

# Silverleaf Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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[www.silverleafcdd.com](http://www.silverleafcdd.com)

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The meeting of the Board of Supervisors for the **Silverleaf Community Development District** will be held **Wednesday, January 12, 2022 at 1:00 p.m. located at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 792 560 599 #**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

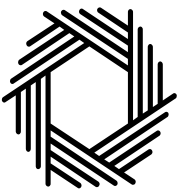
### **General Business Matters**

1. Consideration of the Minutes of the December 8, 2021 Board of Supervisors Meeting
2. Discussion of Transferring the FPL Accounts
3. Ratification of Payment Authorizations #160-161
4. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
    - Review of Maintenance Reports
- Audience Comments
- Supervisors Requests

### **Adjournment**



**pfm**

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the December 8,  
2021 Board of Supervisors Meeting

**MINUTES OF MEETING**

**SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING MINUTES**

**Wednesday, December 8, 2021**

**1:00 p.m.**

**8141 Lakewood Main Street,  
Bradenton, FL 34202**

Board Members in attendance via conference call or in person:

Paul Gressin	Chairperson
Jonathan Decker	Assistant Secretary
Larry Powell	Assistant Secretary
Joshua Holley	Assistant Secretary

Also present via conference call or in person:

Venessa Ripoll	Assistant District Manager- PFM Group Consulting LLC (via phone)
Kim Ashton	District Counsel- Vogler Ashton (via phone)
Mike Ferdinand	District Engineer- ZNS Engineering (via phone)

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Ripoll called to order at 1:06 p.m. the meeting of the Board of Supervisors of the Silverleaf Community Development District and proceeded with roll call. The persons in attendance are outlined above.

**Public Comment Period**

Ms. Ripoll noted that there were no members of the public present.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the Minutes of the  
November 10, 2021 Board of Supervisors  
Meeting**

The Board reviewed the Minutes of the November 10, 2021 Board of Supervisors Meeting.

On MOTION by Mr. Gressin, seconded by Mr. Holley, with all in favor, the Board approved the Minutes of the November 10, 2021 Board of Supervisors Meeting.

**Discussion of Transferring the FPL Accounts**

Ms. Ripoll asked Ms. Ashton if she had heard from Tracy Hecht regarding the transfer of the FPL accounts. Ms. Ashton responded she had not. Mr. Gressin noted that he reached out to Tracy Hecht but has not gotten ahold of her. He added for the record that it has been three months since Tracy Hecht has responded.

Ms. Ripoll stated that this item will be tabled to the next meeting so a meeting with Tracy Hecht can happen to review these items before it is brought back to the attention of the Board.

**Ratification of Payment Authorizations # 156-159**

The Board reviewed Payment Authorizations # 156-159.

On MOTION by Mr. Decker, seconded by Mr. Powell, with all in favor, the Board ratified Payment Authorizations #156-159.

**Review of District Financial Statements**

Ms. Ripoll stated in the agenda package are the Financial Statements for October 30, 2021. Ms. Ripoll noted that the Accountant is working on the November financials and those will be sent out once they are ready. No action is required at this time.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel-** No Report

**District Engineer-** No Report

**District Manager-** Ms. Ripoll noted the next meeting is scheduled for January 12, 2022 at 1:00 p.m. at this location.

**Audience Comments and Supervisor Requests**

Mr. Powell asked about the Supervisor payments. Ms. Ripoll stated those are currently being expedited by the Accountant. Mr. Powell asked if the payments would include the December meeting. Ms. Ripoll replied that she would find out and let the team know.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There was no additional business to discuss. Ms. Ripoll requested a motion to adjourn.

On MOTION by Mr. Holley, seconded by Mr. Gressin, with all in favor, the December 8, 2021 Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:13 p.m.

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

\_\_\_\_\_  
Chairperson/Vice Chairperson

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Transferring the FPL Accounts

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations #160-161

**SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT**  
**Payment Authorization 160-161**

<b>PA #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>160</b>	<b>McClatchy Company</b>		
		\$ 138.06	
	<b>PFM Financial Advisors</b>		
		\$ 1,625.00	
		\$ 500.00	
	<b>PFM Group Consulting</b>		
		\$ 9.58	
			<b>\$2,272.64</b>
<b>161</b>	<b>PFM Group Consulting</b>		
		\$ 3,208.33	
		\$ 7.18	
		\$ 3,750.00	
	<b>Supervisor Fees - 12/8/2021 Meeting</b>		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	<b>VGlobalTech</b>		
		\$ 125.00	
		\$ 300.00	
			<b>\$8,190.51</b>
		<b>TOTAL</b>	<b>\$10,463.15</b>



## Amanda Lane

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**From:** Paul Gressin <paulgressin@icloud.com>  
**Sent:** Saturday, December 4, 2021 10:11 AM  
**To:** Amanda Lane  
**Subject:** Re: Silverleaf - PA 160 - review and approval to pay requested

Request for payment attached approved. PAUL GRESSIN

Sent from my iPhone

On Dec 4, 2021, at 10:07 AM, Amanda Lane <lanea@pfm.com> wrote:

Paul,

Please see attached for Payment Authorization(s) #160 for Silverleaf. Please provide authorization to pay (via email or signed cover sheet). If you have any questions, please let me know.

Amanda Lane  
Assistant Chief District Accountant

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PFM Group Consulting LLC  
[LaneA@pfm.com](mailto:LaneA@pfm.com) | web pfm.com  
phone 407.723.5900 (direct phone 407.723.5925) | fax 407.723.5901  
3501 Quadrangle Blvd., Ste. 270 | Orlando, FL 32817  
(new address as of July 29, 2021)

<Silverleaf PA #160.pdf>

# SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

**Payment Authorization #160**

12/3/2021

Item No.	Payee	Invoice	General Fund	Fiscal Year
1	<b>McClatchy Company</b> Legal Advertising on 12/01/2021 (Ad: IPL0050912)	178540	\$ 138.06	FY 2022
2	<b>PFM Financial Advisors</b> Re-amortization Services for Series 2014, 2018, 2019	118040	\$ 1,625.00	FY 2021
	Re-amortization Services for Series 2014, 2018, 2019	118049	\$ 500.00	FY 2022
3	<b>PFM Group Consulting</b> October Reimbursables	OE-EXP-11-35	\$ 9.58	FY 2022
<b>TOTAL</b>			<b>\$ 2,272.64</b>	
			1,625.00	FY 2021
			647.64	FY 2022

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**Secretary / Assistant Secretary**

\_\_\_\_\_  
**Chairman / Vice Chairman**

## Rick Montejano

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**From:** Paul Gressin <paulgressin@icloud.com>  
**Sent:** Wednesday, December 15, 2021 5:09 PM  
**To:** Rick Montejano  
**Subject:** Re: Silverleaf - PA 161 - Review and Approval Request

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Payment as indicated herein authorized. Paul Gressin

Sent from my iPhone

On Dec 15, 2021, at 12:25 PM, Rick Montejano <montejanor@pfm.com> wrote:

Paul,

Please see attached for Payment Authorization(s) #161 for Silverleaf. Please provide authorization to pay (via email or signed cover sheet). If you have any questions, please let me know.

Rick Montejano  
District Accountant

<Silverleaf PA #161.pdf>

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #161**

12/15/2021

Item No.	Payee	Invoice	General Fund
<b>1</b>	<b>PFM Group Consulting</b>		
	District Mgmt Fees - Dec 2021	DM-12-2021-44	\$ 3,208.33
	Fedex Fees - Nov 2021	OE-EXP-12-32	\$ 7.18
	Q1 Dissemination Oct-Dec Series 2014, 2018, 2019	118314	\$ 3,750.00
<b>2</b>	<b>Supervisor Fees - 12/8/2021 Meeting</b>		
	Jonathan Decker	--	\$ 200.00
	Joshua Holley	--	\$ 200.00
	Paul Gressin	--	\$ 200.00
	Lawrence Powell	--	\$ 200.00
<b>3</b>	<b>VGlobalTech</b>		
	Web Maintenance - Dec	3372	\$ 125.00
	Quarterly ADA & WCAG Audits	3432	\$ 300.00
		<b>TOTAL</b>	<b>\$ 8,190.51</b>

\_\_\_\_\_  
**Secretary / Assistant Secretary**

\_\_\_\_\_  
**Chairman / Vice Chairman**

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Silverleaf CDD**  
**Statement of Financial Position**  
**As of 11/30/2021**

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<b><u>Assets</u></b>							
<b><u>Current Assets</u></b>							
General Checking Account	\$237,126.86						\$237,126.86
Assessments Receivable	150,460.05						150,460.05
Deposits	167.00						167.00
Assessments Receivable		\$246,790.96					246,790.96
Interest Receivable			3.81				3.81
Due From Other Funds		25,799.64					25,799.64
Debt Service Reserve 2014A1		23,187.50					23,187.50
Revenue Account 2014A		214,660.47					214,660.47
Revenue Account 2019A1		203,440.33					203,440.33
Interest Account 2019A1			0.06				0.06
Prepayment Acct. 2019A2		583,918.95					583,918.95
Prepayment Acct. 2019A1		71,754.71					71,754.71
Debt Service Reserve 2019A1		49,728.47					49,728.47
Interest Account 2014A1							15,350.00
Prepayment Acct. 2014A1		3,224.48					3,224.48
Sinking Fund 2019A1		15,350.00	0.02				0.02
Sinking Fund 2019A2			0.02				0.02
Interest Receivable				\$0.36			0.36
Debt Service Reserve 2014A2							85,118.75
Prepayment Account 2014A2			1,297.93				1,297.93
Sinking Fund A2 Bond			85,118.75	0.01			0.01
Revenue 2018A Bond					\$84,285.05		84,285.05
Sinking Fund 2018A1 Bond					0.01		0.01
Interest Receivable					0.98		0.98
Prepayment 2018A1 Bond					2,359.52		2,359.52
Debt Service Reserve 2018A1 Bond					103,471.76		103,471.76
Prepayment 2018A2 Bond					46,013.02		46,013.02
Due from Other Funds					15,299.17		15,299.17
Assessments Receivable					146,346.98		146,346.98
Acquisition/Construction 2019A					\$3,689,614.16		3,689,614.16
Interest Receivable							15.16
<b>Total Current Assets</b>	<b>\$387,753.91</b>	<b>\$1,437,859.42</b>	<b>\$86,417.05</b>	<b>\$397,776.49</b>	<b>\$3,689,629.32</b>	<b>\$0.00</b>	<b>\$5,999,436.19</b>

15.16

**Silverleaf CDD**  
Statement of Financial Position  
As of 11/30/2021

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<b><u>Investments</u></b>							
Amount Available in Debt Service Funds						\$1,487,811.06	\$1,487,811.06
Amount To Be Provided						9,697,188.94	9,697,188.94
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,185,000.00	\$11,185,000.00
<b>Total Assets</b>	<b>\$387,753.91</b>	<b>\$1,437,859.42</b>	<b>\$86,417.05</b>	<b>\$397,776.49</b>	<b>\$3,689,629.32</b>	<b>\$11,185,000.00</b>	<b>\$17,184,436.19</b>
<b><u>Liabilities and Net Assets</u></b>							
<b><u>Current Liabilities</u></b>							
Accounts Payable	\$47,679.14						\$47,679.14
Deferred Revenue	150,460.05						150,460.05
Deferred Revenue		\$246,790.96					246,790.96
Deferred Revenue				\$146,346.98			146,346.98
Total Current Liabilities	\$198,139.19	\$246,790.96	\$0.00	\$146,346.98	\$0.00	\$0.00	\$591,277.13
<b><u>Long Term Liabilities</u></b>							
Revenue Bonds Payable LongTerm						\$11,185,000.00	\$11,185,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,185,000.00	\$11,185,000.00
<b>Total Liabilities</b>	<b>\$198,139.19</b>	<b>\$246,790.96</b>	<b>\$0.00</b>	<b>\$146,346.98</b>	<b>\$0.00</b>	<b>\$11,185,000.00</b>	<b>\$11,776,277.13</b>

**Silverleaf CDD**  
Statement of Financial Position  
As of 11/30/2021

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<b><u>Net Assets</u></b>							
Net Assets, Unrestricted	\$196,741.18						\$196,741.18
Current Year Net Assets - General Government	(7,126.46)						(7,126.46)
Net Assets, Unrestricted		\$1,070,399.63					1,070,399.63
Current Year Net Assets, Unrestricted		120,668.94					120,668.94
Net Assets, Unrestricted			\$96,417.08				96,417.08
Current Year Net Assets, Unrestricted			(10,000.14)				(10,000.14)
Net Assets, Unrestricted				\$361,961.09			361,961.09
Current Year Net Assets, Unrestricted				(110,531.58)			(110,531.58)
Net Assets, Unrestricted					\$3,689,598.49		3,689,598.49
Current Year Net Assets, Unrestricted					30.83		30.83
<b>Total Net Assets</b>	<u>\$189,614.72</u>	<u>\$1,191,068.57</u>	<u>\$86,416.94</u>	<u>\$251,429.51</u>	<u>\$3,689,629.32</u>	<u>\$0.00</u>	<u>\$5,408,159.06</u>
<b>Total Liabilities and Net Assets</b>	<u>\$387,753.91</u>	<u>\$1,437,859.53</u>	<u>\$86,416.94</u>	<u>\$397,776.49</u>	<u>\$3,689,629.32</u>	<u>\$11,185,000.00</u>	<u>\$17,184,436.19</u>



**Silverleaf CDD**  
Statement of Activities  
As of 11/30/2021

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<b>Revenues</b>							
On-Roll Assessments GF	\$16,569.72						\$16,569.72
Off-Roll Assessments GF	9,979.27						9,979.27
On-Roll Assessments DS 2014A1, 2019		\$26,318.44					26,318.44
Off-Roll Assessments 2014A1, 2019		86,216.51					86,216.51
Other Assessments 2014A1, 2019		634,849.13					634,849.13
Inter-Fund Group Transfers In		(66,149.09)					(66,149.09)
Inter-Fund Group Transfers In			\$66,149.09				66,149.09
On-Roll Assessments 2018A				\$15,606.82			15,606.82
Off-Roll Assessments 2018A				10,252.98			10,252.98
Other Assessments 2018A				27,707.24			27,707.24
Total Revenues	<u>\$26,548.99</u>	<u>\$681,234.99</u>	<u>\$66,149.09</u>	<u>\$53,567.04</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$827,500.11</u>
<b>Expenses</b>							
Supervisor Fees	\$2,000.00						\$2,000.00
Public Officials' Insurance	2,882.00						2,882.00
Trustee Services	4,796.12						4,796.12
Management	6,416.66						6,416.66
District Counsel	747.00						747.00
Assessment Administration	12,500.00						12,500.00
Legal Advertising	203.58						203.58
Office Supplies	125.00						125.00
Web Site Maintenance	250.00						250.00
Dues, Licenses, and Fees	175.00						175.00
Electric	57.09						57.09
General Insurance	3,523.00						3,523.00
Principal Payments 2014A1, 2019		\$385,000.00					385,000.00
Interest Payments 2014A1, 2019		175,575.00					175,575.00
Principal Payments 2014A2			\$10,000.00				10,000.00
Interest Payments 2014A2			66,150.00				66,150.00
Principal Payments 2018A				\$80,000.00			80,000.00
Interest Payments 2018A				84,101.25			84,101.25
Total Expenses	<u>\$33,675.45</u>	<u>\$560,575.00</u>	<u>\$76,150.00</u>	<u>\$164,101.25</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$750,400.45</u>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>							
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$8.95</u>	<u>\$0.77</u>	<u>\$2.63</u>	<u>\$30.83</u>	<u>\$0.00</u>	<u>\$43.18</u>
<b>Change In Net Assets</b>	(\$7,126.46)	\$120,668.94	(\$10,000.14)	(\$110,531.58)	\$30.83	\$0.00	\$77,142.84
<b>Net Assets At Beginning Of Year</b>	<u>\$196,741.18</u>	<u>\$1,070,399.63</u>	<u>\$96,417.08</u>	<u>\$361,961.09</u>	<u>\$3,689,598.49</u>	<u>\$0.00</u>	<u>\$5,415,117.47</u>
<b>Net Assets At End Of Year</b>	<u>\$189,614.72</u>	<u>\$1,191,068.57</u>	<u>\$86,416.94</u>	<u>\$251,429.51</u>	<u>\$3,689,629.32</u>	<u>\$0.00</u>	<u>\$5,492,260.31</u>

**Silverleaf CDD**  
**Budget to Actual**  
**For the Month Ending 11/30/2021**

	Year To Date			FY 2022 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 16,569.72	\$ 34,491.33	\$ (17,921.61)	\$ 206,948.00
Off-Roll Assessments	9,979.27	-	9,979.27	-
Carry Forward Revenue	205,003.02	31,057.25	173,945.77	186,343.52
<b>Net Revenues</b>	<b>\$ 231,552.01</b>	<b>\$ 65,548.59</b>	<b>\$ 166,003.42</b>	<b>\$ 393,291.52</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 12,000.00
Public Officials' Insurance	2,882.00	510.67	2,371.33	3,064.00
Trustee Services	4,796.12	2,225.00	2,571.12	13,350.00
Management	6,416.66	6,416.67	(0.01)	38,500.00
Engineering	-	2,500.00	(2,500.00)	15,000.00
Dissemination Agent	-	2,500.00	(2,500.00)	15,000.00
District Counsel	747.00	2,500.00	(1,753.00)	15,000.00
Assessment Administration	12,500.00	2,083.33	10,416.67	12,500.00
Reamortization Schedules	-	125.00	(125.00)	750.00
Audit	-	875.00	(875.00)	5,250.00
Postage & Shipping	-	33.33	(33.33)	200.00
Legal Advertising	203.58	250.00	(46.42)	1,500.00
Bank Fees	-	30.00	(30.00)	180.00
Miscellaneous	-	83.33	(83.33)	500.00
Office Supplies	125.00	41.67	83.33	250.00
Web Site Maintenance	250.00	450.00	(200.00)	2,700.00
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00
Electric	57.09	166.67	(109.58)	1,000.00
Wetlands Maintenance Reserve	-	666.67	(666.67)	4,000.00
70% to Stormwater	-	18,411.87	(18,411.87)	110,471.21
General Insurance	3,523.00	624.00	2,899.00	3,744.00
General Repair & Maintenance	-	833.33	(833.33)	5,000.00
Irrigation	-	800.00	(800.00)	4,800.00
Landscaping Maintenance & Material	-	12,668.75	(12,668.75)	76,012.50
Landscape Improvements	-	833.33	(833.33)	5,000.00
30% to Hardscape	-	7,890.80	(7,890.80)	47,344.81
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 33,675.45</b>	<b>\$ 65,548.59</b>	<b>\$ (31,873.14)</b>	<b>\$ 393,291.52</b>
<b>Total Expenses</b>	<b>\$ 33,675.45</b>	<b>\$ 65,548.59</b>	<b>\$ (31,873.14)</b>	<b>\$ 393,291.52</b>
<b>Net Income (Loss)</b>	<b>\$ 197,876.56</b>	<b>\$ -</b>	<b>\$ 197,876.56</b>	<b>\$ -</b>