

SILVERLAKE

**COMMUNITY DEVELOPMENT
DISTRICT**

April 6, 2026

**BOARD OF SUPERVISORS
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
<https://silverlakecdd.net/>

March 30, 2026

Board of Supervisors
Silverlake Community Development District

Dear Board Members:

The Board of Supervisors of the Silverlake Community Development District will hold a Regular Meeting on April 6, 2026 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. Acceptance of Resignation of Connor Gallagher [Seat 5]
4. Consideration of Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; and Providing for Severability and an Effective Date [Seats 1, 2 & 5]
7. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

ATTENDEES:

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

- A. Consideration of Resolution 2026-03, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024
8. Consideration of Resolution 2026-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
9. Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement
10. Discussion: Amenity Parking
11. Discussion: Florida Insurance Alliance Site Review and Wildlife/Safety Brochures
12. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
13. Ratification Items
 - A. Mandy Electric, Inc. Invoices
 - I. #19121-1 [Replacement Fan at Amenity Center]
 - II. #19146-1 [Replacement Fan Motor at Clubhouse]
 - B. Bolton's Towing Service, Inc. Invoice No. 157961 [Sign Installation]
 - C. Sunrise Landscape Proposals
 - I. #37804 Silverlake Amenity Bahia Sod Replacements Spring 2026
 - II. #31996 Dog Park – Filling Holes December 2025
 - III. #37806 Phase 2 Entrance Sidewalk Erosion Repair Spring 2026
 - D. Ark Plumbing Service, LLC Estimate #109030149 [Replace RP Backflow]
 - E. Polk County Property Appraiser
 - I. Uniform Method Contract Agreement
 - II. 2026 Data Sharing & Usage Agreement
 - F. AIC Services, Inc. Proposal & Agreement [Monument Painting]
 - G. Cardenas Systems, LLC [Exterior Painting and Pipe Texture]
 - H. Air-Conomics, LLC

- I. Estimate #448 [Mini Slit Repair and Outdoor Unit Custom Screen Protector]
- II. First Amendment to Addendum to Proposal for Air Conditioning Maintenance Services

14. Acceptance of Unaudited Financial Statements as of February 28, 2026

15. Approval of August 4, 2025 Public Hearings and Regular Meeting Minutes

16. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer (Interim): *Colliers Engineering & Design*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- FY2026 Insurance Property Schedule
- UPCOMING MEETINGS
 - May 4, 2026 at 5:00 PM
 - June 1, 2026 at 5:00 PM [Presentation of FY2027 Proposed Budget]

○ QUORUM CHECK

SEAT 1	BRADY LEFERE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RAY APONTE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KAT DIGGS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MELISA SGRO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

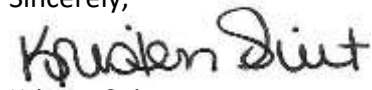
17. Board Members' Comments/Requests

18. Public Comments

19. Adjournment

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

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SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective April 6, 2026:

- _____ is elected Chair
- _____ is elected Vice Chair
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 6, 2026:

- Connor Gallagher Assistant Secretary
- _____ _____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Jordan Lansford is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 6TH DAY OF APRIL, 2026.

ATTEST:

**SILVERLAKE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Silverlake Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Lake Alfred, Polk County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of City of Lake Alfred Ordinance No. 1497-22 creating the District (the "Ordinance") is September 22, 2022; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at 1:45 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 6th day of April, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of April, 2026.

Attest:

**SILVERLAKE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Silverlake Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026

TIME: 1:45 p.m.

PLACE: Holiday Inn Express & Suites Lakeland North I-4
4500 Lakeland Park Drive
Lakeland, Florida 33809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **1:45 p.m.**

LOCATION: **Holiday Inn Express & Suites Lakeland North I-4
4500 Lakeland Park Drive
Lakeland, Florida 33809**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – November 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Silverlake Community Development District to be held at 1:45 p.m., on November 3, 2026, at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Silverlake Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

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Silverlake Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Silverlake Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Silverlake Community Development District
City of Lake Alfred, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Silverlake Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Silverlake Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Silverlake Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Silverlake Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated November 17, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Silverlake Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 17, 2025

**Silverlake Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

Management's discussion and analysis of Silverlake Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Silverlake Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2024.

- ◆ The District's liabilities exceeded assets by \$(1,868,715) (net position). Unrestricted net position was \$(1,896,219). Restricted net position was \$27,504.
- ◆ Governmental activities revenues totaled \$6,277,825, while governmental activities expenses and conveyances to others totaled \$7,884,210.

**Silverlake Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 35,457	\$ 35,013
Restricted assets	471,086	240,641
Capital assets	5,161,678	3,342,711
Total Assets	5,668,221	3,618,365
Current liabilities	281,103	177,683
Non-current liabilities	7,255,833	3,703,012
Total Liabilities	7,536,936	3,880,695
Net Position		
Restricted	27,504	23,528
Unrestricted	(1,896,219)	(285,858)
Total Net Position	\$ (1,868,715)	\$ (262,330)

The increase in restricted assets and total liabilities is primarily related to the issuance of the Series 2024 bonds in the current year.

The increase in capital assets is due to the completed construction projects in the current year.

**Silverlake Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 488,861	\$ -
Operating grants and contributions	29,827	201,526
Capital grants and contributions	5,726,287	-
General Revenues		
Investment income	26,320	9,836
Miscellaneous revenues	6,530	-
Total Revenues	<u>6,277,825</u>	<u>211,362</u>
Expenses		
General government	98,059	84,741
Physical environment	150,425	15,354
Interest and other charges	539,404	373,597
Total Expenses	<u>787,888</u>	<u>473,692</u>
Conveyance to other entities	<u>(7,096,322)</u>	<u>-</u>
Change in Net Position	(1,606,385)	(262,330)
Net Position - Beginning of Year	<u>(262,330)</u>	<u>-</u>
Net Position - End of Year	<u>\$ (1,868,715)</u>	<u>\$ (262,330)</u>

The increase in charges for services and decrease in operating grants and contributions is primarily due to the levy of special assessments in the current year.

The increase in capital grants and contributions is related to the completion of the construction projects in the current year.

The increase in physical environment is due to the increase in maintenance services in the current year.

**Silverlake Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Construction in progress	\$ -	\$ 3,342,711
Buildings and improvements	2,109,742	-
Infrastructure	2,913,266	-
Improvements other than buildings	138,670	-
Total	<u>\$ 5,161,678</u>	<u>\$ 3,342,711</u>

Capital asset activity for the year consisted of additions to construction in progress, \$8,915,289, conveyances to other entities, \$7,096,322, and the transfer of construction in progress to buildings and improvements, \$2,109,742, infrastructure, \$2,913,266, and improvements other than buildings, \$138,670.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because there were less landscape maintenance and mulch expenditures than were anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In March 2023, the District issued \$3,800,000 Series 2023 Special Assessment Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition and construction of the 2023 Project. The balance outstanding at September 30, 2024 was \$3,745,000.
- In June 2024, the District issued \$3,675,000 Series 2024 Special Assessment Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition and construction of the 2024 Project. The balance outstanding at September 30, 2024 was \$3,675,000.

Economic Factors and Next Year's Budget

During the current fiscal year, the District completed construction for the Series 2023 and Series 2024 projects. As a result, expenditures are expected to increase in the upcoming year due to maintenance associated with the new assets. The District cannot anticipate the effect of this event on the financial position or results of operations of the District in fiscal year 2025.

**Silverlake Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Silverlake Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Silverlake Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Silverlake Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 20,305
Due from developer	14,895
Deposits	257
Total Current Assets	35,457
Non-current Assets	
Restricted Assets	
Investments	471,086
Capital Assets, Being Depreciated	
Buildings and improvements	2,109,742
Infrastructure	2,913,266
Improvements other than buildings	138,670
Total Non-current Assets	5,632,764
Total Assets	5,668,221
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	9,551
Contracts payable	1,671
Due to developer	12,407
Accrued interest	147,474
Bonds payable	110,000
Total Current Liabilities	281,103
Non-current Liabilities	
Bonds payable, net	7,255,833
Total Liabilities	7,536,936
 NET POSITION	
Restricted for debt service	27,504
Unrestricted	(1,896,219)
Total Net Position	\$ (1,868,715)

See accompanying notes to financial statements.

Silverlake Community Development District
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities					
General government	\$ (98,059)	\$ 90,809	\$ 11,771	\$ -	\$ 4,520
Physical environment	(150,425)	139,303	18,056	5,726,287	5,733,222
Interest and other charges	(539,404)	258,749	-	-	(280,655)
Total Governmental Activities	\$ (787,888)	\$ 488,861	\$ 29,827	\$ 5,726,287	5,457,087
		General Revenues			
					26,320
					6,530
					32,850
					(7,096,322)
					(1,606,385)
					(262,330)
					\$ (1,868,715)

See accompanying notes to financial statements.

Silverlake Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 20,305	\$ -	\$ -	\$ 20,305
Due from developer	14,895	-	-	14,895
Deposits	257	-	-	257
Restricted Assets				
Investments	-	450,993	20,093	471,086
Total Assets	<u>\$ 35,457</u>	<u>\$ 450,993</u>	<u>\$ 20,093</u>	<u>\$ 506,543</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 9,551	\$ -	\$ -	\$ 9,551
Contracts payable	-	-	1,671	1,671
Due to developer	7,921	4,486	-	12,407
Total Liabilities	<u>17,472</u>	<u>4,486</u>	<u>1,671</u>	<u>23,629</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>320</u>	<u>-</u>	<u>-</u>	<u>320</u>
FUND BALANCES				
Nonspendable-deposits	257	-	-	257
Restricted for debt service	-	446,507	-	446,507
Restricted for capital projects	-	-	18,422	18,422
Assigned for future repairs	17,408	-	-	17,408
Total Fund Balances	<u>17,665</u>	<u>446,507</u>	<u>18,422</u>	<u>482,594</u>
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	 <u>\$ 35,457</u>	 <u>\$ 450,993</u>	 <u>\$ 20,093</u>	 <u>\$ 506,543</u>

See accompanying notes to financial statements.

Silverlake Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$	482,594
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, being depreciated, buildings and improvements, \$2,109,742, infrastructure, \$2,913,266, and improvements other than buildings, \$138,670, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		5,161,678
Long-term liabilities, including bonds payable, \$(7,420,000), net of bond discount, net, \$54,167, are not due and payable in the current period and therefore, are not reported at the fund level.		(7,365,833)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.		(147,474)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level.		<u>320</u>
Net Position of Governmental Activities	\$	<u><u>(1,868,715)</u></u>

See accompanying notes to financial statements.

Silverlake Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 230,112	\$ 258,749	\$ -	\$ 488,861
Developer contributions	29,827	-	-	29,827
Investment income	-	14,481	11,839	26,320
Miscellaneous revenues	6,530	-	-	6,530
Total Revenues	<u>266,469</u>	<u>273,230</u>	<u>11,839</u>	<u>551,538</u>
Expenditures				
Current				
General government	98,059	-	-	98,059
Physical environment	150,425	-	-	150,425
Capital outlay	-	-	3,189,002	3,189,002
Debt service				
Principal	-	55,000	-	55,000
Interest	-	202,862	-	202,862
Other	-	272,025	-	272,025
Total Expenditures	<u>248,484</u>	<u>529,887</u>	<u>3,189,002</u>	<u>3,967,373</u>
Excess Revenues Over/(Under)				
Expenditures	<u>17,985</u>	<u>(256,657)</u>	<u>(3,177,163)</u>	<u>(3,415,835)</u>
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	491,906	3,183,094	3,675,000
Bond discount	-	(13,748)	-	(13,748)
Transfers in	-	-	5,791	5,791
Transfers out	-	(5,791)	-	(5,791)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>472,367</u>	<u>3,188,885</u>	<u>3,661,252</u>
Net change in fund balances	17,985	215,710	11,722	245,417
Fund Balances - October 1, 2023	<u>(320)</u>	<u>230,797</u>	<u>6,700</u>	<u>237,177</u>
Fund Balances - September 30, 2024	<u>\$ 17,665</u>	<u>\$ 446,507</u>	<u>\$ 18,422</u>	<u>\$ 482,594</u>

See accompanying notes to financial statements.

**Silverlake Community Development District
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds \$ 245,417

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay, \$3,189,002, and capital contributions, \$5,726,287, that exceeded conveyances, \$(7,096,322), in the current year.	1,818,967
The issuance of long-term debt, \$(3,675,000), net of bond discount, \$13,748, are recognized as other financing sources/(uses) at the fund level, however, they increase liabilities at the government-wide level.	(3,661,252)
Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	55,000
Bond discounts are amortized over the life of the debt as interest expense at the government-wide level. This is the current year amortization.	(1,569)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.	<u>(62,948)</u>

Change in Net Position of Governmental Activities \$ (1,606,385)

See accompanying notes to financial statements.

Silverlake Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Fiscal Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 230,112	\$ 230,112	\$ 230,112	\$ -
Developer contributions	118,203	118,203	29,827	(88,376)
Miscellaneous revenues	-	-	6,530	6,530
Total Revenues	<u>348,315</u>	<u>348,315</u>	<u>266,469</u>	<u>(81,846)</u>
Expenditures				
Current				
General government	97,265	97,265	98,059	(794)
Physical environment	242,200	242,200	150,425	91,775
Total Expenditures	<u>339,465</u>	<u>339,465</u>	<u>248,484</u>	<u>90,981</u>
Net Change in Fund Balances	8,850	8,850	17,985	9,135
Fund Balances - October 1, 2023	<u>8,850</u>	<u>8,850</u>	<u>(320)</u>	<u>(9,170)</u>
Fund Balances - September 30, 2024	<u>\$ 17,700</u>	<u>\$ 17,700</u>	<u>\$ 17,665</u>	<u>\$ (35)</u>

See accompanying notes to financial statements.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on October 6, 2022, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 1497-22 of the City of Lake Alfred, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Silverlake Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Silverlake Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the special assessment bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include buildings and improvements, infrastructure, and improvements other than buildings, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable assets are as follows:

Infrastructure	30 years
Buildings and improvements	30 years
Improvements other than buildings	30 years

c. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

d. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

e. Unamortized Bond Discount

Bond discount associated with the issuance of revenue bonds are amortized according to the straight-line method over the life of the bonds. For financial reporting, unamortized bond discount is netted with the applicable long-term debt.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance and the carrying value were \$20,305. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Goldman Sachs Financial Square Government Fund	39 days*	\$ 471,086

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. As of September 30, 2024, the District's investments in Goldman Sachs Financial Square Government Fund were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Goldman Sachs Financial Square Government Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 3,342,711	\$ 8,915,289	\$ (12,258,000)	\$ -
Capital assets, being depreciated:				
Buildings and improvements	-	2,109,742	-	2,109,742
Infrastructure	-	2,913,266	-	2,913,266
Improvements other than buildings	-	138,670	-	138,670
Total Capital Assets, Being Depreciated	-	5,161,678	-	5,161,678
Governmental Activities Capital Assets	<u>\$ 3,342,711</u>	<u>\$ 14,076,967</u>	<u>\$ (12,258,000)</u>	<u>\$ 5,161,678</u>

**Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE D – SPECIAL ASSESSMENT REVENUE

Assessments are non-ad valorem assessments on benefited property within the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessments resolution adopted by the Board of Supervisors.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$	3,800,000
Issuance of long-term debt		3,675,000
Principal payments		<u>(55,000)</u>
Long-term debt at September 30, 2024	\$	7,420,000
Bond discount, net		<u>(54,167)</u>
Long-term Debt, Net at September 30, 2024		<u><u>\$ 7,365,833</u></u>

District debt is comprised of the following at September 30, 2024:

Special Assessment Revenue Bonds

\$3,800,000 Series 2023 Special Assessment Revenue Bonds due in annual principal installments beginning May 2024 and maturing May 1, 2053. Interest ranging from 4.50 to 5.50% is due each May and November beginning May 2023. Current portion is \$55,000.

\$ 3,745,000

\$3,675,000 Series 2024 Special Assessment Revenue Bonds due in annual principal installments beginning May 2025 and maturing May 1, 2054. Interest ranging from 4.50 to 5.625% is due each May and November beginning November 2024. Current portion is \$55,000.

\$ 3,675,000

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 110,000	\$ 379,640	\$ 489,640
2026	115,000	393,994	508,994
2027	125,000	388,819	513,819
2028	125,000	383,194	508,194
2029	135,000	377,569	512,569
2030-2034	765,000	1,786,363	2,551,363
2035-2039	1,000,000	1,558,719	2,558,719
2040-2044	1,310,000	1,258,525	2,568,525
2045-2049	1,725,000	858,406	2,583,406
2050-2054	2,010,000	321,042	2,331,042
Totals	<u>\$ 7,420,000</u>	<u>\$ 7,706,271</u>	<u>\$ 15,126,271</u>

Summary of Significant Bond Resolution Terms and Covenants

The Series 2023 and Series 2024 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, at a price equal to the principal amount of the outstanding Series 2023 and Series 2024 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2023 and Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture establishes certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Silverlake Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolutions establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2023 and Series 2024 Reserve Accounts were funded from the proceeds of the Series 2023 and Series 2024 Bonds in an amount equal to 50% of the maximum annual debt service for the Series 2023 and Series 2024 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Revenue Bonds, Series 2023	\$ 132,658	\$ 129,375
Special Assessment Revenue Bonds, Series 2024	\$ 127,653	\$ 126,159

NOTE F – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District recognized \$5,726,287 in capital contributions, \$29,827 in operating contributions, and \$488,861 in assessments from the Developer for the year ended September 30, 2024. Additionally, the District has a balance due to the Developer of \$12,407 and a balance due from the Developer of \$14,895 for the year ended September 30, 2024.

NOTE G – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims since inception.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Silverlake Community Development District
City of Lake Alfred, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Silverlake Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 17, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Silverlake Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Silverlake Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Silverlake Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Silverlake Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Silverlake Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 17, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Silverlake Community Development District
City of Lake Alfred, Florida

Report on the Financial Statements

We have audited the financial statements of the Silverlake Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated November 17, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated November 17, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Silverlake Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Silverlake Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Silverlake Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Silverlake Community Development District. It is management's responsibility to monitor the Silverlake Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Silverlake Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$82,019.87
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Series 2024
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

To the Board of Supervisors
Silverlake Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Silverlake Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$253.86 – \$833.29 for the General Fund and \$1,073.65 – \$1,342.06 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$488,861.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$3,745,000 Series 2023 Bonds due on May 1, 2053 and \$3,675,000 Series 2024 Bonds due on May 1, 2054.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 17, 2025



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES

To the Board of Supervisors
Silverlake Community Development District
City of Lake Alfred, Florida

We have examined Silverlake Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2024. Management is responsible for Silverlake Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Silverlake Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Silverlake Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Silverlake Community Development District's compliance with the specified requirements.

In our opinion, Silverlake Community Development District's complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2024.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November 17, 2025

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

7A

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Statements for Fiscal Year 2024;

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

1. The Audited Financial Statements for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Statements for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 6th day of April, 2026.

ATTEST:

**SILVERLAKE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 5, 2024, the Board of Supervisors (“Board”) of the Silverlake Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 6th day of April, 2026.

ATTEST:

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025
EFFECTIVE NOVEMBER 30, 2025**

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025
EFFECTIVE NOVEMBER 30, 2025**

	FY 2025 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Assessment levy: on-roll	\$ 248,221	\$ 247,666	\$ (555)	\$ 555	\$ 248,221
Assessment levy: off-roll	184,429	228,714	44,285	(44,285)	184,429
Lot closing assessments	44,807	-	(44,807)	44,807	44,807
Total revenues	<u>477,457</u>	<u>476,380</u>	<u>(1,077)</u>	<u>1,077</u>	<u>477,457</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal	21,974	15,000	(6,974)	6,974	21,974
Engineering	-	5,000	5,000	(5,000)	-
Audit	-	5,500	5,500	(5,500)	-
Arbitrage rebate calculation	-	500	500	(500)	-
Dissemination agent	2,000	2,000	-	-	2,000
Trustee	7,500	9,000	1,500	(1,500)	7,500
EMMA software service	3,500	1,500	(2,000)	2,000	3,500
Telephone	200	200	-	-	200
Postage	475	250	(225)	225	475
Printing & binding	900	500	(400)	400	900
Legal advertising	989	3,000	2,011	(2,011)	989
Annual special district fee	175	175	-	-	175
Insurance	5,348	5,500	152	(152)	5,348
Contingencies/bank charges	1,027	750	(277)	10,277	11,027
Website hosting & maintenance	705	705	-	-	705
Meeting room rental	613	-	(613)	613	613
Website ADA compliance	210	210	-	-	210
Tax collector	9,464	7,740	(1,724)	1,724	9,464
Total professional & administrative	<u>103,080</u>	<u>105,530</u>	<u>2,450</u>	<u>7,550</u>	<u>113,080</u>
Field operations					
Field operations manager	6,000	6,000	-	-	6,000
Landscape maintenance	131,353	125,000	(6,353)	6,353	131,353
Mulch	19,931	51,000	31,069	(31,069)	19,931
Irrigation repairs	8,577	5,000	(3,577)	3,577	8,577
Landscape replacement	2,580	6,000	3,420	(3,420)	2,580
Pressure cleaning	4,975	4,000	(975)	975	4,975
Dog park cleaning	-	4,560	4,560	(4,560)	-
Pool maintenance	22,350	19,400	(2,950)	2,950	22,350
Pool permit	280	300	20	(20)	280
Clubhouse pest control	2,200	3,640	1,440	(1,440)	2,200
Clubhouse/pool repairs	5,562	1,500	(4,062)	4,062	5,562
Clubhouse supplies	132	1,500	1,368	(1,368)	132
Clubhouse janitorial	15,673	8,400	(7,273)	7,273	15,673
Clubhouse fobs-cameras	3,177	1,500	(1,677)	1,677	3,177
Holiday decorations	-	4,000	4,000	(4,000)	-
General repairs/supplies	21,459	5,000	(16,459)	16,459	21,459
Mitigation/pond maintenance	21,050	7,200	(13,850)	13,850	21,050
Utilities					
Electric- common area	13,193	8,000	(5,193)	5,193	13,193
Water- clubhouse and pool	1,779	5,000	3,221	(3,221)	1,779
Streetlights	60,468	61,000	532	(532)	60,468
Internet- clubhouse	1,264	2,000	736	(736)	1,264
Street sign	630	-	(630)	630	630
Property insurance	27,896	32,000	4,104	(4,104)	27,896
Total field operations	<u>370,529</u>	<u>362,000</u>	<u>(8,529)</u>	<u>8,529</u>	<u>370,529</u>
Total expenditures	<u>473,609</u>	<u>467,530</u>	<u>(6,079)</u>	<u>16,079</u>	<u>483,609</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,848	8,850	5,002	(15,002)	(6,152)
Fund balances - beginning (unaudited)	17,665	17,700	35	(35)	17,665
Fund balance - ending (projected)					
Assigned:					
Future repairs	21,513	26,550	5,037	(15,037)	11,513
Unassigned	-	-	-	-	-
Fund balances - ending	<u>\$ 21,513</u>	<u>\$ 26,550</u>	<u>\$ 5,037</u>	<u>\$ (15,037)</u>	<u>\$ 11,513</u>

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

9

**SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 DEFICIT FUNDING AGREEMENT**

This Agreement (“**Agreement**”) is made and entered into this ____ day of _____ 2026, by and between:

Silverlake Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Lake Alfred, Polk County, Florida ("**District**"), with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; and

Pulte Home Company, LLC, a Michigan limited liability company and the developer and owner of undeveloped lands in the District ("**Developer**") with a mailing address of 2662 South Falkenburg Road, Riverview, Florida 33578.

Recitals

WHEREAS, the District was established by an ordinance adopted by the City Commission of the City of Lake Alfred, Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2025/2026 (“**FY 2025/2026 Budget**”), which began on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments (“**O&M Assessments**”) on lands within the District to fund the FY 2025/2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any “**Budget Deficit**,” representing the difference between the District’s actual operations and maintenance costs and the FY 2025/2026 Budget, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. FUNDING. The Developer agrees to make available to the District any monies necessary for the Budget Deficit (“**Developer Contributions**”) as such budget may be amended from time to time pursuant to Florida law, but subject to the Developers’ consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this

Agreement. 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 of the parties hereto.

3. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. DEFAULT. A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. ENFORCEMENT. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

8. CHOICE OF LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida.

9. ARM'S LENGTH. This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties 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 the doubtful language will not be interpreted or construed against any party.

10. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. The

Developer acknowledges that the designated public records custodian for the District is Kristen Suit (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Developer 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 Developer 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 Developer’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 Developer, the Developer 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 DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010 SUITK@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by the parties hereto.

12. 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.

[Signatures on next page]

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

ATTEST:

**SILVERLAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

PULTE HOME COMPANY, LLC
a Michigan limited liability company

Witness

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A

Fiscal Year 2025/2026 Budget

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED 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				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
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	<u>476,380</u>	<u>449,950</u>	<u>32,372</u>	<u>482,322</u>	<u>503,174</u>
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	<u>105,530</u>	<u>52,137</u>	<u>55,261</u>	<u>107,398</u>	<u>114,864</u>

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
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	<u>362,000</u>	<u>175,268</u>	<u>190,771</u>	<u>366,039</u>	<u>379,460</u>
Total expenditures	<u>467,530</u>	<u>227,405</u>	<u>246,032</u>	<u>473,437</u>	<u>494,324</u>
Excess/(deficiency) of revenues over/(under) expenditures	8,850	222,545	(213,660)	8,885	8,850
Fund balance - beginning (unaudited)	<u>17,700</u>	<u>17,665</u>	<u>240,210</u>	<u>17,665</u>	<u>26,550</u>
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
<p>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.</p>	
Legal	15,000
<p>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.</p>	
Engineering	2,500
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>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.</p>	
EMMA software service	3,500
Trustee	9,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	250
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,600
<p>The District will obtain public officials and general liability and property insurance.</p>	
Contingencies/bank charges	750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	

**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			Total Revenue & Expenditures	Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
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				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Revenue & Expenditures	
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	<u>252,319</u>	<u>224,697</u>	<u>32,369</u>	<u>257,066</u>	<u>260,458</u>
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	<u>234,252</u>	<u>79,974</u>	<u>154,278</u>	<u>234,252</u>	<u>251,081</u>
Other fees & charges					
Tax collector	-	-	-	-	8,139
Total other fees & charges	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,139</u>
Total expenditures	<u>234,252</u>	<u>79,974</u>	<u>154,278</u>	<u>234,252</u>	<u>259,220</u>
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)	<u>-</u>	<u>(1,494)</u>	<u>-</u>	<u>(1,494)</u>	<u>-</u>
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)	<u>\$ 224,200</u>	<u>\$ 352,026</u>	<u>\$ 230,117</u>	<u>\$ 230,117</u>	<u>231,355</u>
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					<u>\$ 7,532</u>

**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

11



FLORIDA INSURANCE ALLIANCE



Silverlake Community Development Dist

Date of Visit: Tuesday March 11, 2026, at 10:00 AM
District Manager: Jordan Lansford lansfordj@whassociates.com
Address: 1002 Silverlake Boulevard Lake Alfred FL 33850
FIA Attendees: Dennis Thomas, FIA Risk Services Consultant

Visit Overview

The purpose of the visit on the above referenced date was to allow our team to review Silverlake Community Development District from a risk management perspective. The visit allowed us to support the District's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those observations and recommendations are included in this letter.

While we did not have the opportunity to observe all areas owned and/or maintained by the District, we feel that the areas we were able to observe are representative of the general current condition of the property. We would also note that this effort is intended to further align the District's operational practices with established risk management standards for public entities, ensuring consistency with recognized governance and control frameworks.

District Summary

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the Silverlake Community Development District.

The Silverlake Community Development District (CDD) is an independent special-purpose unit of local government established by the City of Lake Alfred to plan, finance, construct, and maintain the public infrastructure and shared amenities that support the Silverlake residential community. Encompassing approximately 144.19 acres within the municipal boundaries of Lake Alfred, the district operates under the authority of Chapter 190 of the Florida Statutes and serves as the long-term governmental entity responsible for ensuring that community assets are properly funded, professionally managed, and preserved for future residents.

As part of its operational responsibilities, the district owns and administers a comprehensive portfolio of resident-focused amenities, including the community pool, the amenity center, the dog park, the playground, and all landscaped common areas. These assets are maintained to high standards to promote safety, functionality, and an aesthetically cohesive environment. In addition to the amenities it owns, the CDD manages critical infrastructure such as stormwater management systems, irrigation networks, perimeter and entry landscaping, and other shared improvements essential to the community's long-term sustainability.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- District overall very well maintained.

Critical Recommendations



Critical recommendations are associated with exposures and hazards that represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution and review by FIA's Risk Services team as indicated in the recommendation description.

- None at this time

Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- Pool Signage
- Wildlife Signage
- Playground Signage

<p>Pool Signage- Though a rules sign was posted at the pool, the lack of a “No Lifeguard on Duty” notice and clearly defined operating hours—such as indicating the pool is closed from dusk to dawn—creates significant safety and liability concerns. Without these warnings, swimmers may assume supervision is available or enter the pool during low-visibility or unsupervised times, increasing the risk of accidents or drownings, particularly for children and inexperienced swimmers. Strengthening the signage with required safety notices and explicit open-and-closed times would provide clearer guidance and reduce these risks.</p>	<p>Recommendation - It is recommended that the pool area be updated with required safety signage, including a prominently displayed “No Lifeguard on Duty” notice and clearly defined operating hours, such as indicating that the pool is closed from dusk to dawn. Adding these elements will ensure swimmers understand that no supervision is provided and help prevent use during low-visibility or high-risk times. These enhancements will strengthen safety communication, reduce the likelihood of accidents, and help limit potential liability for the facility. An FIA resource is attached for support.</p>
	

Wildlife Signage – No signs or indicators were observed for warning of any types of wildlife along the lake side of walk path. Having these signs in place warn the residents of wildlife threats.

Recommendation- Consider adding signage to ponds that are adjacent to areas with high pedestrian traffic including sidewalks and trails. Signage should prohibit swimming, boating, fishing (if district policy) and warn of wildlife in the area such as alligators and snakes. Please see attached Published Resource on Wildlife Safety & Risk Management Strategies. An FIA resource is attached for support.



Playground Signage- Although a rules sign was present at the playground, it did not provide enough detail to establish clear safety expectations. Inadequate or vague rules can lead to unsafe behaviors, misuse of equipment, and reduced caregiver supervision, all of which increase the likelihood of injuries. They can also contribute to conflicts among children or adults when expectations are unclear. Additionally, insufficient signage may create liability concerns if an incident occurs and safety guidance was not clearly communicated.

Recommendation- Signage and/or labels should be posted in all playground areas or on the equipment to provide guidance as to the age appropriateness of playground equipment. This helps in keeping children from using equipment not designed by the manufacturer for their age, size, and ability. Signage should also remind parents and guardians that children should be supervised at all times and that surfaces may be hot. Please review the attached Playground resource material. An FIA resource is attached for support.



Advisory Recommendations

Advisory Recommendation is a suggestion meant to provide information to make an informed decision and is generally not mandatory.

- None at this time

Thank you for including us in your risk management efforts. We appreciate your collaborative approach and are committed to working together to develop and implement effective risk mitigation strategies.



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Living in Harmony: Wildlife Safety Tips & Signage Strategies for Districts



Florida's abundant wildlife is a treasure, but it also presents unique challenges for special districts, especially CDDs. As districts manage and maintain common areas, including parks, trails, and ponds, ensuring the safety of residents and visitors amidst wildlife encounters is paramount. While striking a balance between preserving natural beauty and mitigating risks can be complex, proactive measures like wildlife warning signage play a crucial role.

Recent Incidents Highlight the Need for Vigilance:

- **Tragic Toll:** In July 2023, an 85-year-old woman was tragically killed by an alligator while walking near her community pond in Sarasota County.
- **Close Call:** A 37-year-old man was bitten by an alligator while cleaning debris near a pond in Sanibel. Thankfully, he suffered only minor injuries.
- **Unfortunate Encounter:** In June 2022, a toddler was found dead in the mouth of an alligator near a retention pond in Orlando.

Signage: Your First Line of Defense

Clear and conspicuous signs are essential for raising awareness and deterring risky behavior. They are helpful in demonstrating that the districts have taken reasonable steps to inform the public of potential hazards. The presence of clear and visible warning signs can serve as evidence that the district fulfilled its duty to warn, potentially reducing liability in the event of an incident. While there's no "magic language" that guarantees safety or absolves the district from liability, clear and concise wording is essential. Signs should:

- **Indicate the Hazards :** Clearly indicate the presence of wildlife, such as "Caution: Alligators May Be Present."
- **Highlight Risks:** Specify potential dangers, like "Do Not Feed or Approach Alligators."
- **Promote Safety:** Encourage responsible behavior, such as "Keep Pets on Leash" and "Supervise Children."
- **Use Visuals:** Incorporate universally recognized symbols, like alligator and snake silhouettes, for quick comprehension.
- **Align With District Policies:** Clearly communicate any district-specific rules or prohibitions, such as "No Swimming," "No Fishing," or "No Boating." Aligning signage with adopted policies reinforces safety measures.



Strategic Sign Placement

As with the absence of specific language requirements for signs, there's also no single, universally applicable placement, distance, or spacing criteria for wildlife warning signs near ponds in Florida. Several factors influence optimal placement, including:

- 1. Visibility:** Signs should be clearly visible from all potential entry points and commonly frequented areas around the pond. This includes where ponds are in close proximity to playgrounds, parks, benches, dog parks, and other amenities. Dense vegetation or obstructions might necessitate closer placement.
- 2. Terrain:** On uneven or winding paths, consider placing signs more frequently to ensure continuous visibility for approaching individuals.
- 3. Hazard proximity:** If specific dangers like steep slopes or alligator habitat are concentrated in certain areas, place signs closer to those locations for immediate attention.
- 4. Local regulations:** Some Florida municipalities might have specific regulations regarding sign spacing for retention ponds. Consult local authorities for any applicable guidelines.
- 5. Common sense:** Ultimately, use your judgment to ensure adequate coverage. If you feel a specific area lacks clear warning due to distance or other factors, add another sign for better protection.

Here are some general recommendations based on pond size and complexity:

- **Small Ponds (<1 acre):** Place signs at least every 50-75 feet around the perimeter, with additional signs at entry points and near any specific hazards.
- **Medium Ponds (1-5 acres):** Consider spacing signs every 75-100 feet, with additional signs at key access points, pathways, and potential danger zones.
- **Large Ponds (>5 acres):** Increase spacing to 100-150 feet along the main perimeter but maintain closer placement (50-75 feet) near high-traffic areas, entry points, and concentrated hazards.

Beyond Signage: A Multi-Layered Approach

While signage is a crucial first step, a comprehensive wildlife safety strategy requires a multi-layered approach. Here are some additional measures districts can implement:

- **Habitat Maintenance:** Regularly maintain landscaping to reduce areas where wildlife might seek shelter or food. This includes keeping trees and shrubs trimmed, removing debris, and securing garbage cans. Balance maintenance with other ecological requirements, including those related to conservation areas and stormwater system design criteria.
- **Physical Barriers:** In areas with high wildlife activity or known risks, districts may need to consider installing physical barriers like fences or natural buffers to deter wildlife from entering populated areas.
- **Educational Outreach:** Distribute informational materials or utilize online platforms like the district's website to educate residents about local wildlife, their behavior, and safety precautions. The Florida Fish and Wildlife Conservation Commission (FWC) offers [valuable resources](#), including the "Living with Alligators" brochure, that can be shared with the community.
- **FWC's Statewide Nuisance Alligator Program (SNAP):** Familiarize residents with the [SNAP program](#) and how to report nuisance alligators. The FWC's hotline (866-FWC-GATOR) is available 24/7 for reporting concerns.
- **Clear Policies and Procedures:** Develop and implement clear policies and procedures for handling wildlife encounters, including reporting protocols and emergency response plans.
- **Regular Inspections and Monitoring:** Conduct routine inspections of common areas to identify potential hazards or signs of wildlife activity. Promptly address any issues to maintain a safe environment.

FAQs: Addressing Liability and Signage Concerns

- **Doesn't putting up warning signs increase our liability by acknowledging the danger?**

Not necessarily. Warning signs demonstrate that the district has taken reasonable steps to inform the public about potential hazards. This proactive approach can help mitigate liability in the event of an incident by showing that the district fulfilled its duty to warn.

- **What if residents complain that the signs are unsightly?**

Aesthetics are important, but safety should always be the priority. Districts can choose well-designed signs that blend with the environment and use clear, concise language to strike a balance between visual appeal and effective communication. Perceptions that a district valued aesthetics over safety may present challenges when defending related incidents or allegations and are generally disfavored from a public policy perspective.

- **If we post signs, does that mean we're admitting we're responsible if something happens?**

No. Posting warning signs would not automatically make a district liable for any incidents. However, it demonstrates a responsible approach to safety, which can be helpful in legal proceedings. The key is to combine signage with other safety measures and ensure that the signs are clear, accurate, and strategically placed.

- **Can't we just rely on common sense? People should know there are alligators in Florida.**

While Florida is known for its wildlife, not everyone is aware of the potential dangers, especially visitors or new residents. Additionally, even those familiar with alligators may underestimate the risks or engage in risky behavior. Signs serve as a constant reminder and encourage responsible actions.

- **Our district owns a golf course with over 40 water bodies, do we need a sign at each one?**

Strategic placement is still key. For golf courses, signage at entry points serves as an initial warning and sets expectations for golfers about wildlife safety on the course. Signage within the pro-shop, near the clubhouse, halfway houses or restroom buildings can also be considered.



Wildlife warning signs are an important tool for community development districts in managing safety risks associated with local wildlife. However, they should be part of a broader wildlife management strategy that includes education, physical safety measures, and adherence to local regulations. This approach not only helps protect individuals and wildlife, but it also contributes to a safer, more informed, and more harmonious community. After all, understanding and respecting our local wildlife is part of what makes living in Florida so special.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

Playground Safety: A Comprehensive Approach for Districts

Playgrounds are an asset to any community and present an opportunity for children to have fun, exercise, while supporting physical, social, and intellectual development. Playgrounds can also present significant injury hazards if safety guidelines and best practices are not followed. The U.S. Center for Disease Control and Prevention (CDC) data shows that over 200,000 children head to emergency rooms annually due to playground related injuries. This reference note highlights the areas to consider when providing safe playgrounds for communities and includes a checklist developed by the Consumer Product Safety Commission (CPSC) that can be used as an assessment tool.

Age Suitability and Design

The needs and abilities of children will vary along with their ages and stages of development. Therefore, it is important for playground equipment to be in line with the size, ability, and developmental needs of the children who will be playing there. These traits vary greatly from the ages of 2 to 12. The equipment manufacturer will designate equipment age groups based on a number of factors including fall height, guardrail height, and overall complexity of the structure. The two most common age groups are 2-5 and 5-12. Consider partnering with a qualified playground design firm. Their expertise in age-appropriate equipment selection, layout optimization, and adherence to safety standards (like those outlined in the CPSC Handbook for Public Playgrounds) ensures you create a space that caters to all developmental stages.

Fall Surfacing

Falls are a common playground occurrence. Installing and maintaining appropriate surfacing under and around equipment significantly reduces the risk of serious injuries, especially head trauma. The surfacing material should provide sufficient shock absorption based on the specific fall height of each play structure. Surfacing should extend 6 feet in all direction from play structures. For swing sets, the surfacing should extend twice the height of the top bar. Industry standards like ASTM F1292 should be met for safe surfacing materials. Regular inspections are vital to ensure proper depth and functionality. Worn or compacted surfaces lose effectiveness. The CPSC table above outlines recommended depth for various surfacing materials. Inappropriate surfacing materials are asphalt, carpet, concrete, dirt, and grass. Keep in mind that loose-fill materials will compress at least 25 percent over time due to use and weathering, so frequent maintenance and inspection are important.

Inches Of	Material Type	Protects To Fall Height
9"	Shredded Rubber	10'
9"	Sand	4'
9"	Pea Gravel	5'
9"	Wood Mulch	7'
9"	Wood Chips	10'

Supervision

Playgrounds can present special challenges as children may use the equipment in unintended and unanticipated ways, making adult supervision imperative. Play areas should be designed so that caregivers and parents can easily oversee their children.

Inspection and Maintenance

Regularly inspecting playground equipment is an important way to support a safe play environment. Documented inspection should be carried out at least monthly, using a checklist like the one included below. During higher use periods, it is recommended that inspections be conducted more frequently. Daily visual inspections are also a great best practice. Identified deficiencies should be repaired promptly according to manufacturer guidelines. Areas in need of repair should be marked with caution tape, temporary fencing, or cones to ensure that children are not exposed to the area until the repair can be completed.

Frequently Asked Questions (FAQ) on Playground Safety

Q: How often should we replace playground equipment?

A: The lifespan of playground equipment depends on various factors like material, usage frequency, and maintenance practices. However, most equipment has a lifespan of 8-15 years. Regular inspections will help identify when replacement becomes necessary.

Q: What are some common playground safety hazards?

A: Common hazards include:

- Worn or inadequate surfacing
- Damaged equipment (broken swings, loose bolts, etc.)
- Protruding objects or sharp edges (including loose hardware)
- Unsafe play behaviors (roughhousing, climbing on non-designated areas)
- Non-commercial equipment or equipment that does not conform to CPSC Standards for Public Playgrounds

Q: What are some alternatives to wood chips for fall surfacing?

A: Several safe and effective surfacing options exist beyond wood chips. These include:

- **Shredded rubber:** Provides good shock absorption and comes in various colors.
- **Poured-in-place rubber:** Offers a seamless, low-maintenance surface but can be more expensive.
- **Artificial turf:** Provides a clean and visually appealing surface but may not offer the same shock absorption as other options.

Q: What should playground rules signage include?

A: Here is what we typically suggest:

- Recommended age group(s) for equipment (from manufacturer)
- Language that encourages safe play behaviors.
- Warning of hot surfaces and surfaces being slippery when wet
- Language encouraging adult supervision
- Operating hours (dawn to dusk is recommended for areas without an artificial light source)
- Reminder that use of playground is “at your own risk”

Our team is always here to help. If you have any questions, please contact us at riskservices@egisadvisors.com.



PLAYGROUND SAFETY CHECKLIST



SURFACING

- Adequate protective surfacing under and around the equipment.
- Surfacing materials have not deteriorated.
- Loose-fill surfacing have no foreign objects or debris.
- Loose-fill surfacing materials are not compacted.
- Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

- The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

- There are no sharp points, corners, or edges on the equipment.
- There are no missing or damaged protective caps or plugs.
- There are no hazardous protrusions.
- There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- There are no crush and shearing points on exposed moving parts.
- There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SECURITY OF HARDWARE

- There are no loose fastening devices or worn connections.
- Moving parts, such as swing hangers, merry-go-round bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

- There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment meets the ground.
- There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- There are no damaged fences, benches, or signs on the playground.
- All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

- There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.

INSPECTION BY:

DATE OF INSPECTION:

NOTES AND ITEMS NEEDING ATTENTION:



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Diving into Safety: Pool Risk Management Essentials for Districts

Community pools are popular amenities, offering residents a place to relax, exercise, and socialize. However, they also present inherent risks that, if not properly managed, can lead to accidents and injuries.

When evaluating the risk a pool poses, some potential liabilities may be fairly obvious while others may not. Obvious risks include drowning and slip/fall accidents, but do not overlook other items such as signage, water quality, chemical management, and lifeguard staffing. Adequately identifying your risks is essential to addressing them. To retain the benefits that a pool brings to your district, mitigating these associated risks of pool operation by instituting proper safety measures will serve to protect your district from such liability.

General Pool Safety Requirements

The information outlined in this document is intended to provide an overview of liability exposures associated with public pools and offer loss control recommendations to mitigate these hazards. They include but are not limited to those included in the Florida Building Code, as well as the Department of Health and Administrative Code 64E-9 for Public Swimming Pools and Bathing Places.

Pool Access

- Ensure that fencing surrounds the pool perimeter, at least four feet or higher with self-latching gates. Fencing and gates should prevent a child from getting over, under, or through, keeping children from gaining access to the pool except when supervising adults are present.
- Pool gates should open outward, away from the pool, and be self-closing and self-latching. If a gate is self-locking, the locking mechanism should be at least 54 inches from the bottom of the gate.
- The pool area should be inaccessible to unauthorized individuals when not open for operation.

Pool Area

- **Pool Deck:** A deck surface constructed of concrete or other nonabsorbent material with a slip-resistant finish will reduce slip and falls. Pool decks should be inspected regularly for cracks, obstructions, uneven surfaces, loose pavers, and other hazardous conditions. The pool deck should be sloped to prevent standing water. Ensure pool channel drains are flush with the deck to eliminate trips and falls.
- **Markers:** Minimum 4-inch-high, permanent, contrasting depth markings must be located on both sides of the pool at the shallow end, slope break, deep point and deep end wall, and every 25 feet. Ensure these markings are slip resistant and can be easily read. In addition, all areas of the pool which are not part of an approved diving depth should have NO DIVING markings every 25 feet.



- **Life Safety Equipment:** An 18in lifesaving ring with sufficient rope attached to reach all parts of the pool from the pool deck must be available as well as a shepherd's hook/life hook securely attached to a one-piece pole not less than 16 feet in length. The life ring rope should be in good condition, free of frays. Mount this safety equipment in a conspicuous place, making sure pool furniture and/or landscape features do not impede visibility of or access to the equipment at any time.
- **Pool Furniture:** Furniture should be made of non-corrosive material and be sanitized regularly. Inspect furniture regularly, removing damaged items or mark them out of service until they can be repaired.



Chemical Storage

- Chemicals should be kept in a cool, dry, well-ventilated, secure area inaccessible by patrons. Chemicals should be monitored on a consistent basis with record-keeping completed in accordance with Florida Administrative Code 64E-9. Ensure that vendors keep chemical storage areas locked to prevent a child from wandering in or around the chemical storage wells.
- If the pool uses gas chlorine, there must be a separate, locked room for chlorine storage. The room should have a ventilation system, be well-lit, and have a scale for weighing canisters.

Restrooms

Slips and falls are common in pool restrooms due to wet surfaces. To mitigate this risk, districts should implement the following best practices:

- **Slip-Resistant Flooring:** Ensure there is slip-resistant flooring in restrooms and shower areas to reduce the risk of falls. This is required by Florida Building Code (FBC) section 454.1.6.1.3.
- **Proper Drainage:** Ensure adequate drainage to prevent water accumulation on floors.
- **Grab Bars:** Install grab bars near toilets and showers to provide support and stability.
- **Regular Cleaning:** Maintain restrooms in a clean and sanitary condition to minimize the risk of contamination and slips.
- **Adequate Lighting:** Provide sufficient lighting to ensure visibility and safety.
- **Signage:** Post signs reminding patrons to exercise caution due to wet floors.
- **Mats:** Place absorbent mats at entrances and exits to help dry feet and reduce the amount of water tracked onto floors.

Signage

Minimum requirements include the following which should be posted in a minimum of 1-inch lettering and be visible from all areas of the pool/spa deck:

- No food or beverages in the pool or on the pool wet deck. Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.
- No glass or animals in the fenced pool area or on the pool deck.
- Maximum person capacity/bathing load for pool.
- Swim at your own risk.
- The normal hours that the pool is open and a prohibition against using the pool when it is closed.

- Patrons must shower before entering the pool.
- If a lifeguard is on duty, hours should be posted.
- For districts without lifeguards, a warning sign saying WARNING: NO LIFEGUARD ON DUTY or similar wording should be prominently posted at the location where people enter the pool area.
- If diving is prohibited, NO DIVING shall be in 4-inch lettering.
- Do not swallow the pool water, it is recirculated.
- Do not use the pool if you are ill with diarrhea.
- Maximum pool depth in feet.



Always check with your county health department to verify if added requirements apply.

Spas

In addition to the minimum requirements above, spa signage shall include the following:

- Maximum water temperature 104F
- Children under twelve must have adult supervision.
- Pregnant women, small children, people with health problems, and people using alcohol, narcotics, or other drugs that cause drowsiness should not use spa pools without first consulting a doctor.
- Maximum use 15 minutes. A clock shall be visible from the spa pool to assist the patron in meeting this requirement.

Supervision

- **Lifeguards and Pool Monitors:** While many districts do not have lifeguards on staff, those that do should ensure that they are certified by the American Red Cross, YMCA, or other nationally recognized organization. Proof of proper certification should be kept at the pool site. If the district hires a lifeguard, pool attendant, or monitor, appropriate background checks should be conducted prior to the individual starting the role. Lifeguard and pool attendant job descriptions should be written, reviewed, and agreed upon by both the employer and employee.
- **Age Guidelines:** Determining an appropriate minimum age for unsupervised access to community pools can be complex, as it involves balancing safety concerns while managing perceptions of overly restrictive access. While no specific minimum age is mandated by Florida law, several factors should be considered when establishing age restrictions and supervision requirements for minors at community pools:
 - **Pool Design and Features:** Pools with varying depths, diving boards, or water slides may necessitate stricter age restrictions than simpler pools. Features like water slides and other attractions often have age guidance provided by the manufacturer/designer. Such criteria are often included in the safety plan that is submitted during the pool permitting process.
 - **Focus on Safety:** Frame age restrictions in terms of safety.
 - **Accommodations:** Maintain a process for residents to at least make a request for accommodations to any pool rules that may disproportionately affect certain groups.
 - **Legal Review:** Periodically review pool rules and requests with legal counsel to ensure they comply with the latest fair housing regulations and interpretations.

Risk Transfer

- Liability exposures created using vendors and contractors should be managed by district personnel. Contractor selection, contractual agreements, and certificates of insurance ensure your district is protected. This includes employees leased through a staffing agency or vendor and persons providing swim lessons.
- Contracts should hold the district harmless and copies of certificates of insurance showing liability coverage with limits at least equal to the district's limits should be obtained and kept current. The district should be listed as an additional insured on these certificates. FIA's Risk Services team can assist in the review process.

Frequently Asked Questions (FAQs)

Q: Should we allow alcohol at our community pool?

A: We strongly discourage allowing alcohol in and around pool areas due to the increased risk of accidents and injuries. Alcohol can impair judgment, coordination, and reaction time, increasing the likelihood of slips, falls, and drownings. Additionally, it can hinder a caretaker's ability to supervise children effectively. The CDC reports that alcohol use is involved in up to half of adolescent and adult deaths associated with water recreation. Districts should discuss the risks and associated controls with their insurance and risk management team.

Q: Are there any special considerations for night swimming?

A: Yes, if your district decides to allow night swimming, adequate lighting is crucial for safety. Underwater and overhead lighting should be provided in accordance with Florida Administrative Code 64E-9.006(2)(c) or the pool must close at dusk. Ensure that all areas of the pool and deck are well-lit to prevent accidents.

Q: Do we need to have ADA pool chair lifts?

A: Pool lifts are not required for all pools, particularly those with a zero-depth entry, which can serve as an accessible means of entry on its own. However, the Florida Building Code (FBC) mandates that if a pool lift is installed, it must comply with the ADA Standards for Accessible Design to ensure accessibility for individuals with disabilities. Factors that may influence the decision to install a pool lift include:

- **Pool Type and Usage:** Public pools, especially those used for therapy or rehabilitation, are more likely to require a lift.
- **Community Needs:** If the community has a significant population of individuals with disabilities who would benefit from a lift, it may be necessary to install one.
- **Local Regulations:** Some local jurisdictions may have specific requirements regarding pool lifts, so it's important to check local codes and ordinances, as well as FL DOH and FBC codes.

If a district chooses to install or already has a pool lift, it must meet the following criteria per FBC 454.1.2.5.6:

- **Placement:** The lift should be located in an area that allows for safe and easy transfer from a wheelchair or other mobility device.
- **Operation:** The lift should be easy to operate and have clear instructions for use.
- **Maintenance:** The lift should be regularly inspected and maintained to ensure it is in good working order.
- **Clear Deck Space:** Lifts mounted into the pool deck shall have a minimum 4-foot-wide (1,219 mm) clear deck space behind the lift mount.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

12

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

12A

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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

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

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

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

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


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

Achieved: Yes No

Kristen Sutt
District Manager

Kristen Sutt
Print Name

8/5/24
Date


Chair/Vice Chair, Board of Supervisors

Brady Lefler
Print Name

8-5-24
Date

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

12B

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

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

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

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

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

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

Achieved: Yes No

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

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SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

AI

MANDY ELECTRIC, INC.
 6201 N Nebraska
 TAMPA, FL 33604
 813-264-9234
 carie@mandyselectric.com
 www.mandyselectric.com

Invoice



BILL TO

Silverlake CDD
 2300 Glades Road Suite 410W
 Boca Raton, FL 33431
 Melisa.Sgro@PulteGroup.com

SHIP TO

Silverlake Amenity

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
19121-1	12/08/2025	\$1,290	On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Service call on 12/5: Troubleshoot and tested the big fan at amenity. Required rental lift. - Fan is under warranty, and a replacement has been ordered.	1		\$1,290

BALANCE DUE

\$1,290

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

ALL

MANDY ELECTRIC, INC.
 6201 N Nebraska
 TAMPA, FL 33604
 813-264-9234
 carie@mandyselectric.com
 www.mandyselectric.com

Invoice



BILL TO

Silverlake CDD
 2300 Glades Road
 Boca Raton, FL 33431
 Melisa.Sgro@PulteGroup.com

SHIP TO

Silverlake Clubhouse

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
19146-1	12/22/2025	\$1,177	On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Service call on 12/17: - Removed and replaced ceiling fan motor on big fan. - Parts under warranty	1		\$ 1,177

BALANCE DUE

\$ 1,177

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

B

INVOICE

Bolton's Towing Service, Inc.
2690 Avenue E SW
Winter Haven, FL 33880-2505

boltonstowing@aol.com
+1 (863) 299-9966



Bill to

SilverLake CDD
SilverLake CDD
P.O. Box 810036
Boca Raton, FL 33481

Invoice details

Invoice no.: 157961
Terms: Net 30
Invoice date: 08/11/2025
Due date: 09/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Sign Installation (Signage as per FL Statute 715.13)	1	\$50.00	\$50.00
2.		Misc	2 Custom Signs (Installation Included) for the Amenities Center	2	\$60.00	\$120.00
					Total	\$170.00

Note to customer

Thank you for your business!

DocuSigned by:
Brady Lefere
9549596DC71D4FB...
Brady Lefere

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

C

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

CI



Proposal Prepared for:

Silverlake CDD
917 Silverlake Blvd
Lake Alfred, Florida 33850
Contact: Kristen Suit
Email: suitk@whhassociates.com

Prepared by:

Tom Bryant
Email: tbryant@sunriselandscape.com
Proposal Date: 3/20/2026
Proposal #: 37804

Silverlake Amenity Bahia Sod Replacements Spring 2026



Purpose: Provide pricing to remove and replace freeze killed Bahia sod areas immediately surrounding the Silverlake pool amenity.

Process: Sunrise to remove and replace 12,500 square feet of dead Bahia sod areas. See attached map for sections included in this proposal. Please note that we have included a couple areas in and next to the playground that missing sod due to erosion that we would like to replace as well. Price includes irrigation flagging prior to sod removal and any needed repairs and adjustments after work is complete.

All areas included have irrigation with the exception of the playground and the area immediately to its left. We still need to replace these areas to prevent erosion and stabilize the existing grades.

Result: Dead sod areas immediately around the amenity replaced as needed.

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$18,447.31

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

CII



Proposal Prepared for:

Silverlake CDD
917 Silverlake Blvd
Lake Alfred, Florida 33850
Contact: Kristen Suit
Email: suitk@whhassociates.com

Prepared by:

Tom Bryant
Email: tbryant@sunriselandscape.com
Proposal Date: 12/10/2025
Proposal #: 31996

Dog Park - Filling Holes December 2025



Purpose: Provide proposal to fill in holes created by dogs digging (sample picture above).

Process: Sunrise landscape to fill in all dog park holes as needed.

Result: Holes filled in to prevent tripping hazards within Silverlake dog parks.

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$165.50

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.


6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.

8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.

9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.

10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By 
Tom Bryant

Date 12/10/2025
Sunrise Landscaping Contrs

By 

Date 12.10.2025
Silverlake CDD

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

CIII



Proposal Prepared for:

Silverlake CDD
917 Silverlake Blvd
Lake Alfred, Florida 33850
Contact: Kristen Suit
Email: suitk@whhassociates.com

Prepared by:

Tom Bryant
Email: tbryant@sunriselandscape.com
Proposal Date: 3/20/2026
Proposal #: 37806

Phase 2 Entrance Sidewalk Erosion Repair Spring 2026







Purpose: Provide pricing to adjust existing landscape around pictured sidewalk end to prevent future erosion issues.

Process: Sunrise to remove mulch and 2 Viburnum shrubs immediately surrounding pictures sidewalk. We will install new fill dirt under sidewalk and thoroughly compact to provide proper support. We will install heavy duty woven geotextile soil stabilization fabric (5' wide by 20' long) along sidewalk edge (secured with galvanized landscape staples) and install large rip rap stones (6 - 12") in the blue highlighted area on attached map. Any disturbed mulch in surrounding areas to be touched up as needed. 2 removed Viburnum shrubs to be install in another area on the property as needed.

Result: Rip rap stone area added to prevent erosion as needed.

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$2,837.12

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

D



Ark Plumbing Service, LLC
P O Box 785
Groveland, Florida 34736
United States
(352) 988-4440

Estimate 109030149
Job 108997138
Estimate Date 3/10/2026
Technicians Joseph Suggs
Omesh Guman
Customer PO

Billing Address
Silverlake CDD c/o Folio
Po Box 810036
Boca Raton, FL 33481 United States

Job Address
Silverlake CDD c/o Folio
445 Waterford Drive
Lake Alfred, FL 33850 USA

Estimate Details

Replace RP backflow: Customer had issue with no water at the fixtures at the dog park. Inspection found that the water had been turned off at the meter due to the backflow splitting and failing cause it to leak. We will need to remove old backflow and piping to install new backflow prevention on the main water line.

Service #	Description	Quantity	Your Price	Your Total
DIAG 1	Replace RP Backflow	1.00	\$1,450.00	\$1,450.00
			Sub-Total	\$1,450.00
			Tax	\$0.00
			Total	\$1,450.00

Thank you for choosing Ark Plumbing Service

I authorize the above work to be performed by Ark Plumbing Service. Mobilization deposit of half the balance is due upon acceptance of estimate. Final payment is due upon completion of work. Payment will be due before final inspection is scheduled. ALL SALES ARE FINAL. Estimates are only valid for 10 days due to the volatility of the supply chain. Upon acceptance, material will be purchased and will be subject to a re-stock fee if customer decides to cancel contract.

DocuSigned by:
Brady Lefere
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SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

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SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

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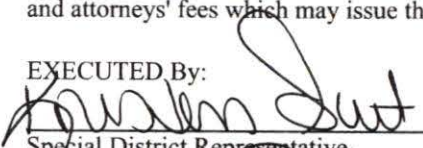
CONTRACT AGREEMENT

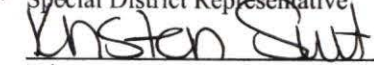
This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Silverlake Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Silverlake Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:


Special District Representative


Print name


Title

Neil Combee
Polk County Property Appraiser
By:


Neil Combee, Property Appraiser


Date

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

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POLK COUNTY
Property Appraiser
Neil Combee

Revised 12/2025
ADA Compliant

2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Silverlake CDD hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 1, 2026

Agency: Silverlake CDD

Signature: Kristen Sutt

Print: Kristen Sutt

Title: District Manager

Date: 12/15/25

Please email the signed agreement to pataxroll@polk-county.net.

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

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PO BOX 477
Land O' Lakes, FL 34639
PH: 813.996.0149
www.aicpainting.com
PA LP-09177

PROPOSAL & AGREEMENT

DATE:	<u>3/20/2026</u>	PROJECT:	<u>Silverlake Monument</u>
VENDOR:	<u>Silverlake CDD</u>	ADDRESS:	<u>917 Silverlake Blvd</u>
CONTACT NAME:	<u>Brady Lefere (Pulte)</u>		<u>Lake Alfred</u>
PHONE:	<u>954-683-7621</u>	EMAIL:	<u>Brady.lefere@pultegroup.com</u>

GENERAL DESCRIPTION: Provide labor, materials and equipment for the following scopes of work as requested for;

09900 Commercial Painting:

1. Monument: Lightly sand, clean and apply 2 coats of solid Sherwin Williams Woodscapes stain to wood beam.

TOTAL: \$ 1,375.00



WARRANTY: AIC Services hereby guarantees all workmanship and materials in the project to be free from defects for a period of one (1) year from completion date. This warranty does not cover damages, normal wear and tear, neglect or abuse.

Terms of Proposal/Agreement:

1. Down-payment will be invoiced as described above on all jobs over \$10k upon signed agreement and work has commenced. Progress Payments will be billed as noted above and balance will be invoiced upon completion. In the event that any payment becomes Past Due, the customer agrees to pay a service fee of 1.5% Service Fee on the unpaid balance each month until paid, plus all cost for collection

including reasonable attorney fees incurred by AIC prior to, litigation, including arbitration and appeal. Suit at the option of AIC, be instituted in Pasco County, Florida.

2. The following proposal is good for 30 day's, after that we have the option to change or adjust scope of work and amounts.
3. AIC must be in receipt of this executed proposal before any materials are to be purchased or work to be performed.
4. This proposal is solely for the benefit of the signatories hereto and represents the entire integrated agreement between parties, and supersedes all prior negotiations, representations or agreements, whether written or oral. Any and all extras must be approved prior to work commencing.
5. If paying by credit card a 1.5% processing fee will be applied to all transactions.

I have read, understood and agree to the Contract Proposal Agreement, General Description, Materials/Equipment Specifications, Exclusions, Warranty, Payment Terms/Agreement. Estimated time of completion can be determined upon contract approval and within reasonable industry guidelines and standards.

PROPOSAL SUBMITTED BY:
AIC SERVICES, INC.

Jay A. Canals

Jay A. Canals, President

CUSTOMER:

Brady Lefere  Digitally signed by
Brady Lefere

Signature

3-23-26

Date



SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

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Phone: (727) 564-7187

Email: cardenassystemsllc@gmail.com

Address: 22139 US Hwy 19 N
Clearwater, FL 33765

DATE: 09/24/2025

To: SILVERLAKE CDD

PROJECT NAME: "SILVERLAKE"

PROJECT DESCRIPTION:

INCLUDES:

1. New texture around the pipe
2. One coat of Exterior SW Super Paint at whole wall where the pipe was repaired

Total \$575.00

WE WILL PROVIDE LABOR, MATERIAL, AND EQUIPMENT

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

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SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

HI



Air-Conomics LLC

Silverlake Community Development District
 4301 Vineland Rd, Suite E-1
 Orlando, FL 32811

☎ (407) 214-8806
 ✉ servin@folioam.com

ESTIMATE	#448
ESTIMATE DATE	Jul 30, 2025
EXPIRATION DATE	Aug 29, 2025
TOTAL	\$1,000.00

SERVICE ADDRESS

1001 Silverlake Boulevard
 Lake Alfred, FL 33850

CONTACT US

1870 US-17, Unit 21
 Lake Alfred, FL 33850

☎ (863) 632-1617
 ✉ service@air-conomics.com

ESTIMATE

Services	qty	unit price	amount
Mini Split Repair Scope of Work: 1-Remove and Dispose Existing Mini Split Condensate Pump 2-Drill a hole in the wall behind the indoor unit to run the new drain line. 3-Installation of New Drain Line from the indoor unit through the wall out. 4-Installation of New PVC Pipe Sch40 from the unit drain line to the front of the building with metal clamps to support the drain line. 5-Create a P-trap at the end of the line. 6-Test Drain line until water start coming out the pipe.	2.0	\$400.00	\$800.00
Outdoor Unit Custom Screen Protector Make a Screen Fabric Protector to protect the outdoor unit coil from mosquitoes	1.0	\$200.00	\$200.00

Services subtotal: \$1,000.00

Subtotal \$1,000.00

Total \$1,000.00

Thanks For Your Business

DocuSigned by:
Brady Lefere
 9549596DC71D4FB...
 8/4/2025

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

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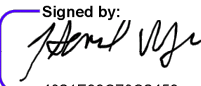
FIRST AMENDMENT TO ADDENDUM TO PROPOSAL BETWEEN THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND AIR-CONOMICS, LLC (“CONTRACTOR”) FOR AIR CONDITIONING MAINTENANCE SERVICES

District:	Silverlake Community Development District	Contractor:	Air-Conomics, LLC
Mailing Address:	2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Mailing Address:	1870 US Hwy 17-92, Unit 21 Lake Alfred, Florida 33850
Phone:	(561) 571-0010	Phone:	(863) 632-1617

The following provisions govern the proposal submitted by the Contractor, dated October 14, 2025, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “First Amendment”) for air conditioning maintenance services:

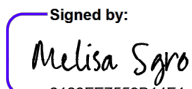
1. The District and the Contractor previously entered into that certain Addendum to Proposal Between the Silverlake Community Development District and Air-Conomics, LLC for Air Conditioning Maintenance Services, dated November 1, 2024 (“Agreement”).
2. The District and the Contractor desire to amend the Agreement in order to increase the compensation to be provided to the Contractor by the District for the services.
3. The District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this First Amendment.
4. The Agreement is hereby amended to provide for quarterly visits at **Three Hundred Seventy-Five Dollars (\$375.00) per visit, not-to-exceed One thousand Five Hundred Dollars (\$1,500.00) annually**, as further detailed in **Exhibit A**.
5. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in section 4 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.
6. To the extent any of the provisions of this First Amendment are in conflict with the provisions of the Proposal, this First Amendment controls.
7. This First Amendment shall be deemed effective as of 10-15, 2025.

AIR-CONOMICS, LLC

Signed by:


4821E33C78C2453...
 By: Jorge Sandoval
 Its: Owner
 Date: 10/17/2025, 2024

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

Signed by:


3123FE7569B14F4...
 Chair/Vice Chair, Board of Supervisors
 Date: 10-15, 2025

EXHIBIT A



Air-Conomics LLC

Silverlake Community Development District
 4301 Vineland Rd., Suite E-1
 Orlando, FL 32811

☎ (407) 214-8808
 ✉ hchastain@folicom.com

ESTIMATE	#482
ESTIMATE DATE	Oct 14, 2025
EXPIRATION DATE	Nov 13, 2025
TOTAL	\$1,500.00

SERVICE ADDRESS

1001 Silverlake Boulevard
 Lake Alfred, FL 33850

CONTACT US

1870 US-17, Unit 21
 Lake Alfred, FL 33850

☎ (863) 632-1617
 ✉ service@air-conomics.com

ESTIMATE

Services	qty	unit price	amount
Intensive Cleaning Service - Commercial-Mini Split Intensive Cleaning Mini Split Intensive Cleaning	4.0	\$375.00	\$1,500.00
1- Evaporator Coil Intensive Cleaning 2- Blower Wheel Intensive Cleaning 3- Front Cover Intensive Cleaning 4- Drain Line Intensive Cleaning 5- Condenser Unit Intensive Cleaning			
One Visit Quarterly (Every 3 Months) when you purchase the full Year in Advance.			

Services subtotal: \$1,500.00

Total \$1,500.00

Thanks For Your Business

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	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	\$ 336,438	\$ -	\$ -	\$ -	\$ -	\$ 336,438
Investments						
Revenue	-	280,104	255,864	-	-	535,968
Reserve	-	131,362	128,097	-	-	259,459
Capitalized interest	-	51	-	-	-	51
Construction	-	67	-	22,706	12,807	35,580
Cost of issuance	-	-	235	-	-	235
Interest	-	-	52	-	-	52
Sinking	-	13	-	-	-	13
Undeposited Funds	670	-	-	-	-	670
Deposit	4,176	-	-	-	-	4,176
Due from Landowner	320	-	-	-	-	320
Due from general fund	-	2,914	2,842	-	-	5,756
Due from debt service fund	5,583	-	-	-	-	5,583
Total assets	<u>\$ 347,187</u>	<u>\$ 414,511</u>	<u>\$ 387,090</u>	<u>\$ 22,706</u>	<u>\$ 12,807</u>	<u>\$ 1,184,301</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to Landowner	1,232	3,144	-	-	-	4,376
Due to general fund	-	5,583	-	-	-	5,583
Due to debt service fund 2023	2,914	-	-	-	-	2,914
Due to debt service fund 2024	2,842	-	-	-	-	2,842
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>12,988</u>	<u>8,727</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>21,715</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	320	-	-	-	-	320
Total deferred inflows of resources	<u>320</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>320</u>
Fund balances:						
Restricted for:						
Debt service	-	405,784	387,090	-	-	792,874
Capital projects	-	-	-	22,706	12,807	35,513
Assigned:						
Future repairs	35,400	-	-	-	-	35,400
Unassigned	298,479	-	-	-	-	298,479
Total fund balances	<u>333,879</u>	<u>405,784</u>	<u>387,090</u>	<u>22,706</u>	<u>12,807</u>	<u>1,162,266</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 347,187</u>	<u>\$ 414,511</u>	<u>\$ 387,090</u>	<u>\$ 22,706</u>	<u>\$ 12,807</u>	<u>\$ 1,184,301</u>

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 498,291	\$ 503,174	99%
Total revenues	-	498,291	503,174	99%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	574	3,746	15,000	25%
Engineering	-	-	2,500	0%
Audit	-	4,455	5,500	81%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	833	2,000	42%
Trustee	-	-	9,000	0%
EMMA software service	-	3,500	3,500	100%
Telephone	17	83	200	42%
Postage	-	273	250	109%
Printing & binding	42	208	500	42%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,669	6,600	86%
Contingencies/bank charges	87	414	750	55%
Website hosting & maintenance	-	850	705	121%
Meeting room rental	-	-	2,000	0%
Website ADA compliance	-	-	210	0%
Tax collector	-	9,948	15,724	63%
Total professional & administrative	<u>4,887</u>	<u>50,154</u>	<u>114,864</u>	44%
Field operations				
Field operations manager	1,200	6,000	14,400	42%
Landscape maintenance	12,210	61,051	136,000	45%
Mulch	-	9,035	38,500	23%
Irrigation repairs	215	4,318	5,000	86%
Landscape replacement	-	1,101	6,000	18%
Pressure cleaning	-	-	5,000	0%
Pool maintenance	1,520	7,390	19,400	38%
Pool permit	-	-	300	0%
Clubhouse pest control	-	-	2,000	0%
Clubhouse/pool repairs	-	-	1,500	0%
Clubhouse supplies	-	-	1,000	0%
Clubhouse janitorial	-	1,500	25,080	6%
Clubhouse fobs-cameras	-	2,900	3,500	83%
Holiday decorations	-	-	4,000	0%
HVAC maintenance	-	-	1,280	0%
General repairs/supplies	-	2,467	5,000	49%
Mitigation/pond maintenance	-	1,200	5,000	24%
Utilities				
Electric- common area	1,315	3,916	9,000	44%
Water- clubhouse and pool	114	449	3,000	15%
Streetlights	5,488	15,155	61,000	25%
Internet- clubhouse	115	575	1,500	38%
Property insurance	-	26,860	32,000	84%
Total field operations	<u>22,177</u>	<u>143,917</u>	<u>379,460</u>	38%
Total expenditures	<u>27,064</u>	<u>194,071</u>	<u>494,324</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(27,064)	304,220	8,850	
Net change in fund balances	(27,064)	304,220	8,850	
Fund balances - beginning (unaudited)	360,943	29,659	26,550	
Fund balance - ending (projected)				
Assigned:				
Future repairs	35,400	35,400	35,400	
Unassigned	298,479	298,479	-	
Fund balances - ending	<u>\$ 333,879</u>	<u>\$ 333,879</u>	<u>\$ 35,400</u>	

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 264,455	\$ 267,096	99%
Interest	888	3,495	-	N/A
Total revenues	<u>888</u>	<u>267,950</u>	<u>267,096</u>	100%
EXPENDITURES				
Principal	-	-	60,000	0%
Interest	-	98,956	197,913	50%
Total debt service	<u>-</u>	<u>98,956</u>	<u>257,913</u>	38%
Other fees & charges				
Tax collector	-	5,280	8,347	63%
Total other fees and charges	<u>-</u>	<u>5,280</u>	<u>8,347</u>	63%
Total expenditures	<u>-</u>	<u>104,236</u>	<u>266,260</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	888	163,714	836	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(2,619)	-	N/A
Total other financing sources	<u>-</u>	<u>(2,619)</u>	<u>-</u>	N/A
Net change in fund balances	888	161,095	836	
Fund balances - beginning	404,896	244,689	242,853	
Fund balances - ending	<u>\$ 405,784</u>	<u>\$ 405,784</u>	<u>\$ 243,689</u>	

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 257,923	\$ 260,458	99%
Interest	819	2,965	-	N/A
Total revenues	<u>819</u>	<u>260,888</u>	<u>260,458</u>	100%
EXPENDITURES				
Principal	-	-	55,000	0%
Interest	-	98,041	196,081	50%
Total debt service	<u>-</u>	<u>98,041</u>	<u>251,081</u>	39%
Other fees & charges				
Tax collector	-	5,149	8,139	63%
Total other fees and charges	<u>-</u>	<u>5,149</u>	<u>8,139</u>	63%
Total expenditures	<u>-</u>	<u>103,190</u>	<u>259,220</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	819	157,698	1,238	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(2,554)	-	N/A
Total other financing sources	<u>-</u>	<u>(2,554)</u>	<u>-</u>	N/A
Net change in fund balances	819	155,144	1,238	
Fund balances - beginning	386,271	231,946	230,117	
Fund balances - ending	<u>\$ 387,090</u>	<u>\$ 387,090</u>	<u>\$ 231,355</u>	

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 65	\$ 266
Total revenues	65	266
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	65	266
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	2,619
Total other financing sources/(uses)	-	2,619
Net change in fund balances	65	2,885
Fund balances - beginning	22,641	19,821
Fund balances - ending	\$ 22,706	\$ 22,706

**SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 41	\$ 208
Total revenues	41	208
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	41	208
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	2,554
Total other financing sources/(uses)	-	2,554
Net change in fund balances	41	2,762
Fund balances - beginning	12,766	10,045
Fund balances - ending	\$ 12,807	\$ 12,807

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT**

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

Present:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates LLC
Kate John (via telephone)	District Counsel
Ryan Dugan (via telephone)	Kutak Rock LLP

Residents present:

Alicia Flynt	Dana Walden	Laura Kellerman	Nathan Kellerman
Steven Flynt	Ashley Murphy	Tammy Tankorsh	Tom Tankorsh
Harold Doby	Steve Schulte	Michael Hampton	Bockarie Jombuv

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 5:00 p.m.
Supervisors Lefere, Sgro and Aponte were present. Supervisors Gallagher and Diggs were not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Suit noted there are two opportunities for public comment on the agenda.

38 A resident stated that her address on Silverlake, in Phase 2, does not appear on Google
39 Maps. A Board Member stated the Marketing Team uploads data into a portal from which apps
40 update. These common issues will be fixed; a reminder will be sent to the Marketing Team.

41 A resident asked who selected Folio as the new HOA management company. Mr. Lefere
42 stated it was the HOA Board. He voiced his opinion that the on-site manager is a good fit.

43 A resident asked how many homes were sold by homeowners versus rentals and asked
44 if rentals will be built in Phase 2. A Board Member stated there are no plans for rentals in Phase
45 2. Mr. Lefere stated this is a CDD meeting, so he does not have the closing numbers with him, ,
46 but they can be provided.

47 Discussion ensued regarding lot sales, builders and development in the CDD.

48 It was estimated that 50% to 60% of homes have closed.

49 A resident asked if rental homes pay the same fees and assessments as other homes.
50 Mr. Lefere stated whoever owns a lot must pay the HOA fees and CDD assessments. Ms. Suit
51 stated that the CDD Operation & Maintenance (O&M) assessments are not based on lot size
52 but the Debt Service assessments are based on lot size. Mr. Lefere stated that each builder pays
53 the assessments for the lots they own.

54

55 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

56 **A. Affidavit of Publication**

57 **B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and**
58 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**
59 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
60 **Date**

61
62 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
63 **Public Hearing was opened.**

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65

66 Ms. Suit presented Resolution 2025-07. She reviewed the proposed Fiscal Year 2026
67 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
68 budget, and explained the reasons for any changes. Assessments are 100% on roll and are

69 anticipated to increase approximately \$47 year-over-year. Ms. Suit stated the main increase
70 was the tax collector cost, landscape maintenance and clubhouse janitorial.

71 A resident inquired about the \$4,000 budgeted for decorations. It was noted that
72 minimal holiday beautification is anticipated; unused funds will be applied to Contingency.

73 Discussion ensued regarding development and adjustments of the CCD budget,
74 reallocation of unused budgeted funds for O&M expenses, increasing utility costs, Pulte’s
75 funding any budget deficit due to hiring weekend security, the need to increase budgeted items
76 in future years, keeping Folio or District Management informed about issues, amenity
77 management collecting deposits for meeting room rentals, and use of camera surveillance.

78 No affected property owners or members of the public spoke.

79 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
80 **Public Hearing was closed.**

81
82 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor,**
83 **Resolution 2025-07, Relating to the Annual Appropriations and Adopting the**
84 **Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**
85 **30, 2026; Authorizing Budget Amendments; and Providing an Effective Date,**
86 **was adopted.**

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89 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2024/2025, Pursuant to Florida Law**

94
95 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
96 **Public Hearing was opened.**

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99 **A. Proof/Affidavit of Publication**

100 **B. Mailed Notice(s) to Property Owners**

101 These items were included for informational purposes.

102 Ms. Suit stated that a Mailed Notice will only be received if assessments will increase.

103 No affected property owners or members of the public spoke.

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

Discussion ensued regarding the budget adoption process, Mailed Notices and ability of the CDD to impose and collect the assessments via the Property Appraiser and Tax Collector.

Mr. Lefere stated that CDD assessments are included in the Non-Ad Valorem Assessments section of the property tax bill.

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

Ms. Suit presented Resolution 2025-08, which allows the CDD to impose and collect the assessments utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Rules, Policies, and Fees Regarding Parking

On MOTION by, Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Public Hearing was opened.

A. Proof/Affidavits of Publication

The affidavit of publication was included for informational purposes.

Discussion ensued regarding managing parking issues, illegal parking at bus stops, the CDD’s inability to control parking on City streets, the City’s intent for parking spots at the bus

138 stops, adding signage in support of towing policies, providing offenders an opportunity before
139 towing, and CDD policies versus HOA policies.

140 A Board Member stated that Phase 2 was officially accepted by the City. The
141 Performance Bond Release was received, so all improvements were officially accepted. The City
142 required "NO PARKING" signs to be installed on the Speed Limit signs.

143 Discussion ensued about illegal street parking, Lake Alfred Police Department notices
144 advising that they will enforce parking infraction regulations, and current lack of enforcement.

145 Ms. John stated the policies allow the Board to approve signage and to authorize the
146 Chair to approve signage outside of a CDD meeting, if necessary. While CDD property is public
147 property, the CDD has authority under Chapter 190 to tow and to establish tow away zones.

148 Mr. Lefere asked if the CDD can specify the length of time a vehicle can be present
149 before it is towed. Ms. John replied affirmatively. Mr. Lefere discussed the desire to avoid
150 towing guests or relatives and suggested one week might be appropriate.

151 Discussion ensued regarding the feasibility of guest name tags, need for signage to be
152 posted by the towing company, and long-term illegal parking.

153 **Ryan Dugan joined the meeting by telephone at 5:35 p.m.**

154 Discussion ensued regarding towing after one week and establishing a means of
155 monitoring violators, given the lack of on-site staff.

156 Mr. Dugan stated the CDD would enter into an agreement with a towing company; Staff
157 would work with the towing company to install signs; and, in those instances in which towing is
158 necessary, Field Management would contact the towing company. Monitoring would typically
159 be based on reports and observations; the intent is to prevent parking abuses.

160 Discussion ensued regarding parking issues, issuance of guest passes and the need to
161 tow a vehicle that has been present for months.

162 Mr. Dugan stated the vehicle can be towed seven days after signs are posted. The CDD
163 can establish towing rules as it sees fit; it is a matter of Folio administering it and, while he has
164 not worked with Folio with regard to this CDD, it can be done.

165 Mr. Lefere suggested having Folio on site for one or more weekends.

166 Discussion ensued regarding distribution of passes to owners, accounting for fobs and
167 passes to renters, commercial vehicles parking in the overflow parking lot, towing nuisance
168 vehicles and the towing company monitoring for violators.

169 Discussion ensued regarding the preference to tow from specified tow away zones after
170 seven days, whether a policy is needed to tow a nuisance vehicle, the CDD’s inability to tow
171 without signage, towing based on roaming patrols or resident reports, and deterrence via
172 signage.

173 Mr. Lefere suggested establishing towing after seven days throughout the CDD.

174 Asked about the aforementioned towing policy related to nuisance vehicles, Ms.
175 Lansford stated that other CDDs implemented towing by request for vehicles with expired tags,
176 broken down or crashed vehicles, or after a specified number of complaints.

177 Discussion ensued regarding whether to tow vehicles based on such criteria rather than
178 timing, tracking a case-by-case basis policy, and whether to limit the towing policy to the
179 Amenity Center or to include all CDD roadways.

180 Mr. Dugan stated, if the policy is enacted for the Amenity Center only, another Public
181 Hearing would be needed to add enforcement in additional areas.

182 The consensus was to apply the policy to tow vehicles after seven days throughout CDD
183 property.

184 It was noted that the cameras provide adequate evidence to support towing.

185 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
186 **Public Hearing was closed.**

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189 In response to a question, Ms. Suit stated that, in order to rescind these Rules in the
190 future, another Public Hearing would be necessary.

191 **B. Consideration of Resolution 2025-09, Adopting Rules Relating to Parking and Parking**
192 **Enforcement; Providing a Severability Clause; and Providing an Effective Date**

193 **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor,**
194 **Resolution 2025-09, Adopting Rules Relating to Parking and Parking**
195 **Enforcement, as presented, with a seven-day towing policy; Providing a**
196 **Severability Clause; and Providing an Effective Date, was adopted.**

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In response to a question, Mr. Lefere stated the HOA will hold a public meeting to discuss the budget, perhaps at the Amenity Center, to get better attendance.

SIXTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She stated that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

SEVENTH ORDER OF BUSINESS **Ratification Items**

- A. Home Encounter HECM, LLC Field Operations Agreement**

Mr. Lefere stated that Home Encounter is also known as Folio.

- B. Steadfast Alliance, LLC Wetland Mitigation Maintenance Services Agreement**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Home Encounter HECM, LLC Field Operations Agreement and Steadfast Alliance, LLC Wetland Mitigation Maintenance Services Agreement, as listed, were ratified.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Lefere stated that public records, such as Unaudited Financial Statements, are available upon request.

234 Ms. Suit stated that Meeting Minutes are not posted on the CDD website until after they
235 are approved by the Board at the following public meeting.

236 Mr. Lefere stated that select public records are posted on the CDD website, including
237 budgets, financials and rules. Other public records are available via public records requests.

238 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
239 **Unaudited Financial Statements as of June 30, 2025, were accepted.**

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242 **NINTH ORDER OF BUSINESS**

**Approval of June 2, 2025 Regular Meeting
Minutes**

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245 **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the**
246 **June 2, 2025 Regular Meeting Minutes, as presented, were approved.**

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249 **TENTH ORDER OF BUSINESS**

Staff Reports

- 250
- 251 **A. District Counsel: Kutak Rock LLP**
- 252 **B. District Engineer (Interim): Colliers Engineering & Design**
- 253 There were no District Counsel or District Engineer reports.
- 254 **C. District Manager: Wrathell, Hunt and Associates, LLC**
- 255 • **220 Registered Voters as of April 15, 2025**
- 256 • **NEXT MEETING DATE: October 6, 2025 at 5:00 PM**
- 257 ○ **QUORUM CHECK**

258 The next meeting will be on October 6, 2025, unless cancelled.
259

260 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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262 There were no Board Members' comments or requests.
263

264 **TWELFTH ORDER OF BUSINESS**

Public Comments

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266 The Board and Staff responded to questions regarding broken pool furniture and
267 hammocks, use of cameras to identify those responsible for damage, and upcoming repairs to
268 the men's bathroom air conditioning unit at the pool.

269 It was noted that the Developers perform ongoing site visits to address issues.

270 A resident asked if the CDD owns the lake and has access to it. Mr. Lefere voiced his
271 belief that half of the lake is on CDD property. Steadfast will continue maintaining the lake. In
272 the coming weeks, a fence will be installed in an area where complaints were received about
273 people entering the CDD.

274 Discussion ensued regarding broken glass at the bus stop, surveillance cameras and use
275 of ATVs behind residences.

276

277 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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279 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
280 **meeting adjourned at 6:30 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SILVERLAKE

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2025 CANCELED	Regular Meeting	5:00 PM
November 3, 2025 CANCELED	Regular Meeting	5:00 PM
December 1, 2025 CANCELED	Regular Meeting	5:00 PM
January 5, 2026 CANCELED	Regular Meeting	5:00 PM
February 2, 2026 CANCELED	Regular Meeting	5:00 PM
March 2, 2026 CANCELED	Regular Meeting	5:00 PM
April 6, 2026	Regular Meeting <i>Discussion: Amenities Parking</i>	5:00 PM
May 4, 2026	Regular Meeting	5:00 PM
June 1, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	5:00 PM
July 6, 2026	Regular Meeting	5:00 PM
August 3, 2026	Regular Meeting	5:00 PM