

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

August 4, 2025

BOARD OF SUPERVISORS PUBLIC HEARINGS AND REGULAR MEETING AGENDA

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

July 28, 2025

Board of Supervisors
Silverlake Community Development District

Dear Board Members:

The Board of Supervisors of the Silverlake Community Development District will hold Public Hearings and a Regular Meeting on August 4, 2025 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing on Rules, Policies, and Fees Regarding Parking
 - A. Proof/Affidavits of Publication
 - B. Consideration of Resolution 2025-09, Adopting Rules Relating to Parking and Parking Enforcement; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

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

NOTE: Meeting Location

6. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
7. Ratification Items
 - A. Home Encounter HECM, LLC Field Operations Agreement
 - B. Steadfast Alliance, LLC Wetland Mitigation Maintenance Services Agreement
8. Acceptance of Unaudited Financial Statements as of June 30, 2025
9. Approval of June 2, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Colliers Engineering & Design*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 220 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: October 6, 2025 at 5:00 PM
 - QUORUM CHECK
11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

SEAT 1	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KAT DIGGS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CONNOR GALLAGHER	☐ IN PERSON	☐ PHONE	☐ NO

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-00985K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Notice of public hearing to consider adoption of FY 2026 budget et al

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

issues of 7/4/2025, 7/11/2025

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

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



Holly Botkin

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

11th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Gordon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

RB 1/2/2

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 4, 2025
TIME: 5:00 PM
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
Lake Alfred, Florida 33850

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

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Property Type	Total Units/ Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	~\$1,253.92

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

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

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M As-

July 4, 11, 2025

essment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

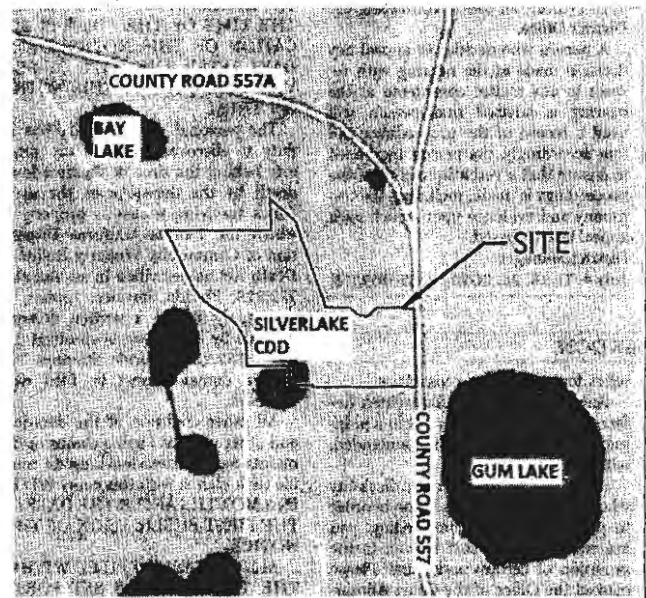
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://silverlakecdd.net>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager



25-00985K

PS 2 22

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-07
[FY 2026 APPROPRIATION RESOLUTION]

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Silverlake Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Silverlake Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**SILVERLAKE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget

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

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

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 257,985				\$ 524,140
Allowable discounts (4%)	(10,319)				(20,966)
Assessment levy: on-roll - net	247,666	\$ 246,931	735	247,666	503,174
Assessment levy: off-roll	228,714	171,536	17,847	189,383	-
Landowner contribution	-	-	5,942	5,942	-
Lot closings	-	31,483	7,848	39,331	-
Total revenues	476,380	449,950	32,372	482,322	503,174
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	5,792	9,208	15,000	15,000
Engineering	5,000	-	5,000	5,000	2,500
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
EMMA software service	1,500	3,500	-	3,500	3,500
Trustee	9,000	3,750	5,250	9,000	9,000
Telephone	200	100	100	200	200
Postage	250	270	-	270	250
Printing & binding	500	250	250	500	500
Legal advertising	3,000	1,568	1,432	3,000	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,348	-	5,348	6,600
Contingencies/bank charges	750	538	212	750	750
Meeting room rental	-	-	-	-	2,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Tax collector	7,740	4,931	2,809	7,740	15,724
Total professional & administrative	105,530	52,137	55,261	107,398	114,864

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

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Field operations					
Field operations manager	6,000	3,000	3,000	6,000	14,400
Landscape maintenance	125,000	57,792	67,208	125,000	136,000
Mulch	51,000	19,931	31,069	51,000	38,500
Irrigation repairs	5,000	1,726	3,274	5,000	5,000
Landscape replacement	6,000	-	6,000	6,000	6,000
Pressure cleaning	4,000	3,475	525	4,000	5,000
Dog park cleaning	4,560	-	4,560	4,560	-
Pool maintenance	19,400	9,150	10,250	19,400	19,400
Pool permit	300	-	300	300	300
Clubhouse pest control	3,640	1,680	1,960	3,640	2,000
Clubhouse/pool repairs	1,500	1,681	-	1,681	1,500
Clubhouse supplies	1,500	132	1,368	1,500	1,000
Clubhouse janitorial	8,400	4,105	4,295	8,400	25,080
Clubhouse fobs-cameras	1,500	-	1,500	1,500	3,500
Holiday decorations	4,000	-	4,000	4,000	4,000
HVAC maintenance	-	-	-	-	1,280
General repairs/supplies	5,000	12,332	-	12,332	5,000
Mitigation/pond maintenance	7,200	5,350	1,850	7,200	5,000
Utilities					
Electric- common area	8,000	3,690	4,310	8,000	9,000
Water- clubhouse and pool	5,000	634	4,366	5,000	3,000
Streetlights	61,000	21,490	39,510	61,000	61,000
Internet- clubhouse	2,000	574	1,426	2,000	1,500
Property insurance	32,000	27,896	-	27,896	32,000
Street sign	-	630	-	630	-
Total field operations	362,000	175,268	190,771	366,039	379,460
Total expenditures	467,530	227,405	246,032	473,437	494,324
Excess/(deficiency) of revenues over/(under) expenditures	8,850	222,545	(213,660)	8,885	8,850
Fund balance - beginning (unaudited)	17,700	17,665	240,210	17,665	26,550
Fund balance - ending (projected)					
Assigned					
Future repairs***	26,550	26,550	26,550	26,550	35,400
Unassigned	-	213,660	-	-	-
Fund balance - ending	<u>\$ 26,550</u>	<u>\$ 240,210</u>	<u>\$ 26,550</u>	<u>\$ 26,550</u>	<u>\$ 35,400</u>

***See page 3

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
ASSIGNED FUND BALANCE**

Future Projects	Estimated Life Expectancy	Estimated Remaining Life	Cost to Replace	Annual Funding
Pool Furniture	12	12	\$ 50,000.00	\$ 2,083.00
Pavers	30	30	\$ 50,000.00	\$ 833.00
Mail Kiosk	25	25	\$ 46,000.00	\$ 1,840.00
Entry Monuments	20	20	\$ 10,000.00	\$ 500.00
Fences	25	25	\$ 20,000.00	\$ 800.00
Pool - Resurfacing	12	12	\$ 30,000.00	\$ 1,250.00
Clubhouse - Roofing	35	35	\$ 30,000.00	\$ 430.00
Clubhouse - Exterior Painting	7	7	\$ 10,000.00	\$ 714.00
Clubhouse - Restroom	25	25	\$ 20,000.00	\$ 400.00
Total			\$ 266,000.00	\$ 8,850.00

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

EXPENDITURES

Professional & administrative

Management/accounting/recording \$ 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 15,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 2,500

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 500

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 2,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

EMMA software service 3,500

Trustee 9,000

Annual fee for the service provided by trustee, paying agent and registrar.

Telephone 200

Telephone and fax machine.

Postage 250

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 1,750

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 6,600

The District will obtain public officials and general liability and property insurance.

Contingencies/bank charges 750

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

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

EXPENDITURES (continued)

Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	15,724
Field operations manager	14,400
Landscape maintenance	136,000
Mulch	38,500
Irrigation repairs	5,000
Landscape replacement	6,000
Pressure cleaning	5,000
Pool maintenance	19,400
Pool permit	300
Clubhouse pest control	2,000
Clubhouse/pool repairs	1,500
Clubhouse supplies	1,000
Clubhouse janitorial	25,080
Clubhouse fobs-cameras	3,500
Holiday decorations	4,000
HVAC maintenace	1,280
General repairs/supplies	5,000
Mitigation/pond maintenance	5,000
Utilities	
Electric- common area	9,000
Water- clubhouse and pool	3,000
Streetlights	61,000
Internet- clubhouse	1,500
Property insurance	32,000
Total expenditures	<u><u>\$494,324</u></u>

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ 278,225				\$ 278,225
Allowable discounts (4%)	(11,129)				(11,129)
Assessment levy: net	267,096	\$ 266,303	\$ 793	\$ 267,096	267,096
Interest	-	5,064	-	5,064	-
Total revenues	267,096	271,367	793	272,160	267,096
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	60,000
Interest	200,388	100,194	100,194	200,388	197,913
Total debt service	255,388	100,194	155,194	255,388	257,913
Other fees & charges					
Tax collector	8,347	5,318	3,029	8,347	8,347
Total other fees & charges	8,347	5,318	3,029	8,347	8,347
Total expenditures	263,735	105,512	158,223	263,735	266,260
Excess/(deficiency) of revenues over/(under) expenditures	3,361	165,855	(157,430)	8,425	836
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(3,282)	-	(3,282)	-
Total other financing sources/(uses)	-	(3,282)	-	(3,282)	-
Fund balance:					
Net increase/(decrease) in fund balance	3,361	162,573	(157,430)	5,143	836
Beginning fund balance (unaudited)	234,561	237,710	400,283	237,710	242,853
Ending fund balance (projected)	\$ 237,922	\$ 400,283	\$ 242,853	\$ 242,853	243,689
Use of fund balance:					
Debt service reserve account balance (required)					(130,258)
Principal and Interest expense - November 1, 2026					(97,606)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 15,825

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			98,956.25	98,956.25	3,690,000.00
05/01/26	60,000.00	4.500%	98,956.25	158,956.25	3,630,000.00
11/01/26			97,606.25	97,606.25	3,630,000.00
05/01/27	65,000.00	4.500%	97,606.25	162,606.25	3,565,000.00
11/01/27			96,143.75	96,143.75	3,565,000.00
05/01/28	65,000.00	4.500%	96,143.75	161,143.75	3,500,000.00
11/01/28			94,681.25	94,681.25	3,500,000.00
05/01/29	70,000.00	4.500%	94,681.25	164,681.25	3,430,000.00
11/01/29			93,106.25	93,106.25	3,430,000.00
05/01/30	70,000.00	4.500%	93,106.25	163,106.25	3,360,000.00
11/01/30			91,531.25	91,531.25	3,360,000.00
05/01/31	75,000.00	5.375%	91,531.25	166,531.25	3,285,000.00
11/01/31			89,515.63	89,515.63	3,285,000.00
05/01/32	80,000.00	5.375%	89,515.63	169,515.63	3,205,000.00
11/01/32			87,365.63	87,365.63	3,205,000.00
05/01/33	85,000.00	5.375%	87,365.63	172,365.63	3,120,000.00
11/01/33			85,081.25	85,081.25	3,120,000.00
05/01/34	90,000.00	5.375%	85,081.25	175,081.25	3,030,000.00
11/01/34			82,662.50	82,662.50	3,030,000.00
05/01/35	95,000.00	5.375%	82,662.50	177,662.50	2,935,000.00
11/01/35			80,109.38	80,109.38	2,935,000.00
05/01/36	100,000.00	5.375%	80,109.38	180,109.38	2,835,000.00
11/01/36			77,421.88	77,421.88	2,835,000.00
05/01/37	105,000.00	5.375%	77,421.88	182,421.88	2,730,000.00
11/01/37			74,600.00	74,600.00	2,730,000.00
05/01/38	110,000.00	5.375%	74,600.00	184,600.00	2,620,000.00
11/01/38			71,643.75	71,643.75	2,620,000.00
05/01/39	115,000.00	5.375%	71,643.75	186,643.75	2,505,000.00
11/01/39			68,553.13	68,553.13	2,505,000.00
05/01/40	125,000.00	5.375%	68,553.13	193,553.13	2,380,000.00
11/01/40			65,193.75	65,193.75	2,380,000.00
05/01/41	130,000.00	5.375%	65,193.75	195,193.75	2,250,000.00
11/01/41			61,700.00	61,700.00	2,250,000.00
05/01/42	135,000.00	5.375%	61,700.00	196,700.00	2,115,000.00
11/01/42			58,071.88	58,071.88	2,115,000.00
05/01/43	145,000.00	5.375%	58,071.88	203,071.88	1,970,000.00
11/01/43			54,175.00	54,175.00	1,970,000.00
05/01/44	150,000.00	5.500%	54,175.00	204,175.00	1,820,000.00
11/01/44			50,050.00	50,050.00	1,820,000.00
05/01/45	160,000.00	5.500%	50,050.00	210,050.00	1,660,000.00
11/01/45			45,650.00	45,650.00	1,660,000.00
05/01/46	170,000.00	5.500%	45,650.00	215,650.00	1,490,000.00
11/01/46			40,975.00	40,975.00	1,490,000.00
05/01/47	180,000.00	5.500%	40,975.00	220,975.00	1,310,000.00
11/01/47			36,025.00	36,025.00	1,310,000.00

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	190,000.00	5.500%	36,025.00	226,025.00	1,120,000.00
11/01/48			30,800.00	30,800.00	1,120,000.00
05/01/49	200,000.00	5.500%	30,800.00	230,800.00	920,000.00
11/01/49			25,300.00	25,300.00	920,000.00
05/01/50	210,000.00	5.500%	25,300.00	235,300.00	710,000.00
11/01/50			19,525.00	19,525.00	710,000.00
05/01/51	225,000.00	5.500%	19,525.00	244,525.00	485,000.00
11/01/51			13,337.50	13,337.50	485,000.00
05/01/52	235,000.00	5.500%	13,337.50	248,337.50	250,000.00
11/01/52			6,875.00	6,875.00	250,000.00
05/01/53	250,000.00	5.500%	6,875.00	256,875.00	-
11/01/53			-	-	-
Total	3,690,000.00		3,593,312.56	7,283,312.56	

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024 (Assessment Area Two)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Revenue & Expenditures	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 271,310
Allowable discounts (4%)	-				(10,852)
Assessment levy: net	-	\$ -	\$ -	\$ -	260,458
Special assessment: off-roll	252,319	219,950	32,369	252,319	-
Interest	-	4,747	-	4,747	-
Total revenues	252,319	224,697	32,369	257,066	260,458
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	55,000
Interest	179,252	79,974	99,278	179,252	196,081
Total debt service	234,252	79,974	154,278	234,252	251,081
Other fees & charges					
Tax collector	-	-	-	-	8,139
Total other fees & charges	-	-	-	-	8,139
Total expenditures	234,252	79,974	154,278	234,252	259,220
Excess/(deficiency) of revenues over/(under) expenditures	18,067	144,723	(121,909)	22,814	1,238
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(1,494)	-	(1,494)	-
Total other financing sources/(uses)	-	(1,494)	-	(1,494)	-
Fund balance:					
Net increase/(decrease) in fund balance	18,067	143,229	(121,909)	21,320	1,238
Beginning fund balance (unaudited)	206,133	208,797	352,026	208,797	230,117
Ending fund balance (projected)	\$ 224,200	\$ 352,026	\$ 230,117	\$ 230,117	231,355
Use of fund balance:					
Debt service reserve account balance (required)					(127,020)
Principal and Interest expense - November 1, 2026					(96,803)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 7,532

SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE (Assessment Area Two)

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			98,040.63	98,040.63	3,620,000.00
05/01/26	55,000.00	4.500%	98,040.63	153,040.63	3,565,000.00
11/01/26			96,803.13	96,803.13	3,565,000.00
05/01/27	60,000.00	4.500%	96,803.13	156,803.13	3,505,000.00
11/01/27			95,453.13	95,453.13	3,505,000.00
05/01/28	60,000.00	4.500%	95,453.13	155,453.13	3,445,000.00
11/01/28			94,103.13	94,103.13	3,445,000.00
05/01/29	65,000.00	4.500%	94,103.13	159,103.13	3,380,000.00
11/01/29			92,640.63	92,640.63	3,380,000.00
05/01/30	65,000.00	4.500%	92,640.63	157,640.63	3,315,000.00
11/01/30			91,178.13	91,178.13	3,315,000.00
05/01/31	70,000.00	4.500%	91,178.13	161,178.13	3,245,000.00
11/01/31			89,603.13	89,603.13	3,245,000.00
05/01/32	75,000.00	5.375%	89,603.13	164,603.13	3,170,000.00
11/01/32			87,587.50	87,587.50	3,170,000.00
05/01/33	75,000.00	5.375%	87,587.50	162,587.50	3,095,000.00
11/01/33			85,571.88	85,571.88	3,095,000.00
05/01/34	80,000.00	5.375%	85,571.88	165,571.88	3,015,000.00
11/01/34			83,421.88	83,421.88	3,015,000.00
05/01/35	85,000.00	5.375%	83,421.88	168,421.88	2,930,000.00
11/01/35			81,137.50	81,137.50	2,930,000.00
05/01/36	90,000.00	5.375%	81,137.50	171,137.50	2,840,000.00
11/01/36			78,718.75	78,718.75	2,840,000.00
05/01/37	95,000.00	5.375%	78,718.75	173,718.75	2,745,000.00
11/01/37			76,165.63	76,165.63	2,745,000.00
05/01/38	100,000.00	5.375%	76,165.63	176,165.63	2,645,000.00
11/01/38			73,478.13	73,478.13	2,645,000.00
05/01/39	105,000.00	5.375%	73,478.13	178,478.13	2,540,000.00
11/01/39			70,656.25	70,656.25	2,540,000.00
05/01/40	110,000.00	5.375%	70,656.25	180,656.25	2,430,000.00
11/01/40			67,700.00	67,700.00	2,430,000.00
05/01/41	120,000.00	5.375%	67,700.00	187,700.00	2,310,000.00
11/01/41			64,475.00	64,475.00	2,310,000.00
05/01/42	125,000.00	5.375%	64,475.00	189,475.00	2,185,000.00
11/01/42			61,115.63	61,115.63	2,185,000.00
05/01/43	130,000.00	5.375%	61,115.63	191,115.63	2,055,000.00
11/01/43			57,621.88	57,621.88	2,055,000.00
05/01/44	140,000.00	5.375%	57,621.88	197,621.88	1,915,000.00
11/01/44			53,859.38	53,859.38	1,915,000.00
05/01/45	145,000.00	5.625%	53,859.38	198,859.38	1,770,000.00
11/01/45			49,781.25	49,781.25	1,770,000.00
05/01/46	155,000.00	5.625%	49,781.25	204,781.25	1,615,000.00
11/01/46			45,421.88	45,421.88	1,615,000.00
05/01/47	165,000.00	5.625%	45,421.88	210,421.88	1,450,000.00
11/01/47			40,781.25	40,781.25	1,450,000.00
05/01/48	175,000.00	5.625%	40,781.25	215,781.25	1,275,000.00
11/01/48			35,859.38	35,859.38	1,275,000.00
05/01/49	185,000.00	5.625%	35,859.38	220,859.38	1,090,000.00

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE (Assessment Area Two)**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			30,656.25	30,656.25	1,090,000.00
05/01/50	195,000.00	5.625%	30,656.25	225,656.25	895,000.00
11/01/50			25,171.88	25,171.88	895,000.00
05/01/51	205,000.00	5.625%	25,171.88	230,171.88	690,000.00
11/01/51			19,406.25	19,406.25	690,000.00
05/01/52	215,000.00	5.625%	19,406.25	234,406.25	475,000.00
11/01/52			13,359.38	13,359.38	475,000.00
05/01/53	230,000.00	5.625%	13,359.38	243,359.38	245,000.00
11/01/53			6,890.63	6,890.63	245,000.00
05/01/54	245,000.00	5.625%	6,890.63	251,890.63	-
11/01/54			-	-	-
Total	3,620,000.00		3,733,318.94	7,353,318.94	

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

On-Roll Assessments

Series 2023

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	106	1,253.92	1,154.46	2,408.38	2,360.00
SF 50'	108	1,253.92	1,443.08	2,697.00	2,648.62
Total	214				

On-Roll Assessments

Series 2024

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	80	1,253.92	1,154.51	2,408.43	2,194.84
SF 50'	124	1,253.92	1,443.14	2,697.06	2,463.27
Total	204				

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-00985K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Notice of public hearing to consider adoption of FY 2026 budget et al

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

issues of 7/4/2025, 7/11/2025

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

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



Holly Botkin

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

11th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Gordon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

RB 128

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 4, 2025
TIME: 5:00 PM
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
Lake Alfred, Florida 33850

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

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Property Use	Total Units/ Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	~\$1,253.92

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

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

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M As-

July 4, 11, 2025

essment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

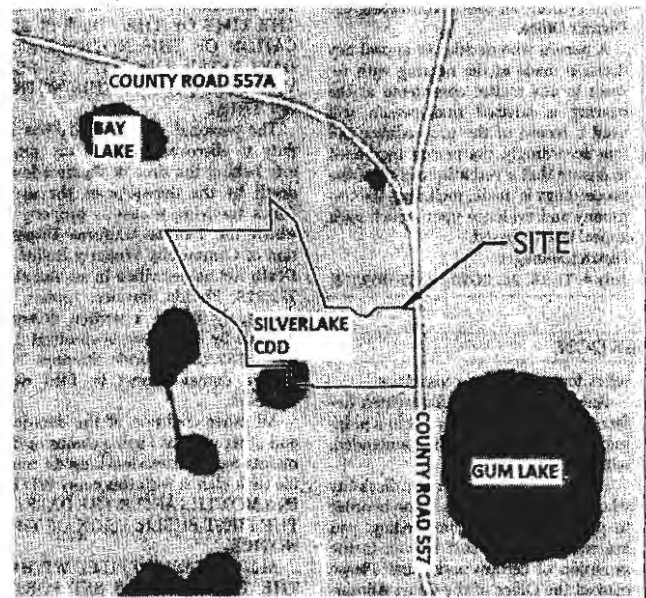
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://silverlakecdd.net>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager



25-00985K

PS 2 22

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist as a Financial Analyst for the Silverlake Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 14, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 14th day of July, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

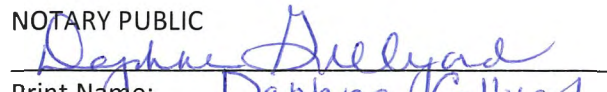

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

Silverlake Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 14, 2025

VIA FIRST CLASS U.S. MAIL

PULTE HOME COMPANY LLC
2662 S FALKENBURG RD
RIVERVIEW, FL 33578
PARCEL ID: *please see "Exhibit B"*

RE: Silverlake Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

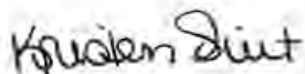
Pursuant to Florida law, the Silverlake Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 4, 2025
TIME: 5:00 PM
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
Lake Alfred, Florida 33850

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Kristen Suit
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$524,140** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 167 residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	\$1,253.92

**includes collection costs and early payment discounts*

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

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment** (October 1, 2024 – September 30, 2025)	Proposed O&M Assessment** (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
\$201,325.18	\$209,404.64	\$8,079.46

***includes collection costs and early payment discounts*

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Polk County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

262717489326000420	262718489350002770	262718489350003640
262717489326000670	262718489350002780	262718489350003650
262717489326000680	262718489350002790	262718489350003660
262717489326000690	262718489350002820	262718489350003670
262717489326000700	262718489350002830	262718489350003680
262717489326000710	262718489350002880	262718489350003690
262717489326001440	262718489350002900	262718489350003700
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262718489350002610	262718489350003440	262718489350004050
262718489350002620	262718489350003450	262718489350004060
262718489350002630	262718489350003460	262718489350004070
262718489350002640	262718489350003470	262718489350004080
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262718489350002740	262718489350003620	262718489350004180
262718489350002760	262718489350003630	

Silverlake Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 14, 2025

VIA FIRST CLASS U.S. MAIL

IH6 PROEPRTY FLORIDA LP
1717 MAIN ST STE 2000
DALLAS, TX 75201
PARCEL ID: *please see "Exhibit B"*

RE: Silverlake Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

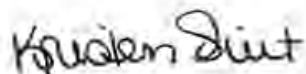
Pursuant to Florida law, the Silverlake Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 4, 2025
TIME: 5:00 PM
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
Lake Alfred, Florida 33850

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Kristen Suit
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$524,140** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 4 residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	\$1,253.92

**includes collection costs and early payment discounts*

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

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment** (October 1, 2024 – September 30, 2025)	Proposed O&M Assessment** (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
\$4,822.16	\$5,015.68	\$193.52

***includes collection costs and early payment discounts*

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Polk County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

262717489326000020
262717489326001060
262717489326001090
262717489326001110

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OFFICE OF THE DISTRICT MANAGER
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 14, 2025

VIA FIRST CLASS U.S. MAIL

IH6 PROEPRTY FLORIDA LP
PO BOX 803467
DALLAS, TX 75380-3467
PARCEL ID: *please see "Exhibit B"*

RE: Silverlake Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

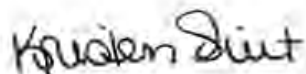
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DATE: August 4, 2025
TIME: 5:00 PM
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
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The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Kristen Suit
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$524,140** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 106 residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	\$1,253.92

**includes collection costs and early payment discounts*

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

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment** (October 1, 2024 – September 30, 2025)	Proposed O&M Assessment** (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
\$127,787.24	\$132,915.52	\$5,128.28

***includes collection costs and early payment discounts*

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Polk County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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262717489326001960	262717489326001190
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262717489326001620	262717489326001240
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262717489326000400	262717489326001120
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262717489326001160	262717489326001140
262717489326001170	262717489326001150
262717489326001180	262717489326001660

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July 14, 2025

VIA FIRST CLASS U.S. MAIL

XXX

XXX

XXX

PARCEL ID: _____

RE: Silverlake Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

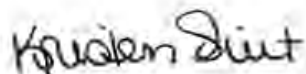
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Kristen Suit
District Manager

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2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as a Residential Unit.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	\$1,253.92

**includes collection costs and early payment discounts*

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4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment** (October 1, 2024 – September 30, 2025)	Proposed O&M Assessment** (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
\$1,205.54	\$1,253.92	\$48.38

***If includes collection costs and early payment discounts*

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Polk County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PARCEL ID	NAME	NAME2	MAIL ADDRESS1	MAIL CITY	MAIL	MAIL	MAIL
262717489326001030	437 WATERFORD LAND TRUST		437 WATERFORD DR	LAKE ALFRED	FL	33850	7116
262717489326000930	477 WATERFORD LAND TRUST		477 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262718489350003070	ALBERT JOSEPH TRENT	ALBERT JAMIE LYNN	1218 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262718489350003540	ALEXANDRE DAMAS		1435 HAMILTON WAY	LAKE ALFRED	FL	33850	
262718489350003120	ALVESHIRE KRISBA B	ALVESHIRE CHRISTOPHER A	1262 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262717489326000530	AMAP & GAAC REVOCABLE INTERVIVOS TRUST		995 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262718489350002240	ANGELINA MICHAEL G	ANGELINA MARYALICE	25 HAZELWOOD DR	NEWARK	DE	19702	2236
262718489350003550	ANTONIO ROGELIO TAYAG	ANTONIO MARIE ANTOINETTE TIRO	1439 HAMILTON WAY	LAKE ALFRED	FL	33850	7144
262718489350003130	BAILEY MASSIA ANDREA	BAILEY FITZROY MARK	1266 LAKERIDGE WAY	LAKE ALFRED	FL	33850	
262718489350003590	BAYRON KIMBERLY	CHIN DOUGLAS RAJNA RICARDO	1614 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326001420	BELL KEVIN		297 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262717489326001490	BENAOUICHA LAMINE	KOUBAA LAILA	269 WOODSAGE PL	LAKE ALFRED	FL	33850	
262717489326001400	BENNETT LENWORTH	BENNETT TAMARA	305 WOODSAGE PL	LAKE ALFRED	FL	33850	7125
262718489350002810	BLANCHETTE RONALD ROGER	BLANCHETTE DEBRA ANN	1679 RUBY LN	LAKE ALFRED	FL	33850	7147
262718489350002960	BRACERO GAMALIER EMILIO CASTRO	MEDINA NORY	1615 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326001900	BRETON NELSON RAFAEL MONEGRO	ANTIGUA ABIGAIL OSMARY	300 WOODSAGE PL	LAKE ALFRED	FL	33850	7125
262717489326000440	BURGOS FRANCISCO	BURGOS WANDA	736 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262718489350002990	CALDERON YINEIRI	ORTEGA EZEQUIEL	2517 HUNLEY LOOP	KISSIMMEE	FL	34743	5807
262717489326001320	CALLAWAY KYLIE JOANA MAJOR	CALLAWAY TYLER	484 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326000950	CAPELINE HENRIQUE BEZERRA	DUARTE MARILIA SOUZA	469 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262718489350002230	CARCHI OLIVIA LOPEZ	CARCHI CARLOS A	1042 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262718489350002920	CARDONA CIRIA ARELIS	CARDONA MARCUS ALLRICH	1631 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326001010	CASTRO JOSE N	CASTRO ELENA ELIZABETH	445 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262717489326000560	CHANDRAN RATHEESH	CHANDRAN CYNTHIA LOUISE	983 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326001360	CHOW CORRINA	CHOW CLARISA	500 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262718489350002170	CIDONI WALKER JOSHUA BRANDON	CIDONI NICOLE MARIE	1018 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262717489326000760	COLLADO EMMANUEL AUGUSTO MARTINEZ	MARTINEZ AMELIA	924 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326001410	CONLIN BROOKE	CONLIN FRANCIS III	301 WOODSAGE PL	LAKE ALFRED	FL	33850	7125
262717489326001850	CONNOLLY WILLIAM JOSEPH	CONNOLLY MELANIE LYNN	280 WOODSAGE PL	LAKE ALFRED	FL	33850	
262717489326000620	CORDOBA AMBER ISIS	PALAZUELOS IVIS	957 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326000810	CORTES MANUEL A	CORTES MARIA DE LOS AN	944 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326001000	CRANE ROBERT	ISAAC ALICE	449 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262717489326001280	DE ANAJUO RENATO ANTONIO GOMES	DUARTE JULIANA ZANIBONI	468 WATERFORD DR	LAKE ALFRED	FL	33850	
262718489350002190	DESINORD GARY WILSON		1022 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262718489350002290	DIAS RENATA RIBEIRO	DE OLIVEIRA MAIKO ROBERTO	1217 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262718489350002870	DIAZ FERNANDO	ACEVEDO MARIA A	1651 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326000570	DOBY HAROLD JR	DOBY FRANCES	979 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326000980	EDDINGTON ASHLEY ELIZABETH	506 ROOSEVELT RD	506 ROOSEVELT RD	EAST ROCHESTER	NY	14445	2014
262717489326000650	ELDER CHARLES EDWARD	929 SILVERLAKE BLVD	929 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326001880	ERINIE OYBODE BENJAMIN JAMES	292 WOODSAGE PL	292 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262717489326001290	EVANS DARRELL WAYNE	EVANS AMBER NICOLE	472 WATERFORD DR	LAKE ALFRED	FL	33850	
262717489326000540	FAIRBAIRN KASSANDRA ANNE	FAIRBAIRN MASON JAMES WALTER	991 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326001330	FERNANDEZ MIRIELA		488 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326000610	FLYNT ALICIA	FLYNT STEVEN	961 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262718489350003560	GALLAGHER WILLIAM J	GALLAGHER CANDACE R	1626 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326000790	GARDEZI MOHAMMAD		926 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326000510	GHOSH SEEMA	GHOSH ARUP KUMAR	708 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262718489350002310	GOMES LUIS SPEGILE DORNELES	TORIBIO STEVEN ANDRE	1225 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262717489326000740	GONZALEZ GONZALEZ JONATHAN	VEGA CRESPO CRISTINA MARIA	916 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7112
262717489326000890	GONZALEZ JORGE ALBERTO	CHANDLER GONZALEZ CATHERINE LORAINÉ	493 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326000850	GONZALEZ TIFFANCY C	LANCER LUIS JARED DE	964 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326000450	GUADALUPE CARLOS	MEDINA JOANNA	732 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262718489350002190	GURAY CHRISTOPHER MONTEHERMOSO		1026 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262717489326000520	HAMPTON MICHAEL JR	HAMPTON CHARDAI ANITA	704 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262717489326000630	HERNANDES JOSE ANTONIO	HERNANDES ANGELA CHRITINE	937 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326001910	HERRERA MARLENY		304 WOODSAGE PL	LAKE ALFRED	FL	33850	7125
262717489326000970	HERRERA YSANDRY L	HERRERA BRIANNA	461 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262717489326001310	HIDALGO BRENDA MARISSA	HIDALGO EDUARDO I	480 WATERFORD DR	LAKE ALFRED	FL	33850	
262717489326000830	JEUDY KARL	JEUDY MERCEDES	41 OAKLAND ST	IRVINGTON	NJ	07111	2004
262717489326001500	JOHNSON THOMAS MARTIN ROSS	JOHNSON KAYLA	265 WOODSAGE PL	LAKE ALFRED	FL	33850	7120
262717489326000920	JOMBOR BOCKARIE	WALDEN DANA	481 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326001390	JOSEPH NAOMI N		309 WOODSAGE PL	LAKE ALFRED	FL	33850	7125
262718489350002910	KELLERMAN AUGUST JOHN	KELLERMAN CONNIE LYNN	1635 RUBY LN	LAKE ALFRED	FL	33850	7147
262718489350002210	KELLERMAN LAURA ANN	KELLERMAN NATHAN GENE	1034 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262717489326001830	KIMMEL JAY	KIMMEL TARYN	272 WOODSAGE PL	LAKE ALFRED	FL	33850	
262717489326001460	KOLLARIK LAUREN ELIZABETH	KOLLARIK EDWARD ROBERT	281 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262717489326001450	KOLLARIK ROBERT JON		285 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262718489350003050	LA GREGA JAMES J	LA GREGA DANIEL A	1210 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262717489326000480	LOH MERLINA	SALINAS CORNELIO II	720 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262717489326001340	LONG LORENZO		492 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326000850	LOPEZ CESAR CLAUDIO		960 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326000660	LOSADA ALONSO	CARABALLO GENESIS ALEJANDRA LOBO	925 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262718489350002980	LOVE BREON		1607 RUBY LN	LAKE ALFRED	FL	33850	7147
262718489350002970	MANUEL LAURA	PIERRE JULES	1611 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326000730	MARTINEZ ADRIAN ACOSTA	BACALLAO YANELIS ZAYAS	912 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7112
262717489326000600	MATHEW ELIZABETH SUSAN	MATHEW AJU	965 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262718489350002840	MCCAIN DENNIS JR	MCCAIN JENNIFER LYNETTE	1663 RUBY LN	LAKE ALFRED	FL	33850	7147
262718489350003080	MCRAE HEATHER D	MCRAE MARK	1246 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262718489350002260	MIRANDA NALLEENE	MONSERRAT JOSE	1054 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262718489350002950	MOHAMMED BAKSH CARLENE	BAKSH JAMEEL	1619 RUBY LN	LAKE ALFRED	FL	33850	7147
262718489350002280	MORRIS ROBERT J		1213 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262718489350003580	MORRIS THOMAS E		1618 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326000590	MORRIS WORLEY ANGELIA CHRISTINA		969 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326000910	MUDGET TAIS C	MUDGET BRANDON ERNEST	485 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326001050	MUNTIANOV ANDRE LEONID	MUNTIANOV VICTORIA LYNN	429 WATERFORD DR	LAKE ALFRED	FL	33850	7116
262718489350002800	MURPHY SEAN MICHAEL	MURPHY ASHLEY KAYE	1683 RUBY LN	LAKE ALFRED	FL	33850	7147
262718489350002850	NAIR SANTHOSH	NAIR SUVARNA R	51 JACKSON RD	BEDFORD	NY	10506	
262718489350002220	OLVERA ANNA DEL ROCIO MORENO		1038 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	
262717489326001510	OROZCO SANDRA		261 WOODSAGE PL	LAKE ALFRED	FL	33850	7120
262717489326001430	PAGAN VIERA FELIPE ARMANDO		293 WOODSAGE PL	LAKE ALFRED	FL	33850	
262718489350003040	PAGLIOCCA FRANK		1206 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262717489326001890	PATEL KIMI RAJANIKANT	PATEL NIRAV	296 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262717489326000490	PATEL SUMIT N	PATEL SHIVANGI M	716 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262718489350002160	PATRINO WILLIAM A JR	RODRIGUEZ ALMA	1014 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262717489326000960	PATRIARCH JOAN J		465 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262717489326001820	PEREZ BRITTANY CHARLEENE		268 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262717489326000770	PHILLIPS JEREMY M	PHILLIPS KIM E	928 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326000870	PRESTON ROBERT C		501 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326000550	RAMKISSOON SACHIN D	RAMKISSOON MONIKKA V	987 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262717489326000460	REYES JUAN J LARACUENTE		728 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262718489350002860	REYNO RUSSELL	REYNO TENLEY	1655 RUBY LN	LAKE ALFRED	FL	33850	7147
262717489326000720	RHODES ASHLEY B		908 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7112
262717489326000940	RIGGINS ALEXANDER JARED	REYNOSO JULISSA	473 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262717489326000990	RIVERA NEPTHALI JR	DICKERSON BRITTANY MICHELLE	453 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262717489326000880	RODRIGUEZ ANTONETTI WILFREDO	RODRIGUEZ THYRZA ENID	497 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326001470	RODRIGUEZ JUAN BAUTISTA URENA		277 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262717489326001260	RODRIGUEZ MARLON		460 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262717489326000430	ROLDAN RAFAEL A		740 LONGLEAF LN	LAKE ALFRED	FL	33850	7105
262717489326000900	ROMERO JORGE TORRES	VANSEVENANT CAROLINE	489 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326001370	ROSADO ANIBEL RUSSE	RUSSE KAREN	504 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326000750	RUIZ EDRIK SANCHEZ	MOUGHRAHIE LARA	920 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113

Polk County Property Appraiser

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Data Source: r_pro

Report: CAMA/Tax Roll/Non-Ad Valorem/CDD Report

262717489326001380	SALAMEH BASEL G	BONILLA NICOLE ANGIE VAZOUZ	508 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262718489350002300	SAMUEL JOHN	SAMUEL LEKHA J	1221 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262717489326001920	SANCHEZ NICOLE PABON	MARTY STEVEN	308 WOODSAGE PL	LAKE ALFRED	FL	33850	7125
262717489326000640	SANFORD ROXANE M	SANFORD MICHAEL JAMES	933 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326001270	SAUNDERS KALENA		464 WATERFORD DR	LAKE ALFRED	FL	33850	7117
262718489350003060	SCHIFFBAUER BRIAN G	SCHIFFBAUER JORDAN KENNEDY	1214 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262718489350002890	SCHULTE MADELEINE KLUSMAN	SCHULTE STEVEN ROBERT	1643 RUBY LN	LAKE ALFRED	FL	33850	7147
262718489350003140	SCOTT JESSICA		1270 LAKERIDGE WAY	LAKE ALFRED	FL	33850	
262718489350003010	SCOTT MOSES JAMIL IV		1049 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7150
262717489326000800	SIMI KYLE	SIMI JOY	940 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262718489350003000	SLUK DEANNA L		1053 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	
262718489350002200	SOMASUNDARAM KRISHNAN	KRISHNAN GEETHA	1030 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262717489326000780	SOMODEVILLA GLORIA MARIE	MARTINEZ RUBYK ACOSTA	932 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262718489350002940	SPRINGSTEEN DONALD	SPRINGSTEEN ALISHA	1623 RUBY LN	LAKE ALFRED	FL	33850	
262717489326001020	SULLINS SAMNESIA TA LIA	SULLINS RICHARD III	441 WATERFORD DR	LAKE ALFRED	FL	33850	7116
262717489326000840	TANKERSLEY THOMAS H IV		956 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262717489326001040	TORRES DAVID	RAMOS IRIS NEREIDA	433 WATERFORD DR	LAKE ALFRED	FL	33850	7116
262718489350002150	TRAINER MARK F	TRAINER ANITA	PO BOX 93603	LAKELAND	FL	33804	
262717489326001350	VALDEZ RAFAEL JR	MAYMI NICOLE RENEE	496 WATERFORD DR	LAKE ALFRED	FL	33850	7118
262717489326000820	VELEZ JIMMY JUNIOR	FLORES TANIA S ALFARO	948 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7113
262718489350003090	VICE SKIE CHANTEL	TORAN EZRA MYLES	1250 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262717489326001300	VILLA NOVA TRUST INVESTMENT LLC		5706 WIND DANCER DR	LAS VEGAS	NV	89118	1367
262717489326000010	VITH KEN		675 MARIANA CT	LAKE ALFRED	FL	33850	7107
262718489350002750	VRABEL CHRISTINE LIEN	VRABEL AARON MATTHEW	1703 RUBY LN	LAKE ALFRED	FL	33850	
262718489350002270	WAGGLE JEFFREY A	NECAISE WAGGLE TERESA L	1209 LAKERIDGE WAY	LAKE ALFRED	FL	33850	7146
262717489326000580	WALTERS JASON HARRY	WALTERS KATIE LOUISE	973 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7114
262718489350002250	WARMSLEY RIO	WARMSLEY LYDIA	1050 SILVERLAKE BLVD	LAKE ALFRED	FL	33850	7149
262717489326000500	WHITE TOBY	WHITE NAKIA	712 LONGLEAF LN	LAKE ALFRED	FL	33850	
262717489326001480	WILL JACQUELYN MARY		273 WOODSAGE PL	LAKE ALFRED	FL	33850	7121
262717489326000470	XIONG YING	WANG YU MIN	68 DEMOPOLIS AVE	STATEN ISLAND	NY	10308	1929

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

4C

**RESOLUTION 2025-08
[FY 2026 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any)

imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not

mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**SILVERLAKE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A

Budget

Exhibit B

Assessment Roll

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-00967K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Rule Development

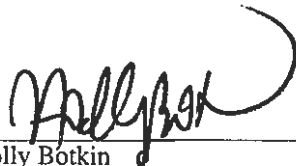
in the matter of Notice of intention to develop Rule Relating to Parking and Parking Enforcement

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

issues of 6/27/2025

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

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



Holly Botkin

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

27th day of June, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

**NOTICE OF RULE
DEVELOPMENT BY THE
SILVERLAKE COMMUNITY
DEVELOPMENT DISTRICT
(PARKING RULES)**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Silverlake Community Development District ("District") hereby gives notice of its intent to develop a rule entitled *Rule Relating to Parking and Parking Enforcement*. The purposes and effects of the rules are to provide for towing of vehicles on District-owned property. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, 190.035, and 190.041, *Florida Statutes*. A public hearing will be conducted by the District on August 4, 2025, at Lake

Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 at 5:00 pm.

Additional information regarding this public hearing may be obtained from the District's website, <https://www.silverlakeodd.net> or by contacting the District Manager, Kristen Suit, at suitk@whhassociates.com or by calling (561) 571-0010. A copy of the proposed rules may be obtained by contacting the District Manager Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Kristen Suit
District Manager
June 27, 2025

25-00967K

Serial Number
25-00971K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Rulemaking

in the matter of Notice of intent to promulgate a rule entitled Rule Relating to Parking and Parking Enforcement

in the Court, was published in said newspaper by print in the issues of 7/4/2025

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

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



Holly Botkin

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

7th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

NOTICE OF RULEMAKING FOR THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Silverlake Community Development District ("District") hereby gives the public notice of its intent to promulgate a rule entitled Rule Relating to Parking and Parking Enforcement (the "Proposed Rule"). The Proposed Rule number is PARKING 1-2025. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 27, 2025. A public hearing will be conducted by the Board of Supervisors of the District on August 4, 2025, at Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 at 5 pm relative to the adoption of the Proposed Rule.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Rule includes the District's right to impose a fine up to \$1,000 plus attorney's fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discuss-

sion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager c/o Wrathell Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, suik@wrathellhunt.com, (561) 570-0010.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.59; 190.012; 190.035 and 190.041, Florida Statutes. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.54(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Kristen Sult
District Manager
July 4, 2025

25-00971K

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Silverlake Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Rules Relating to Parking and Parking Enforcement*, attached hereto as **Exhibit A** for immediate use and application ("**Rules**"); and

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

SECTION 1. The attached Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**SILVERLAKE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules

EXHIBIT A

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT *Rules Relating to Parking and Parking Enforcement*

In accordance with Chapter 190, Florida Statutes, and on August 4, 2025, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Silverlake Community Development District (“District”) adopted the following rule relating to parking on District property (“Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

- (1) **Introduction:** The District finds that vehicles and vessels (collectively referred to herein as “**Vehicles**”) parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule authorizes parking in designated areas as set forth herein. Further, this Rule authorizes the towing/removal of unauthorized Vehicles parked on District property in violation of this Rule as set forth herein.
- (2) **Designated Parking Areas:** Vehicles may be parked on District property only as set forth below:
 - a. **ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, Polk County Code of Ordinances and City of Lake Alfred Code of Ordinances, for laws related to authorized and unauthorized parking of Vehicles on County and City roadways. The District does not own any of the roadways within its boundaries.
 - b. **AMENITY PARKING LOT.** The District’s adopted Amenity Operating Rules are incorporated herein by this reference. Capitalized terms not defined herein shall have the meaning provided in the Amenity Operating Rules. Vehicle parking is permitted for Patrons and Guests only during posted hours. The Amenity Manager or District Board may modify the posted hours for any reason and at any time provided that such hours must be posted at the entrance(s) to the amenity parking lot in accordance with Florida law and also must be posted on the District’s website for at least 24 hours before enforcement. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AMENITY PARKING LOT EXCEPT WITHIN THE POSTED HOURS:**
 - c. **OTHER DISTRICT OWNED PROPERTY.** Parking is permitted for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities. No other parking by anyone is permitted in these areas at any time.
- (3) **Establishment of Tow-Away Zone.**
 - a. **DISTRICT TOW-AWAY ZONES.** All District owned property in which parking is prohibited as set forth in Section (2) herein, either entirely or during specific hours, is hereby declared a Tow-Away Zone. Tow-Away Zones include all District

owned property which are generally identified on Exhibit A attached hereto and incorporated herein by this reference. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited. Exhibit A may be substituted with a clearer map without the need for another public hearing provided that the Tow Away Zones are not expanded.

- b. **ROADWAYS.** In the event that Patrons or Guests are parked on roadways in contravention of state law and/or local ordinances, Polk County and/or the City of Lake Alfred, as applicable, should be contacted to enforce such parking regulations. The District hereby authorizes law enforcement personnel of Polk County and the City of Lake Alfred and other units of government to enforce the provisions of this Rule, and to enforce any and all traffic and parking laws on rights-of-way located within the District. To the extent necessary, the District may enter into traffic enforcement or other agreements in order to effect the provisions of this Rule.

(4) **Exceptions.**

- a. **DISTRICT STAFF/EMPLOYEES.** District staff and employees may park Vehicles without charge in the Amenity Parking Lot after the hours set forth in Section (2) in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** The District Manager or Amenity Manager or the designee of either may authorize vendors/consultants in writing to park company Vehicles without charge and in order to facilitate District business. All Vehicles so authorized must be identified by a vendor window pass or have company Vehicle signage clearly visible in a manner determined by the District Manager or Amenity Manager in their sole discretion.

(5) **Towing/Removal Procedures.**

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section (3) herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove Vehicles for the removal of such unauthorized Vehicle at the owner's expense. The Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles from the District's

Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

(6) **Other District Penalties.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law. Fines shall be imposed as follows: (i) the first violation will incur a fine of \$100, (ii) a second violation will incur a fine of \$500, and (iii) any additional violations will incur a fine of \$1,000 per violation. The District Manager shall have the authority to enforce and collect the fines as set forth above.

(7) **Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or Vehicles parked on District property.

(8) **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

Exhibit A: Tow Away Zones

Exhibit A

Tow-Away Zones

The District owned real property generally depicted on the attached map and specifically identified in the below tract references.

Phase 1

Tracts A, B, BB, C, CC, D, DD, E, F, FF, G, GG, H, HH, I, J, K, N, W-A, W-B (aka Tract GG) and Trails, all of which are located on real property identified on the plat titled “Silverlake Phase 1” recorded in Plat Book 195, Page 21, of the official records of Polk County, Florida.

Note: Amenity Parking Lot (Tract H) tow away designated hours pursuant to Section 2(b).

Phase 2

AA, I, JJ, L, M, P, Q, R, S, T, U, V, W, X, Y, Z and W-A, all of which are located on real property identified on the plat titled “Silverlake Phase 2” recorded in Plat Book 205, Page 18 of the official records of Polk County, Florida.

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

6

SILVERLAKE 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 at least two (2) regular Board of Supervisor meetings per year 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 (2) regular board meetings was held during the fiscal year.

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), 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 on at least two mediums (i.e., newspaper, CDD website, electronic communications).

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 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 (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) 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 final budget was adopted 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 and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

FIELD OPERATIONS AGREEMENT

THIS AGREEMENT ("**Agreement**") is made, and entered into effective July 1, 2025, by and between:

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with a mailing address of c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

HOME ENCOUNTER HECM, LLC, a Florida limited liability company, d/b/a HomeRiver Group and Folio Association Management, whose address is 12906 Tampa Oaks Blvd, Suite 100, Temple Terrace, Florida 33617 (the "**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District presently owns and is continuing to construct and/or acquire various systems, facilities and infrastructure ("**Improvements**") located within the District; and

WHEREAS, the District operates and maintains the Improvements and desires to retain an independent contractor to provide for field operations management for the Improvements; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site inspection, operation and maintenance personnel, the District desires to contract with the Contractor to manage the operation and maintenance of the Improvements.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **Contractor's Obligation.**

A. *Field Operations Management.* The Contractor shall provide the District with field operations management services for the Improvements and shall designate a representative for purposes of reporting to and coordinating with the District ("**Contractor's Representative**"). The Contractor's Representative shall initially be **George Baez**, and Contractor shall notify the District in writing of any change in the Contractor's Representative. Contractor shall be responsible for, and authorized to perform on behalf

of the District, general oversight and management of the Improvements, as further described in the "Scope of Services and Responsibilities" attached hereto as **Exhibit A**.

- B. *Inspection.*** The Contractor shall conduct periodic inspections of all Improvements. In the event the Contractor discovers any irregularities of, or needs of repair to, the Improvements, the Contractor shall report same to the District Contractor or its designated representative and shall promptly correct, or cause to be corrected, any such irregularities or repairs.
- C. *Notification of Emergency Repairs.*** The Contractor shall immediately notify the District Engineer and District Contractor, or a designated representative, concerning the need for emergency repairs of which Contractor is aware when such repairs are necessary for the preservation and safety of persons and/or property.
- D. *Care of the Property.*** The Contractor shall use commercially reasonable efforts to protect the District's property and the property of landowners or other entities from damage by the Contractor, its employees or contractors. The Contractor agrees to promptly repair any damage to such property resulting from the Contractor's activities and work and to notify the District of the occurrence of such damage caused by the Contractor's activities within forty-eight (48) hours.
- E. *Limitations on Contractor's Duties.*** Notwithstanding anything contained herein to the contrary:
 - i.** The Contractor shall not be responsible for or have control of accounting or cash disbursements for the District, nor shall the Contractor have the authority to approve change orders or additional services. Any proposals for change orders or additional services must be submitted to the District Manager for consideration by the District's Board of Supervisors.
 - ii.** The Contractor shall not be required to make exhaustive or continuous on-site inspections to check the District's property, review construction means, methods, techniques, sequences or procedures for work performed by contractors, review copies of requisitions received from subcontractors and material suppliers and other data requested by the District to ascertain how or for what purpose a contractor has used money previously paid.

3. **Compensation.** The District shall pay the Contractor \$500 per month for the remainder of Fiscal Year 2025 (July, August and September of 2025) and \$1,200 per month thereafter for the provision of field operations management services pursuant to the terms of this Agreement.

4. **Term; Termination.**

- A.** The term of this Agreement shall commence as of the date first written above and shall terminate September 30, 2026, unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless either party provides at least thirty (30) days' written notice of its intent to not renew the Agreement.

- B.** Notwithstanding the foregoing, the Contractor and the District shall both have the right to terminate this Agreement upon thirty (30) days' written notice with or without cause. In the event of any termination, the Contractor and the District shall use commercially reasonable efforts to cooperate with one another to provide a smooth and orderly transition of responsibilities between the parties. Any termination of this Agreement shall not release District from its obligation to pay Contractor the compensation and Reimbursable Expenses due for work performed prior to termination, subject to any offsets the District may have.

5. **Insurance.** The Contractor shall maintain, at its own expense throughout the term of this Agreement, insurance coverage from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Contractor shall provide the District a copy of the insurance policy, and any endorsements, prior to the commencement of the services contemplated under this Agreement. District shall also receive thirty (30) days' notice of cancellation of any such insurance policy. Policies shall have the minimum levels of insurance as set forth in **Exhibit B**. As may be available, all policies shall name the District, and its staff and supervisors, as additional insureds.

6. **Indemnity.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. The indemnity obligations in this Agreement shall survive expiration or earlier termination of this Agreement.

7. **Recovery of Costs and Fees.** In the event either the District or the Contractor are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Contractor, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorneys' fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

8. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida*

Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. **Assignment.** Neither Party may assign this Agreement without the prior written approval of the other.

10. **Independent Contractor Status.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

11. **Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

12. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

13. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

14. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law in order to effectuate the terms of this Agreement, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

15. **Notices.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, and at the addresses first listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

16. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

17. **Controlling Law; Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in the County in which the District is located.

18. **Public Records.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Craig Wrathell** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, WRATHELLC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

19. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

20. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated

fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

21. **E-Verify.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

22. **Compliance with Section 20.055, Florida Statutes.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

23. **Statement Regarding Chapter 287 Requirements.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

[Signature page follows]

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

SILVERLAKE COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:
Brady Lefere
9549596DC71D4FB...

By: _____
Its: _____
Date: _____

HOME ENCOUNTER HECM, LLC

Brad van Rooyen
9EF28D60C5DB45F...

By: _____
Its: _____
Date: _____

- Exhibit A: Proposal
- Exhibit B: Insurance Certificate with Endorsements

EXHIBIT A
Scope of Services

Managerial Services – \$1,200.00 per month beginning October 1, 2025 (\$500 per month for July, August and September of 2025)

1. Operate the Common Elements and other property owned by the CDD (the “Property”) according to the approved budget of the District and consistent with the direction of the Board of Supervisors, subject to proper funding being provided to the Agent to operate in accordance with the budget and governing documents.
2. Engage and supervise all persons and/or entities, as needed (which persons or entities may be engaged on a part-time or full-time basis), necessary to properly maintain and operate the District Property in accordance with the District’s policies and Rules of Procedure.
3. Solicit and negotiate bids for purchases of services and materials to the -District at the direction of the Board.
4. Review District vendor invoices, code invoices according to District Adopted Budget, and review and approve payables aging prepared by District Management prior to each check run.
5. Solicit, analyze and negotiate recurring contracts on behalf of the District, as needed, for recurring services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property.
6. Prepare, annually in respect of the next succeeding fiscal year, a proposed operating Budget for the District. The Budget shall be submitted to the District Manager and Board for comments/changes, and only becomes binding after approval by the Board. The Budget shall serve as a supporting document for the schedule of Assessments.
7. Perform routine inspections and make recommendations to the Board as to the maintenance of and improvements to the Property as well as assist the District in the enforcement of the provisions of the District’s governing documents, the Rules and Regulations, and architectural guidelines.
8. Make or cause to be made, such repair work or normal maintenance to common elements as may be required for the operation and physical protection of the common elements not to exceed Five Thousand (\$5,000.00) Dollars for any one item. Emergency repairs exceeding Five Thousand (\$5,000.00) Dollars to avert danger to life, maintain safe operations or prevent an interruption of services may be made with the approval of the District Manager, District Board Chair, or in the absence of the District Manager and Board Chair, the Vice Chair. If no officer is available, the Agent is authorized to take such action as is needed to avert danger to life, maintain safe operations or prevent an interruption of services.

9. Agent may charge the fee for attendance of any additional District Board meetings beyond 12 District Board meetings held during weekdays/ non - Holiday per fiscal year. Any meeting over 3 hours will be billed at \$100 per hour for the time over the three-hour limit. Lastly, any meeting requiring Agent participation that extends beyond 9pm will be billed at \$100 per hour. For example, if a meeting were to start at 7pm and close at 10pm, the time from 9 - 10pm will be billed at \$100 per hour.

EXHIBIT B

Certificate of Insurance

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS B

AGREEMENT FOR WETLAND MITIGATION AND MAINTENANCE SERVICES

THIS AGREEMENT (the “Agreement”) is made and entered into effective as of the 1st day of July 2025, by and between:

Silverlake Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Lake Alfred, Polk County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

Steadfast Alliance, a Florida limited liability company, with a mailing address of 30435 Commerce Drive, Suite 102, San Antonio, Florida 33576 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the “Act”), and located in the City of Lake Alfred, Polk County, Florida; and

WHEREAS, the District owns, operates, and maintains certain wetlands; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide mitigation and maintenance services for the wetlands; and

WHEREAS, the Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES. Contractor agrees to furnish all necessary labor, materials, equipment, tools, expertise and supplies and perform all tasks necessary for the provision of wetland mitigation and maintenance services, as such services are detailed in **Exhibit A** hereto, by this reference incorporated herein and forming a material part of this Agreement (the “Work”); provided, however, that if there are any conflicts between the terms of **Exhibit A** and the terms of this Agreement, the terms of this Agreement shall control. To the extent additional work is required beyond the Work as defined, supra, such additional

work shall only be authorized pursuant to amendment of this Agreement or shall require additional agreement(s).

3. COMPENSATION AND TERM. In exchange for providing the Work, the District shall pay the Contractor Six Hundred Dollars (\$600) for each maintenance event for a total of Two Thousand Four Hundred Dollars (\$2,400.00) per year. The Contractor agrees to provide invoices to the District, in writing, which shall describe the portion of the Work provided and the amount of time spent for such portion of the Work, and shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month after services are rendered pursuant to this Agreement. These invoices are due and payable within thirty (30) days of receipt by the District. Each invoice will include such supporting information as the District may reasonably require the Contractor to provide. The Agreement shall become effective on the date first written above, and shall remain in effect unless terminated with written notice to the other party in accordance with the terms of Section 12 of this Agreement.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B.** The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C.** The District Manager will initially act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
 - (1)** If requested by the District Manager, the Contractor agrees to meet with the District's representative no less than one (1) time per month to inspect the wetlands to discuss conditions, schedules, and items of concern regarding this Agreement.

- D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- 5. INSURANCE.**
- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and

all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with or without cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

14. ASSIGNMENT. Neither party may assign this Agreement without prior written approval of the other. Any purported assignment without such approval shall be void.

15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or

more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

21. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Silverlake Community Development District
2300 Glades Road, Suite 410W,
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Steadfast Alliance, LLC

30435 Commerce Drive, Suite 102,
San Antonio, Florida 33576
Attn: Matt Goldrick

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

24. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Kristen Suit** (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep,

maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, SUITK@WHHASSOCIATES.COM, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its

obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

A. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;

B. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

C. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;

D. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and

E. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement as of the day and year first written above.

Attest:

DocuSigned by:
Melisa Sgro
3123FE7559B14F4...
Secretary / Assistant Secretary

SILVERLAKE COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:
Brady Lefere
9549596DC71D4FB
By: Brady Lefere
Its: President

Date: 6/6/2025

Attest:

STEADFAST ALLIANCE, LLC, a
Florida limited liability company

Witness

By: *Matt Goldrick*
Its: MG

Date: 6/5/2025

Exhibit A: Scope of Services

Exhibit A

Scope of Services



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
5/21/2025	6/20/2025	

BILL TO

SHIP TO
917 Silverlake Blvd
Lake Alfred FL 33850

DESCRIPTION	QTY	RATE	AMOUNT
Quarterly wetland mitigation spraying at Silverlake CDD. Monitor and treat the mitigation areas for nuisance growth in four conservation areas. See attached map. Quarterly cost: \$400.00 Annual cost: \$2400.00	4.00	600.00	2,400.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 2,400.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



SILVERLAKE WETLAND MITIGATION

917 Silverlake Blvd, Lake Alfred, FL 33850

Gate Code:



SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund Series 2023	Debt Service Fund Series 2024	Capital Projects Fund Series 2023	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	\$ 126,121	\$ -	\$ -	\$ -	\$ -	\$ 126,121
Investments						
Revenue	-	119,500	72,923	-	-	192,423
Reserve		130,695	127,446	-	-	258,141
Capitalized interest	-	22	-	-	-	22
Construction	-	-	-	19,626	11,600	31,226
Cost of issuance	-	-	229	-	-	229
Interest	-	-	22	-	-	22
Sinking	-	13	-	-	-	13
Deposit	4,176	-	-	-	-	4,176
Due from Landowner	54,936	-	61,536	-	-	116,472
Total assets	<u>\$ 185,233</u>	<u>\$ 250,230</u>	<u>\$ 262,156</u>	<u>\$ 19,626</u>	<u>\$ 11,600</u>	<u>\$ 728,845</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Contracts payable	-	-	-	-	1,671	1,671
Due to Landowner	3,263	3,144	-	-	-	6,407
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>9,263</u>	<u>3,144</u>	<u>-</u>	<u>-</u>	<u>1,671</u>	<u>14,078</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	54,936	-	61,536	-	-	116,472
Total deferred inflows of resources	<u>54,936</u>	<u>-</u>	<u>61,536</u>	<u>-</u>	<u>-</u>	<u>116,472</u>
Fund balances:						
Restricted for:						
Debt service	-	247,086	200,620	-	-	447,706
Capital projects	-	-	-	19,626	9,929	29,555
Assigned:						
Future repairs	26,550	-	-	-	-	26,550
Unassigned	94,484	-	-	-	-	94,484
Total fund balances	<u>121,034</u>	<u>247,086</u>	<u>200,620</u>	<u>19,626</u>	<u>9,929</u>	<u>598,295</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 185,233</u>	<u>\$ 250,230</u>	<u>\$ 262,156</u>	<u>\$ 19,626</u>	<u>\$ 11,600</u>	<u>\$ 728,845</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 248,221	\$ 247,666	100%
Assessment levy: off-roll	-	171,536	228,714	75%
Lot closing assessments	1,682	37,239	-	N/A
Total revenues	<u>1,682</u>	<u>456,996</u>	<u>476,380</u>	96%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	1,048	12,167	15,000	81%
Engineering	-	-	5,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	1,500	2,000	75%
Trustee	-	7,500	9,000	83%
EMMA software service	-	3,500	1,500	233%
Telephone	17	150	200	75%
Postage	59	386	250	154%
Printing & binding	42	375	500	75%
Legal advertising	39	897	3,000	30%
Annual special district fee	-	175	175	100%
Insurance	-	5,348	5,500	97%
Contingencies/bank charges	81	783	750	104%
Website hosting & maintenance	-	705	705	100%
Meeting room rental	-	613	-	N/A
Website ADA compliance	-	210	210	100%
Tax collector	-	4,957	7,740	64%
Total professional & administrative	<u>5,453</u>	<u>75,266</u>	<u>105,530</u>	71%
Field operations				
Field operations manager	-	4,500	6,000	75%
Landscape maintenance	12,210	94,722	125,000	76%
Mulch	-	19,931	51,000	39%
Irrigation repairs	-	3,398	5,000	68%
Landscape replacement	-	2,580	6,000	43%
Pressure cleaning	-	4,975	4,000	124%
Dog park cleaning	-	-	4,560	0%
Pool maintenance	5,950	18,000	19,400	93%
Pool permit	-	280	300	93%
Clubhouse pest control	80	2,040	3,640	56%
Clubhouse/pool repairs	-	4,504	1,500	300%
Clubhouse supplies	-	132	1,500	9%
Clubhouse janitorial	4,223	12,103	8,400	144%
Clubhouse fobs-cameras	2,640	2,715	1,500	181%
Holiday decorations	-	-	4,000	0%
General repairs/supplies	1,878	14,878	5,000	298%

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

	Current Month	Year to Date	Budget	% of Budget
Mitigation/pond maintenance	3,250	20,450	7,200	284%
Utilities				
Electric- common area	882	6,559	8,000	82%
Water- clubhouse and pool	126	1,050	5,000	21%
Streetlights	4,870	36,099	61,000	59%
Internet- clubhouse	115	919	2,000	46%
Street sign	-	630	-	N/A
Property insurance	-	27,896	32,000	87%
Total field operations	36,224	278,361	362,000	77%
Total expenditures	41,677	353,627	467,530	76%
Excess/(deficiency) of revenues over/(under) expenditures	(39,995)	103,369	8,850	
Fund balances - beginning (unaudited)	161,029	17,665	17,700	
Fund balance - ending (projected)				
Assigned:				
Future repairs	26,550	26,550	26,550	
Unassigned	94,484	94,484	-	
Fund balances - ending	<u>\$ 121,034</u>	<u>\$ 121,034</u>	<u>\$ 26,550</u>	

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 267,695	\$ 267,096	100%
Interest	822	8,517	-	N/A
Total revenues	<u>822</u>	<u>276,212</u>	<u>267,096</u>	103%
31-Mar-25				
Principal	-	55,000	55,000	100%
Interest	-	200,387	200,388	100%
Tax collector	-	5,346	8,347	64%
Total expenditures	<u>-</u>	<u>260,733</u>	<u>263,735</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	822	15,479	3,361	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(6,103)	-	N/A
Total other financing sources	<u>-</u>	<u>(6,103)</u>	<u>-</u>	N/A
Net change in fund balances	822	9,376	3,361	
Fund balances - beginning	246,264	237,710	234,561	
Fund balances - ending	<u>\$ 247,086</u>	<u>\$ 247,086</u>	<u>\$ 237,922</u>	

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 189,238	\$ 252,319	75%
Lot closing	872	33,328	-	N/A
Interest	671	7,746	-	N/A
Total revenues	<u>1,543</u>	<u>230,312</u>	<u>252,319</u>	91%
EXPENDITURES				
Principal	-	55,000	55,000	100%
Interest	-	179,252	179,252	100%
Total expenditures	<u>-</u>	<u>234,252</u>	<u>234,252</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,543	(3,940)	18,067	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(4,237)	-	N/A
Total other financing sources	<u>-</u>	<u>(4,237)</u>	<u>-</u>	N/A
Net change in fund balances	1,543	(8,177)	18,067	
Fund balances - beginning	199,077	208,797	206,133	
Fund balances - ending	<u>\$ 200,620</u>	<u>\$ 200,620</u>	<u>\$ 224,200</u>	

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 66	\$ 516
Total revenues	<u>66</u>	<u>516</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	66	516
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>6,103</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,103</u>
Net change in fund balances	66	6,619
Fund balances - beginning	19,560	13,007
Fund balances - ending	<u><u>\$ 19,626</u></u>	<u><u>\$ 19,626</u></u>

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 38	\$ 277
Total revenues	<u>38</u>	<u>277</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	38	277
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	4,237
Total other financing sources/(uses)	<u>-</u>	<u>4,237</u>
Net change in fund balances	38	4,514
Fund balances - beginning	9,891	5,415
Fund balances - ending	<u>\$ 9,929</u>	<u>\$ 9,929</u>

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverlake Community Development District held a Regular Meeting on June 2, 2025 at 5:00 p.m., at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present:

Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Connor Gallagher	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates LLC
Ryan Dugan (via telephone)	District Counsel
Jason & Katie Walters	Residents
Laura & Nathan Kellerman	Residents
Ashley Murphy	Resident
Steve Schulte	Resident
Alicia Flynt	Resident
Josh Cidoni	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 5:01 p.m.

Supervisors Lefere, Sgro and Gallagher were present. Supervisors Aponte and Diggs were not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Suit reviewed the protocols for public comments.

Resident Laura Kellerman asked about the cost and hours of the weekend security officer stationed at the pool. Mr. Dugan stated details regarding security services, such as

officer work schedules or anything else related to the District's security plan are confidential; the intention is to protect the District and its residents.

Mr. Lefere discussed a past incident that led to engaging a security officer on an as-needed basis. The cost is \$29 per hour.

Discussion ensued regarding amenity rental fees, operating budget, key fobs for the pool, amenity suspension process, front gate, illegally parked vehicles, current towing policy, parking tickets issued by the City of Lake Alfred Police and the status of the Phase 2 turnovers.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Ms. Suit presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Lefere explained the budget process.

Ms. Suit stated total expenditures for the Fiscal Year 2026 budget is \$486,650, plus the reserve amount of \$8,848, equates to the total revenue amount of \$495,498.

Mr. Lefere stated the Board's goal is to look out for the community and make sure that only reasonable expenses are incurred. The Developer-controlled Board does not like to exponentially increase assessments and believes that residents should make those decisions, once the Board transitions to residents.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-03, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 4, 2025 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-04. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete September 2026 meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026m as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-05.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Air-Conomics LLC Estimate #388 for Custom Mini Split Cover to Protect Equipment from Mosquitoes

Ms. Suit presented the Air-Conomics LLC Estimate #388 for Custom Mini Split Cover to Protect Equipment from Mosquitoes.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Air-Conomics LLC Estimate #388 for Custom Mini Split Cover to Protect Equipment from Mosquitoes, in the amount of \$2,086.50, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Tropitone® Quote #1033 for Portofino II, Hexagon 8' Manual Lift Umbrella**

Ms. Suit presented the Tropitone® Quote #1033 for Portofino II, Hexagon 8' Manual Lift Umbrella.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Tropitone® Quote #1033 for Portofino II, Hexagon 8' Manual Lift Umbrella, in the amount of \$1,878.28, was approved.

EIGHTH ORDER OF BUSINESS**Ratification Items**

Ms. Suit presented the following:

- A. Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
- B. Eco-Logic Services, LLC Agreement for Wetland Mitigation and Maintenance Services
- C. CSS Clean Star Services of Central Florida, Inc. First Amendment to the Janitorial Maintenance Services Agreement
- D. Webby Enterprises, Quote #24 [Cameras and Wi-Fi]
- E. Freeman Security Service, Inc. Agreement for the Provision of Security Services

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Items 8A through 8E, as listed, were ratified.

NINTH ORDER OF BUSINESS**Consideration of Perpetual Access and Maintenance Easement Agreement for Silverlake Phase 2 Lakes and Stormwater Drainage Facilities, Water Management**

**Berms, Irrigation, and Landscape
Improvements**

Ms. Suit presented the Perpetual Access and Maintenance Easement Agreement for Silverlake Phase 2 Lakes and Stormwater Drainage Facilities, Water Management Berms, Irrigation and Landscape Improvements.

Mr. Dugan stated the Agreement stipulates that the CDD is responsible for maintaining certain landscape improvements located outside the CDD boundaries on property owned by the Rohlfig Groves Company. In order to have the proper real property rights to maintain the improvements, this Agreement was prepared by the private party and the CDD to make sure everyone is in agreement with regard to maintenance of the improvements. Per the private party's attorney, the Agreement is still under review. There is a plat requirement by the County for the CDD to maintain these improvements. Mr. Dugan recommended approval, in substantial form, and stated, if any substantial changes are made to the Agreement, it will be brought back to the Board for consideration at a future meeting.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Perpetual Access and Maintenance Easement Agreement for Silverlake Phase 2 Lakes and Stormwater Drainage Facilities, Water Management Berms, Irrigation, and Landscape Improvements, in substantial form, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Electing Jordan Lansford as Assistant
Secretary of the District, and Providing for
an Effective Date**

Ms. John presented Resolution 2025-06. The sole purpose of this Resolution is to add Jordan Lansford as an Assistant Secretary; all prior appointments by the Board remain unaffected by this Resolution.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-06, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

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

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

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

- A. February 3, 2025 CDD 101 Workshop**
B. February 3, 2025 Regular Meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the February 3, 2025 CDD 101 Workshop Minutes and the February 3, 2025 Regular Meeting Minutes, both as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Dugan stated, given that there is an interest in going through the rulemaking process for parking and towing, Staff will prepare a simple set of Rules and send mailed notices for a public hearing to coincide with the August budget adoption hearing.

Discussion ensued regarding establishing a towing timeframe, establishing the Parking Policy, whether to allow overnight parking, the lack of guest parking spaces and whether the CDD falls under the same towing statutes as HOAs.

The Board authorized the Chair to coordinate with District Counsel to draft and review the Parking Rules and to schedule the rulemaking public hearing for August 4, 2025 at 5:00 p.m.

B. District Engineer (Interim): Colliers Engineering & Design

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: July 7, 2025 at 5:00 PM**

- **QUORUM CHECK**

The July 7, 2025 meeting will be cancelled.

The next meeting will be held on August 4, 2025.

215

216 **FOURTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

217

218 There were no Board Members' comments or requests.

219

220 **FIFTEENTH ORDER OF BUSINESS****Public Comments**

221

222 The Board and Staff responded to questions regarding the holiday decorations budget,
223 buildout percentage, Pulte turnover to the HOA, timing of the transition from a Developer-
224 controlled Board to a resident-controlled Board, if the CDD owns a lake directly outside of the
225 community and trespassers boating on the lake.

226

227 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

228

229 **On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the**
230 **meeting adjourned at 5:58 p.m.**

231

232

233

234

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

235

236

237

238 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



April 15, 2025

Daphne Gillyard – Director of Administrative Services
Silverlake Corporate Office
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: Silverlake Community Development District Registered Voters

Dear Ms. Gillyard,

In response to your request, there are currently **220** voters within the Silverlake Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2025	Regular Meeting	5:00 PM
November 3, 2025	Regular Meeting	5:00 PM
December 1, 2025	Regular Meeting	5:00 PM
January 5, 2026	Regular Meeting	5:00 PM
February 2, 2026	Regular Meeting	5:00 PM
March 2, 2026	Regular Meeting	5:00 PM
April 6, 2026	Regular Meeting	5:00 PM
May 4, 2026	Regular Meeting	5:00 PM
June 1, 2026	Regular Meeting	5:00 PM
July 6, 2026	Regular Meeting	5:00 PM
August 3, 2026	Regular Meeting	5:00 PM