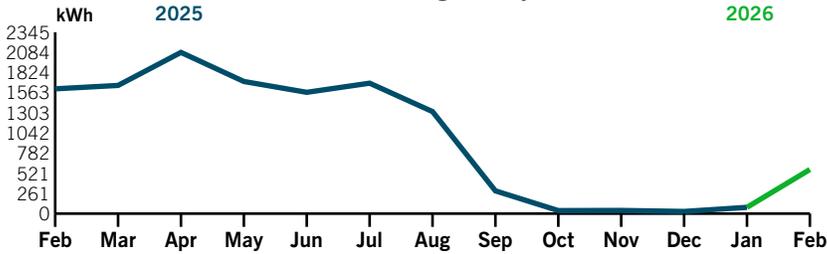


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 56°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	570	1,613	11,075	923
Avg. Daily (kWh)	20	54	31	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8293 9794**

### Amount due

**\$107.45**  
by Mar 16

*After 90 days from bill date, a late charge will apply.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

**SILVERADO COMM DEV DISTRICT**  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889100829397940006600000000000000001074500000107451



## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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### Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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### General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Mar 20

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 213269</b>	
Actual reading on Feb 19	89450
Previous reading on Jan 23	- 88880
<hr/>	
Energy Used	570 kWh
Billed kWh	570.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

<b>Billing Period - Jan 23 26 to Feb 19 26</b>	
<b>Meter - 213269</b>	
Customer Charge	\$17.92
Energy Charge	
570.000 kWh @ 9.566c	54.52
Fuel Charge	
570.000 kWh @ 4.422c	25.21
Asset Securitization Charge	
570.000 kWh @ 0.194c	1.11
<hr/>	
<b>Total Current Charges</b>	<b>\$98.76</b>

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	2.53
Municipal Franchise Fee	6.07
<hr/>	
<b>Total Taxes</b>	<b>\$8.69</b>





## We're here for you

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St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 28 - Feb 24</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
Monticello Black TIII 3000K	4	70 kWh
SV MONTICELLO 9500L	49	2,401 kWh
<b>Total</b>	<b>53</b>	<b>2,471 kWh</b>

## Billing details - Lighting

<b>Billing Period - Jan 28 26 to Feb 24 26</b>	
MLDF Charge	\$250.75
Customer Charge	1.92
Energy Charge	
2,471.000 kWh @ 4.188c	103.50
Fuel Charge	
2,471.000 kWh @ 4.325c	106.87
Asset Securitization Charge	
2,471.000 kWh @ 0.062c	1.53
Fixture Charge	
Monticello Black TIII 3000K	65.36
SV MONTICELLO 9500L	626.71
Maintenance Charge	
Monticello Black TIII 3000K	8.16
SV MONTICELLO 9500L	140.63
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
53 Pole(s) @ \$11.120	589.36
<b>Total Current Charges</b>	<b>\$1,894.79</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$1.65
Gross Receipts Tax	5.49
<b>Total Taxes</b>	<b>\$7.14</b>

# INVOICE

**H2 Lagoon Solutions**  
7015 Martha Rd  
Parrish, FL 34219

h2poolservices@gmail.com  
+1 (941) 250-5629  
H2lagoonsolutions.com

**Bill to**  
Silverado CDD

**Ship to**  
Silverado CDD  
PO Box 810036, Boca Raton, FL 33481

## Invoice details

Invoice no.: 2940  
Terms: Net 20  
Invoice date: 03/01/2026  
Due date: 03/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>COMMERCIAL POOL CLEANING</b>	Service of commercial pool 4 days weekly which includes balancing chemicals, cleaning tiles, brushing and netting pool, emptying skimmer basket and vacuum as needed. Maintain equipment to code.	1	\$1,250.00	\$1,250.00
2.	<b>COMMERCIAL POOL CLEANING</b>	Amenity cleaning 4 days per week	1	\$500.00	\$500.00
3.	<b>OTHER MAINTENCE</b>	Power wash Amenity 2 times monthly	2	\$250.00	\$500.00

**Total** **\$2,250.00**

## Ways to pay

BANK

## Note to customer

Starting January 1, 2025, we will only accept payments by check. Please adjust your records accordingly. For any questions, feel free to contact us.

[View and pay](#)

# Pope's Water Systems, Inc.

## Well Drilling

17610 US Highway 41 North

Lutz, FL 33549-4572

Phone 813-949-7413

Fax 813-948-8731

# Invoice

Date	Invoice #
2/17/2026	14773

Bill To
<b>Silverado Ranch CDD</b> <b>6720 Silverado Ranch Blvd</b> <b>Zephyrhills, FL 33541</b>

P.O. No.		Terms	Project Location	
		Upon Receipt	<b>6720 Silverado Ranch Blvd</b>	
Item	Qty	Description	Unit	Amount
SP-600	105	2" Galvanized Drop Pipe @ \$12.00 Per Ft. - PLUS OR MINUS	12.00	1,260.00
SP-607		Misc. Materials	125.00	125.00
SP-610		2" Male x Female Pump Check Valve	230.00	230.00
SP-607		By-Pass Kit For Cycle Stop & Gauges	95.00	95.00
SL-800		Labor	1,500.00	1,500.00

**Proposed By: Andy Nixon**

**Total** \$3,210.00

**Payments/Credits** \$0.00

**Balance Due** \$3,210.00



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Silverado CDD  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431

## INVOICE

Invoice # 14261  
Date: 02/18/2026  
Due On: 03/20/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$1,057.50	) - ( \$0.00	) = <b>\$1,057.50</b>

### SILCDD-01

#### Silverado CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$300.00	-	\$60.00
Service	PC	01/06/2026	Confer with District Manager regarding well pipe repair agreement; Correspond with District Engineer regarding updates to maintenance responsibility maps.	0.20	\$300.00	-	\$60.00
Service	MH	01/07/2026	Advise regarding well repair and vendor contract issues, cost share for pool monitor, and landscape and aquatic maintenance contract matters.	0.40	\$375.00	-	\$150.00
Service	PC	01/07/2026	Correspond with District Manager regarding request for documents and status of pond maintenance; Correspond with Supervisor regarding	0.20	\$300.00	-	\$60.00

			request for information on plans for pool monitor.				
Service	PC	01/08/2026	Review District policies regarding prompt payment of invoices and spending authorization for non-continuing expenses.	0.20	\$300.00	-	\$60.00
Service	MH	01/08/2026	Prepare for meeting with Chairman and District staff regarding well repair matters.	0.30	\$375.00	100.0%	\$0.00
Service	PC	01/08/2026	Phone call with Supervisor regarding pool monitor agreement.	0.10	\$300.00	-	\$30.00
Service	PC	01/09/2026	Review updated operation and maintenance maps provided by District Engineer and request revisions to the same; Telephone conference regarding well pipe repair.	1.00	\$300.00	-	\$300.00
Service	PC	01/13/2026	Correspond with District Manager regarding aquatic maintenance vendor scope of services.	0.20	\$300.00	-	\$60.00
Service	PC	01/14/2026	Correspond with District Manager regarding update to aquatic maintenance agreement.	0.10	\$300.00	-	\$30.00
Service	MH	01/16/2026	Advise regarding legal and procedural requirements for amendments to aquatic maintenance vendor agreement.	0.10	\$375.00	-	\$37.50
Service	PC	01/22/2026	Draft agreement for well drop pipe repair with new well vendor.	0.50	\$300.00	-	\$150.00
Service	PC	01/30/2026	Correspond with District Manager regarding pool monitor services proposal and analysis of the same.	0.20	\$300.00	-	\$60.00
<b>Line Item Discount Subtotal</b>							<b>-\$112.50</b>
<b>Total</b>							<b>\$1,057.50</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held 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.

**Present:**

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

**Also present:**

Jamie Sanchez	District Manager
Patrick Collins	District Counsel
Lindsey Mocynski (via telephone)	Kilinski   Van Wyk
Mateo Soto	Fieldstone
Jimmy Ritchey	Fieldstone
Robert Zastudil Jr.	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 5:00 p.m.  
Supervisors Chamoff, Alexander, Smith and Conwill were present. Supervisor Gonzalez was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Robert Zastudil asked about the downspout and screen door restrictions. He noted that a few of his neighbors have installed them. He discussed a recent incident involving a neighbor with five or six vehicles in their driveway that blocked the sidewalk and an altercation with a resident trespassing on his property, which led to him call the Pasco County Sheriff's Department for help. He asked about the CDD's parking restrictions.

39 Mr. Chamoff stated he cannot comment on the downspouts and screen door  
40 restrictions, as those are HOA items. The District does not current have parking restrictions in  
41 place for street parking and has no contracts with towing companies.

42 Discussion ensued regarding keeping sidewalks clear, Pasco County parking ordinances,  
43 City of Zephyrhills parking enforcement, City Council meetings, filing police reports and code  
44 enforcement.

45 **▪ Consideration of Proposals/Estimates/Quotes**

46 **This item, previously the Fourth Oder of Business, was presented out of order.**

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

48 **A. Fieldstone Landscape Proposals**

- 49 • **# 22326 [Fallen Tree Removal near Lift Station]**

50 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
51 **Fieldstone Proposal #22326 for fallen tree removal near the lift station, in the**  
52 **amount of \$763.67, was approved.**

- 54 • **# 22327 [Jasmine Install]**

55 This item was deferred.

- 56 • **# 22435 [Bush Hog]**

57 **On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor,**  
58 **Fieldstone Proposal #22435 to bush hog two areas, in the amount of \$1,484.16,**  
59 **was approved.**

- 61 • **Inspection Reports and Proposal # 22557 [Irrigation Repairs]**

62 **On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the**  
63 **Fieldstone Inspection Reports and Proposal #22557 for Irrigation Repairs, in the**  
64 **amount of \$1,683.61, was approved.**

65  
66 Mr. Chamoff asked Fieldstone to present summary reports of completed projects at  
67 meetings, going forward.

68 Mr. Soto introduced Jimmy Ritchey, a General Manager at Fieldstone.

69 Mr. Ritchey stated, thus far, Fieldstone has gone through one summer season servicing  
70 the CDD and crews have learned the property and are very efficient at what they do. He  
71 proposed changing the service schedule from Mondays and Tuesdays and sending a bigger

72 team on either Monday or Tuesday to maintain the community. He thinks this will address  
73 past complaints about not having enough crewmembers on site. The new work schedule will  
74 commence in March, if there are no objections from the Board.

75 Discussion ensued regarding which day to schedule the maintenance, if frequency  
76 would be adjusted in the summer months, and upholding the level of service.

77 Mr. Ritchey will coordinate with Mr. Soto and let the Board know which day of the week  
78 the CDD will be serviced.

79 **Mr. Soto and Mr. Ritchey left the meeting.**

80 **B. Kai Connected, LLC Pool Monitoring Services Proposal**

81 This item was addressed following the Third Order of Business.

82

83 **THIRD ORDER OF BUSINESS**

**Updates**

84

85 Ms. Sanchez stated she conferred with Mr. Edwards, who is absent today, and he  
86 reported that all the items on the updates list have been completed.

87 • **Fan Down at Amenity Center**

88 • **Fence Repair**

89 • **Tree Care**

90 • **Playground Drainage**

91 • **Pump Repair**

92 These items will be removed from future agendas.

93 • **Bathroom Painting**

94 A Board Member questioned if the type of paint used on the floor has a non-slip  
95 coating.

96 This item will remain on the agenda.

97 • **Soffit Repair**

98 This item will be removed.

99 ▪ **Kai Connected, LLC Pool Monitoring Services Proposal**

100 **This item was presented out of order.**

101 It was noted that the Board previously approved the Cost-Share Agreement with the  
 102 HOA whereby they would pay for the pool attendant. If the Board were to approve the  
 103 proposal, Staff would draft an addendum to Kai’s existing contract for the services that they  
 104 provide to the CDD, attach the pool vendor scope of services to that so that it is included under  
 105 Kai’s contract, and the CDD would be reimbursed by the HOA.

106 Discussion ensued regarding the scope of services in the proposal, hiring a pool monitor  
 107 versus an armed security guard, issues with Kai’s performance, if the pool monitor will be in  
 108 uniform, how the monitor will manage two entrances simultaneously, the cameras, the pool  
 109 amenity guidelines and how pool violations will be handled.

110 Mr. Edwards will remove the Covid-19 Guidelines sign at the Amenity Center.  
 111 Going forward, Kai will present a pool monitoring report at regular meetings.

**On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Kai Pool Monitoring Services Proposal, in the amount of \$14,700 for 21 weeks, was approved.**

115  
 116  
 117 **FOURTH ORDER OF BUSINESS** **Consideration of Proposals/Estimates/**  
 118 **Quotes**  
 119

120 This item was addressed following the Second Order of Business.  
 121

122 **FIFTH ORDER OF BUSINESS** **Update: Superior Water Services, Inc.**  
 123 **Waterway Management Reports**  
 124

125 The Waterway Management Report dated December 30, 2025, was included for  
 126 informational purposes.

127 **A. Discussion: Pond Maintenance**

128 Ms. Sanchez referenced a maintenance map and stated Ponds 1A, 1B and 2 were not  
 129 included on the original Maintenance Agreement; however, Superior can maintain the  
 130 additional ponds for \$266 per month.

131 Discussion ensued regarding the updated map, pond overgrowth, retaining walls, the  
 132 FPM ponds, the CDD’s pond maintenance requirement, asking the HOA to help fund pond  
 133 maintenance, and the Southwest Florida Water Management District (SWFWMD) permit.

134 Mr. Gonzalez arrived at the meeting.

135 On MOTION by Mr. Conwill and seconded by Mr. Smith, with all in favor,  
136 amending the Superior Agreement Maintenance Agreement to include  
137 maintenance of Ponds 1A, 1B and 2, at an additional amount of \$266 per  
138 month, was approved.

139  
140 Mr. Alexander will confer with the HOA about contributing to pond maintenance and  
141 report his findings at a future meeting.

142  
143 **SIXTH ORDER OF BUSINESS** **Ratification Items**

- 144
- 145 **A. Pope’s Water Systems, Inc. Proposal #14773 Replace Drop Pipe and Addendum to**
- 146 **Agreement**
- 147 **B. Fieldstone Landscape Proposal # 22406 [Pump #2 Irrigation Repairs]**

148 On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,  
149 Pope’s Water Systems, Inc. Proposal #14773 to replace the drop pipe and the  
150 Addendum to Agreement, and Fieldstone Landscape Proposal # 22406 for  
151 Pump #2 Irrigation Repairs, were ratified.

152  
153  
154 **SEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
155 **Statements as of December 31, 2025**

156  
157 On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,  
158 the Unaudited Financial Statements as of December 31, 2025, were accepted.

159  
160  
161 **EIGHTH ORDER OF BUSINESS** **Approval of December 15, 2025 Regular**  
162 **Meeting Minutes**

163  
164 On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the  
165 December 15, 2025 Regular Meeting Minutes, as presented, were approved.

166  
167  
168 **NINTH ORDER OF BUSINESS** **Board Member Comments**

169

170 Discussion ensued regarding the restroom painting proposal, the clubhouse restrooms,  
171 amenities at neighboring CDDs, prioritizing pool resurfacing, purchasing new pool furniture,  
172 lack of streetlights in the back of the CDD, and Duke Energy.

173 Mr. Chamoff stated that, in researching neighboring CDDs, he noted that their agendas  
174 include detailed paid invoices from the previous month. He asked about including Accounts  
175 Payable information in the financials.

176 Ms. Sanchez will include invoices in all future agendas.

177 Staff will request a proposal from Fieldstone for a comprehensive beautification project.

178 Mr. Edwards will inventory the poles and conduct a monthly nighttime review of the  
179 lighting and report his findings.

180

## 181 TENTH ORDER OF BUSINESS

## Staff Reports

182

### 183 A. District Counsel: Kilinski | Van Wyk

184 Mr. Collins stated, with regard to neighboring CDDs, in new CDDs where the Board is  
185 Developer-controlled, a large majority of the time the Developer is directly subsidizing the  
186 budget, which is why those communities have new fountains, better landscaping, etc.

### 187 B. District Engineer: Stantec

188 There was no report.

### 189 C. Operations Manager: Kai Connected, LLC

#### 190 • Safety Culture Report

191 ○ January 2026

192 ○ February 2026

193 Ms. Sanchez stated the Safety Culture reports are included for informational purposes.

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

#### 195 • Performance Measures/Standards & Annual Reporting Form (for informational 196 purposes)

197 Ms. Sanchez stated this will be in every agenda for informational purposes.

#### 198 • NEXT MEETING DATE: March 16, 2026 at 5:00 PM

199 ○ QUORUM CHECK

200

201 **ELEVENTH ORDER OF BUSINESS** **District Maps/Reserve Study (for**  
202 **informational purposes)**

203

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

205

206 **TWELFTH ORDER OF BUSINESS** **Public Comments**

207

208 Mr. Zastudil discussed issues with the dog park, including maintenance responsibility,  
209 refilling waste bags, the gate, a broken bench, an abundance of fire ants, and a recent fishkill  
210 that attracted buzzards and caused residents to be afraid to walk their dogs.

211 Mr. Chamoff stated that Mr. Zastudil’s concerns are valid and that there are issues with  
212 the current vendor not maintaining waste stations, which is being addressed.

213 Discussion ensued regarding the fishkill in one of the lakes, how best to treat the fire  
214 ants, waste bags, why residents cannot legally collect debris in the neighborhood, waivers and  
215 the HOA.

216

217 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

218

219 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
220 **the meeting adjourned at 7:07 p.m.**

221

222

223

224

225

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

226

227

228

229 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**



# Silverado CDD

Jerry Edwards

Complete

<b>Score</b>	69 / 73 (94.52%)	<b>Flagged items</b>	0	<b>Actions</b>	0
--------------	------------------	----------------------	---	----------------	---

9 Mar 2026 12:24 EDT

**Prepared by**

Jerry Edwards

Ponds

21 / 21 (100%)

Ponds 1

3 / 3 (100%)

**Ponds**

Good



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

**Pond Location**

Pd on entering property

Ponds 2

3 / 3 (100%)

**Ponds**

Good



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

**Pond Location**

Pd on exiting the property

Ponds 3

3 / 3 (100%)

**Ponds**

Good



Photo 16



Photo 17



Photo 18

**Pond Location**

Pond to the right side of the amenity center

Ponds 4

3 / 3 (100%)

**Ponds**

Good



Photo 19



Photo 20



Photo 21



Photo 22

**Pond Location**

Pond to the left side of the amenity center

Ponds 5

3 / 3 (100%)

**Ponds**

Good



Photo 23



Photo 24



Photo 25



Photo 26

**Pond Location**

Pond in front of the amenity center

Ponds 6

3 / 3 (100%)

**Ponds**

Good



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

**Pond Location**

Dog park pond

Ponds 7

3 / 3 (100%)

**Ponds**

Good

Ponds are showing severe drought throughout the community



Photo 32



Photo 33



Photo 34

**Pond Location**

Beside dog park

Landscaping

16 / 18 (88.89%)

Landscaping 1

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

**Landscaping Location**

Entering community

Landscaping 2

3 / 3 (100%)

**Landscaping**

Good



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56

**Landscaping Location**

Front of amenity center

Landscaping 3

2 / 3 (66.67%)

**Landscaping**

Fair

Landscaping beds around Pool could use some TLC a lot of irrigation showing



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68

**Landscaping Location**

Pool landscaping

Landscaping 4

3 / 3 (100%)

**Landscaping**

Good



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75

**Landscaping Location**

Silverado Ranch Boulevard

Landscaping 5

3 / 3 (100%)

**Landscaping**

Good



Photo 76



Photo 77



Photo 78



Photo 79

**Landscaping Location**

Silverado Ranch Boulevard

Landscaping 6

3 / 3 (100%)

**Landscaping**

Good



Photo 80



Photo 81



Photo 82

**Landscaping Location**

Paden wheel st

**Mailbox**

Fair

Most mailboxes need to be re-numbered



Photo 83



Photo 84



Photo 85



Photo 86

**Mailbox Location**

In front of amenity center

**Streetlights**

Working



Photo 87



Photo 88



Photo 89

**Streetlights Location**

Paden wheel st

**Monuments**

Good

2 pillar caps are missing from the front main right side



Photo 90



Photo 91



Photo 92



Photo 93

**Gates**

Good



Photo 94



Photo 95



Photo 96

**Sidewalks**

Good



Photo 97



Photo 98



Photo 99

**Sidewalks Location**

Paden wheel st

**Common Area Fence**

Fair

Needs repaired and pressure washed



Photo 100



Photo 101



Photo 102

**Roads**

Good

There's cracking and sinking of asphalt around manhole cover on paden wheel Street



Photo 103



Photo 104



Photo 105

**Roads Location**

Paden wheel st

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

**Clubhouse Restrooms**

Good



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136

**Pool**

Good



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151

### Tot Lot

Good



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160

### Dog Park

Good



Photo 161



Photo 162



Photo 163



Photo 164

### WiFi Speed at Clubhouse

Fast



Photo 165

Sign Off

Jerry Edwards  
9 Mar 2026 13:34 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118

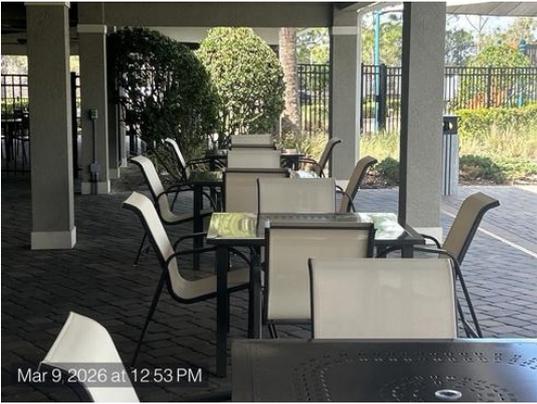


Photo 119



Photo 120



Photo 121



Photo 122



Photo 123

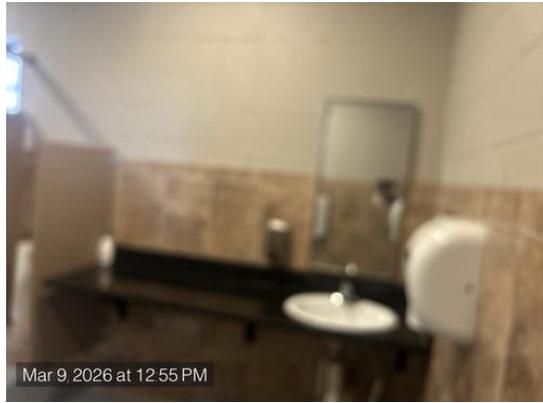


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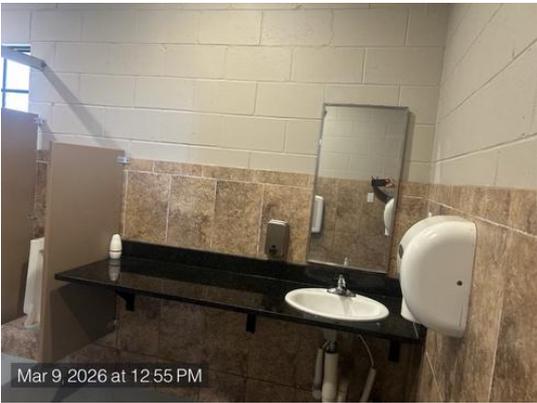


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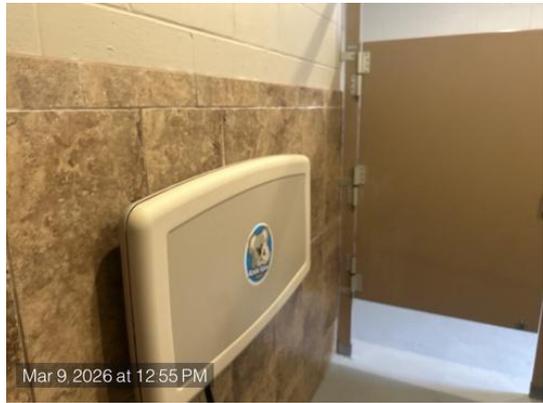


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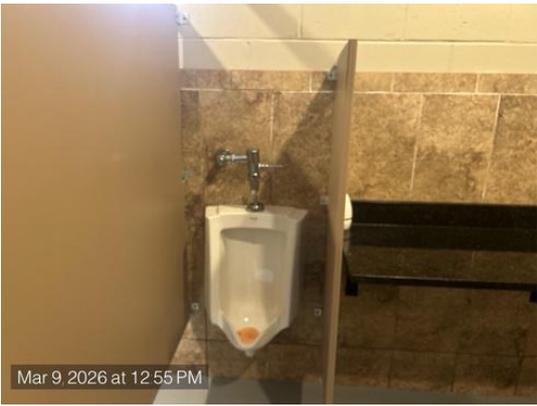


Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132

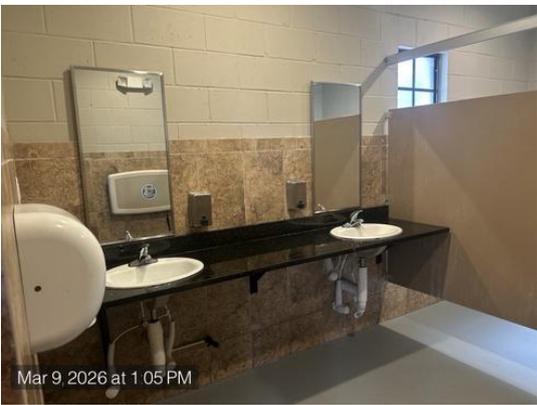


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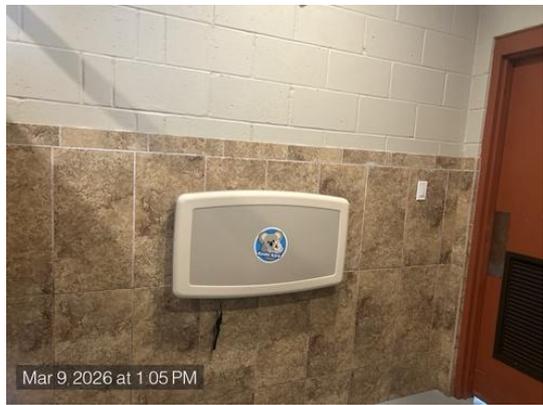


Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165

**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: \_\_\_\_\_

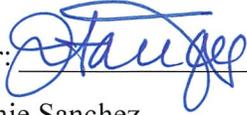


Date: 12/15/25

Print Name: Lee Chanoff

Silverado Community Development District

District Manager: \_\_\_\_\_



Date: 12/15/25

Print Name: Jamie Sanchez

Silverado Community Development District

**SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

*Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 20, 2025</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 3, 2025</b>	<b>Zoom Workshop</b> <b>Ethics Law and Training Requirements</b> <a href="https://us06web.zoom.us/j/89891042428?">https://us06web.zoom.us/j/89891042428?</a> Meeting ID: 898 9104 2428 Passcode: 530596	<b>5:30 PM</b>
<b>November 17, 2025</b>	<b>Public Hearing and Regular Meeting</b> <i>Adoption of Amended and Restated Rules of Procedure</i>	<b>5:00 PM</b>
<b>December 15, 2025</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>February 16, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 16, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>April 20, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 18, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>June 15, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 20, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>August 17, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>September 21, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**13**

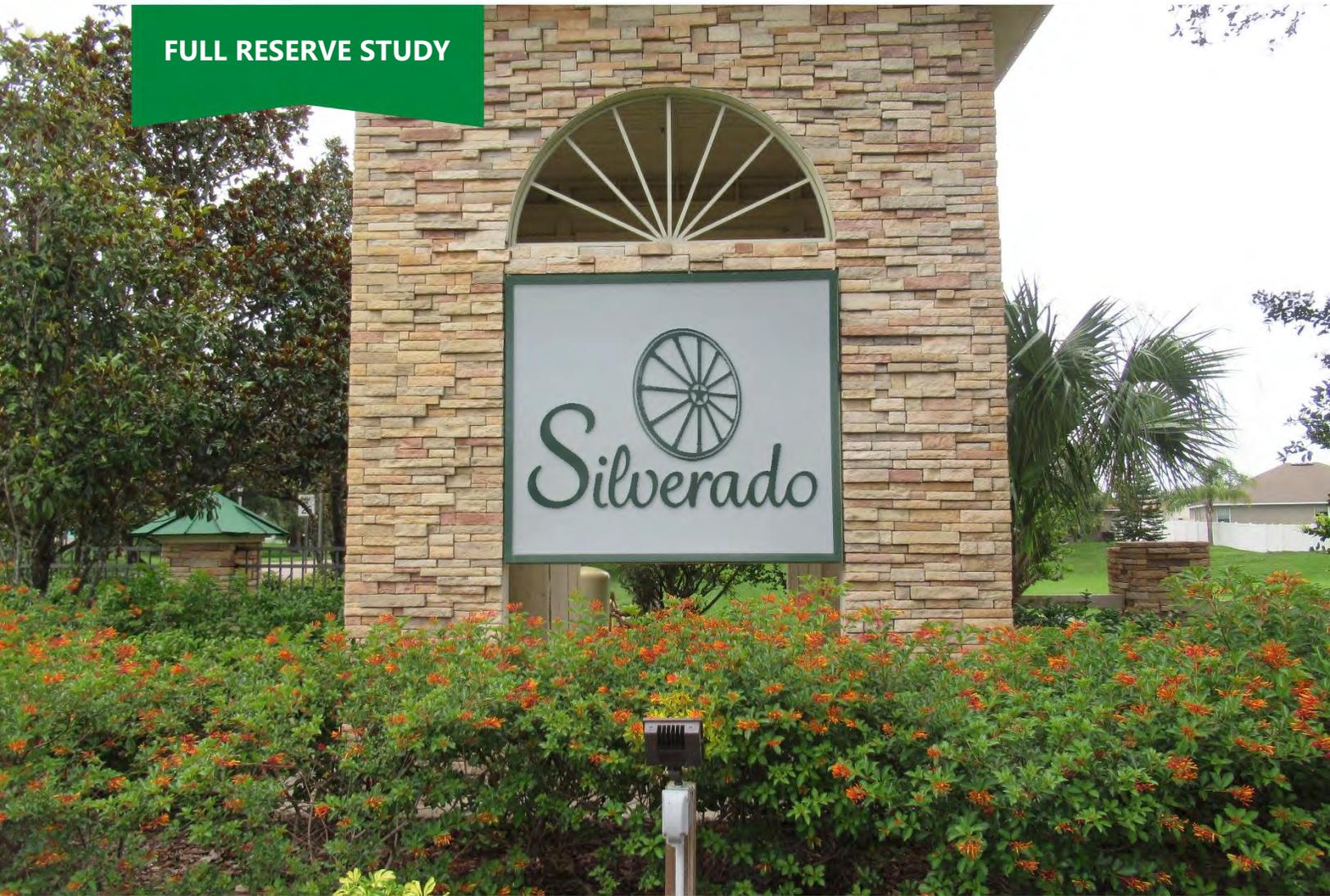


# Silverado

## 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, RS<sup>1</sup>

Review by: Alan M. Ebert, RS, PRA<sup>2</sup>, Director of Quality Assurance



<sup>1</sup> 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.

<sup>2</sup> PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



**NEW TO RESERVE STUDIES?**



**ACCESS OUR  
QUICK START GUIDE**



## Table of Contents

<b>1. RESERVE STUDY EXECUTIVE SUMMARY .....</b>	<b>1.1</b>
<b>2. RESERVE STUDY REPORT .....</b>	<b>2.1</b>
<b>3. RESERVE EXPENDITURES and FUNDING PLAN.....</b>	<b>3.1</b>
<b>4. RESERVE COMPONENT DETAIL.....</b>	<b>4.1</b>
Property Site Elements .....	4.1
Asphalt Pavement .....	4.1
Catch Basins .....	4.4
Concrete Gutters .....	4.5
Concrete Sidewalks.....	4.6
Fence, Aluminum, Playground.....	4.8
Fence, Chain Link.....	4.9
Fence, Vinyl, Split Rail.....	4.9
Irrigation System, Pumps .....	4.10
Irrigation System, Replacement.....	4.11
Pavers, Masonry.....	4.12
Playground Equipment .....	4.14
Ponds, Erosion Control.....	4.16
Signage .....	4.18
Clubhouse Elements.....	4.20
Rest Rooms.....	4.20
Roof, Asphalt Shingles .....	4.20
Walls, Stucco.....	4.22
Pool Elements.....	4.25
Deck, Pavers .....	4.25
Fence, Aluminum.....	4.26
Mechanical Equipment .....	4.27
Pool Finishes, Plaster and Tile .....	4.28
Reserve Study Update.....	4.30
<b>5. METHODOLOGY .....</b>	<b>5.1</b>
<b>6. CREDENTIALS .....</b>	<b>6.1</b>
<b>7. DEFINITIONS .....</b>	<b>7.1</b>
<b>8. PROFESSIONAL SERVICE CONDITIONS .....</b>	<b>8.1</b>



# 1. RESERVE STUDY EXECUTIVE SUMMARY

**Client:** Silverado Community Development District (Silverado)

**Location:** Zephyrhills, Florida

**Reference:** 240953

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

**Reserve Components Identified:** 23 Reserve Components.

**Inspection Date:** June 2, 2025.

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

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

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

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

**Unaudited Cash Status of Reserve Fund:**

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

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

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

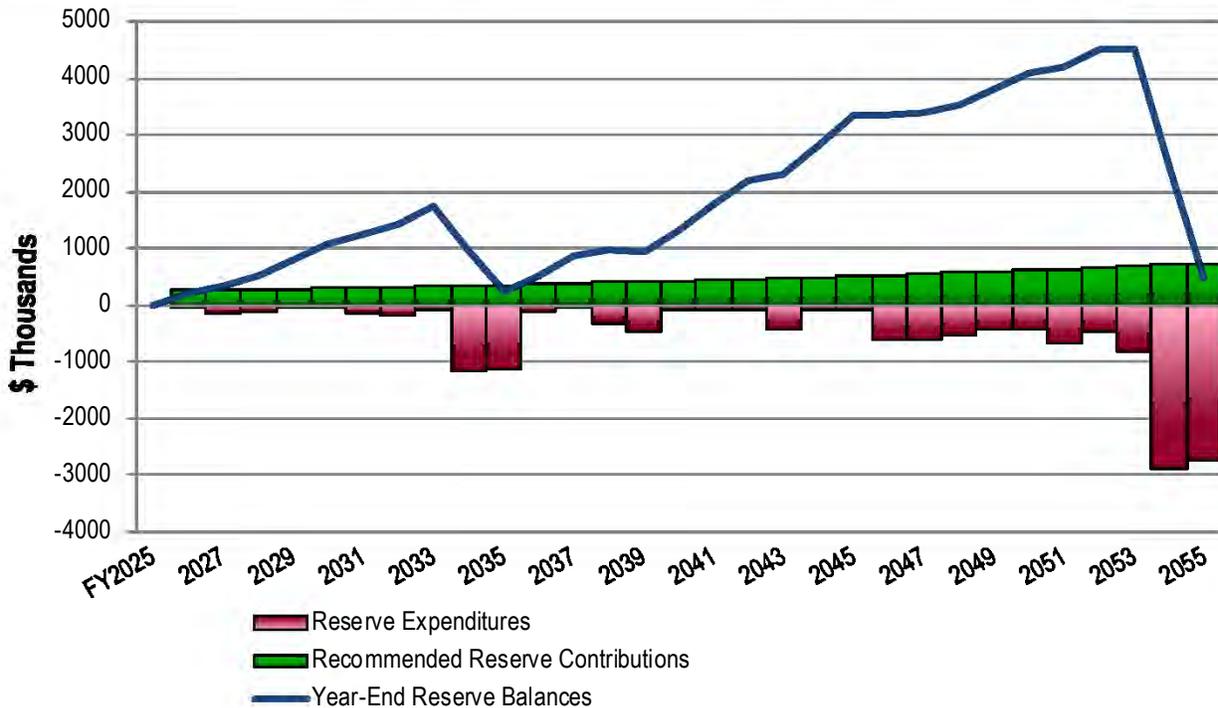


**Recommended Reserve Funding:** We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

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

**Silverado**  
Recommended Reserve Funding Table and Graph

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





## 2. RESERVE STUDY REPORT

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

**Silverado Community Development District**

**Zephyrhills, Florida**

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

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

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

## IDENTIFICATION OF PROPERTY



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

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

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

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

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

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

## Excluded Components

for  
**Silverado**  
**Community Development District**  
Zephyrhills, Florida

### Operating Budget Components

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

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

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

### Long-Lived Components

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
• Electrical System, Clubhouse	to 70+	N/A
• Foundation, Clubhouse	Indeterminate	N/A
• Pipes, Subsurface Utilities	to 85+	N/A
• Pool Deck and Structure	to 60	N/A
• Structural Frame, Clubhouse	Indeterminate	N/A
• Valves, Large Diameter	to 50+	N/A

### Owners Responsibility Components

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

- Homes and Lots

## **Excluded Components**

for

**Silverado**

**Community Development District**

Zephyrhills, Florida

### **Others Responsibility Components**

Certain items have been designated as the responsibility of Others to repair or replace.

- Fences, Vinyl, Perimeter<sup>1</sup>
- Lift Station<sup>2</sup>
- Light Poles and Fixtures<sup>3</sup>
- Mailbox Stations<sup>4</sup>

<sup>1</sup> Neighboring Association

<sup>2</sup> Pasco County

<sup>3</sup> Duke Energy

<sup>4</sup> 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)																	
<b>Property Site Elements</b>																											
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						
<b>Clubhouse Elements</b>																											
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	
<b>Pool Elements</b>																											
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	<b>Reserve Study Update with Site Visit</b>	2027	to 2	2	4,600.00	4,600	4,600	0.0%		4,947														
<b>Anticipated Expenditures, By Year (\$14,980,924 over 30 years)</b>												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)																
<b>Property Site Elements</b>																										
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	
<b>Clubhouse Elements</b>																										
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			
<b>Pool Elements</b>																										
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	<b>Reserve Study Update with Site Visit</b>	2027	to 2	2	4,600.00	4,600	4,600	0.0%															
<b>Anticipated Expenditures, By Year (\$14,980,924 over 30 years)</b>												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

Silverado  
Community Development District  
Zephyrhills, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
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

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Line Item	Reserve Component Inventory	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030
<b><u>Property Site Elements</u></b>							
4.020	Asphalt Pavement, Patch Repairs			97,369			
4.140	Concrete Sidewalks, Partial		35,416	36,726	38,085	39,494	40,955
<b><u>Clubhouse Elements</u></b>							
5.790	Walls, Stucco, Paint Finishes and Capital Repairs	14,550					
<b><u>Pool Elements</u></b>							
6.600	Mechanical Equipment, Phased		12,444				
6.800	Pool Finish, Plaster				70,924		
<b>Reserve Study Update with Site Visit</b>					4,947		
<b>Anticipated Expenditures, By Year (\$390,910 over 5 years)</b>		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**

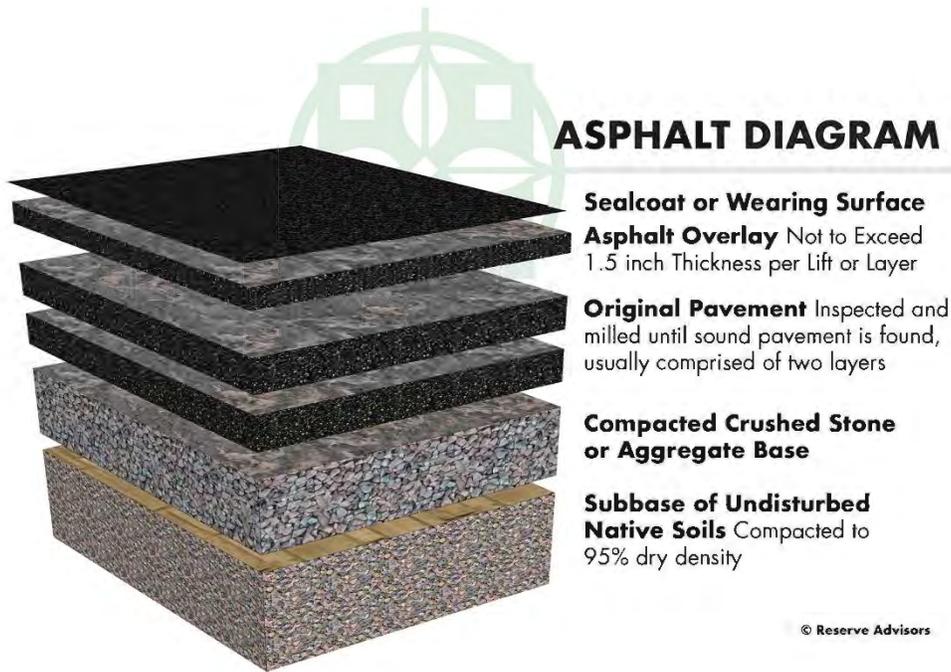


**Pavement cracks**

**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 basins<sup>1</sup>

**History:** Original

**Condition:** Good overall

<sup>1</sup> 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**

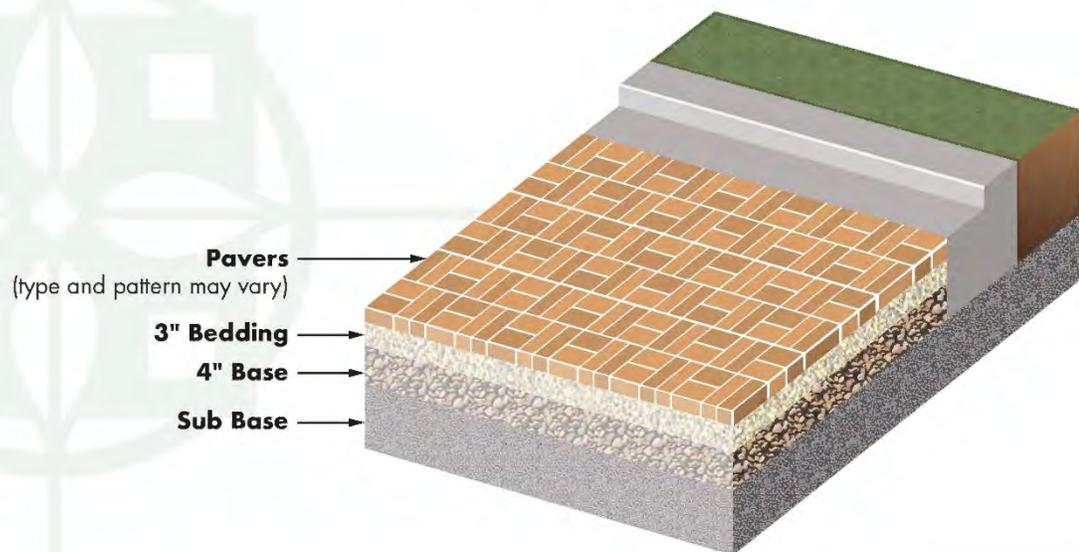


**Paver settlement**

**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](http://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 squares<sup>2</sup>

<sup>2</sup> 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**

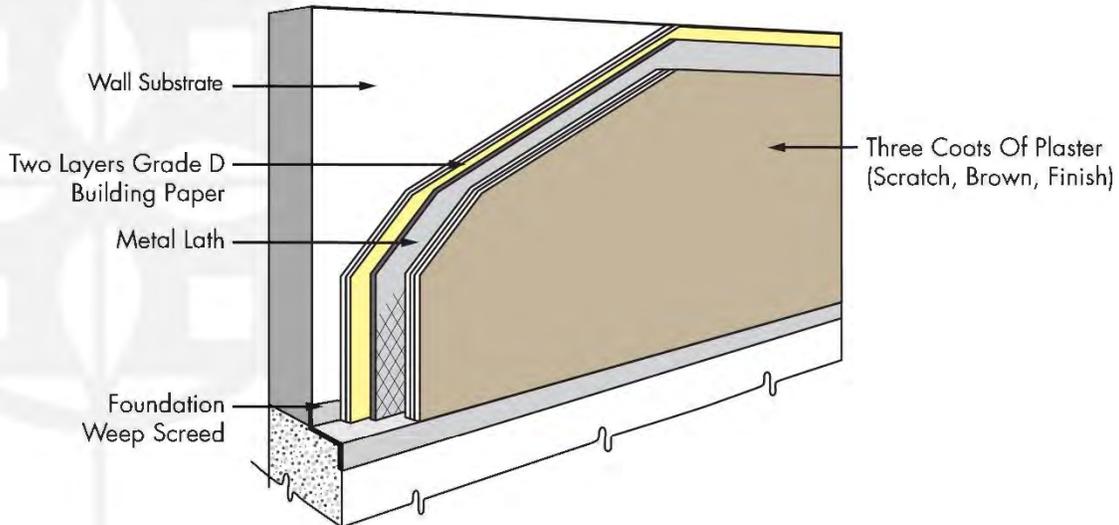


**Stucco wall finishes**

**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 standards<sup>1</sup> 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
- Local<sup>2</sup> 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 rate<sup>3</sup>. Isolated or regional markets of greater

<sup>1</sup> Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

<sup>2</sup> See Credentials for additional information on our use of published sources of cost data.

<sup>3</sup> 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**

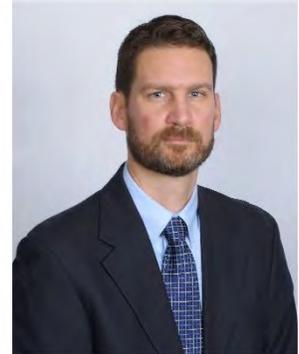
*Reserve Specialist (RS)* - Community Associations Institute

**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](http://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](http://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](http://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](http://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.