

Silverleaf Community Development District

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www.silverleafcdd.com

The meeting of the Board of Supervisors for the **Silverleaf Community Development District** will be held **Wednesday, February 9, 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 January 12, 2022, Board of Supervisors Meeting
2. Ratification of Payment Authorizations #162
3. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
- Audience Comments
- Supervisors Requests

Adjournment



**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the January 12,
2022, Board of Supervisors Meeting

MINUTES OF MEETING

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

Wednesday, January 12, 2022

1:00 p.m.

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

Board Members in attendance via conference call or in person:

Paul Gressin	Chairperson	
Dale Weidemiller	Vice Chairperson	
Jonathan Decker	Assistant Secretary	
Larry Powell	Assistant Secretary	
Joshua Holley	Assistant Secretary	(via phone)

Also present via conference call or in person:

Venessa Ripoll	Assistant District Manager- PFM Group Consulting LLC (via phone)
Rick Montejano	Accountant- PFM Group Consulting LLC
Vivian Carvalho	District Manager- PFM Group Consulting LLC
Jeb Mulock	District Engineer- ZNS Engineering (via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called to order at 1:04 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
December 8, 2021 Board of Supervisors
Meeting**

The Board reviewed the Minutes of the December 8, 2021 Board of Supervisors Meeting.

On MOTION by Mr. Powell, seconded by Mr. Weidemiller, with all in favor, the Board approved the Minutes of the December 8, 2021 Board of Supervisors Meeting.

Discussion of Transferring the FPL Accounts

Mr. Gressin noted that this is a follow-up item from the last meeting. While the FPL accounts were going to be transferred to the HOA he wanted to make sure that the electrical meter for the aerators on the ponds did not get transferred since that is to remain with the CDD. Ms. Ripoll will follow-up with HOA accordingly. He also noted his displeasure of the meeting he requested with Ms. Hecht and District Staff to address some documents he has pertaining to assets within the District and ownership. Ms. Carvalho stated that a MEMO was provided a couple of meetings ago along with the site map of the community in which it outlines the entity responsible for the maintenance of various areas within the community. Lengthy discussion ensued of the MEMO addressing only the Silverleaf Blvd. Ms. Carvalho confirmed that is not correct it addresses all the areas that the District is responsible to maintain. Ms. Carvalho will recirculate the MEMO to the Board accordingly.

Ratification of Payment Authorizations # 160-161

The Board reviewed Payment Authorizations # 160-161.

On MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board ratified Payment Authorizations #160-161.

Review of District Financial Statements

Ms. Ripoll reviewed the Financial Statements for November 30, 2021.

On MOTION by Mr. Weidemiller, seconded by Mr. Gressin, with all in favor, the Board accepted the Financial Statements.

District Counsel- No Present

District Engineer- No Report

District Manager-

Ms. Ripoll noted the next meeting is scheduled for February 9, 2022 at 1:00 p.m. at this location.

Audience Comments and Supervisor Requests

Mr. Gressin requested that District Management send an email to the Board with the information pertaining to the Board of Supervisors Terms and expiration leading to the General Election scheduled for November 2022. District Management will follow-up accordingly.

FOURTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Weidemiller, seconded by Mr. Decker, with all in favor, the January 12, 2022 Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:17 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations #162

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
Payment Authorization #162

PA #	Description	Amount	Total
162	PFM Group Consulting	\$ 7.49	
	VGlobalTech	\$ 125.00	
	Vogler Ashton	\$ 290.50	
	ZNS Engineering	\$ 247.50	
		TOTAL	\$670.49

Rick Montejano

From: Paul Gressin <paulgressin@icloud.com>
Sent: Thursday, January 27, 2022 8:32 PM
To: Rick Montejano
Subject: Re: Silverleaf PA 162
Attachments: Silverleaf PA #162.pdf

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

Payment authorized as outlined herein. Paul Gressin

Sent from my iPhone

On Jan 27, 2022, at 8:12 AM, Rick Montejano <montejanor@pfm.com> wrote:

Morning Paul,

Please see attached for Payment Authorization(s) #162 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
PFM Group Consulting LLC
407.723.5900 ext. 5951
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
MontejanoR@pfm.com

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #162

1/26/2022

Item No.	Payee	Invoice	General Fund
1	PFM Group Consulting Postage/FedEx - December 2021	OE-EXP-01-035	\$ 7.49
2	VGlobalTech Website Maintenance - January 2021 Quarter 1 ADA Audit	3507 3432	\$ 125.00
3	Vogler Ashton District Counsel Through 11/30/2021	7404	\$ 290.50
4	ZNS Engineering Engineering Services Through 11/30/2021	143882	\$ 247.50
		TOTAL	\$ 670.49

Secretary / Assistant Secretary

Chairman / Vice Chairman

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Silverleaf CDD
Statement of Financial Position
As of 12/31/2021

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<u>Assets</u>							
<u>Current Assets</u>							
General Checking Account	\$311,286.17						\$311,286.17
Assessments Receivable	19,783.45						19,783.45
Deposits	167.00						167.00
Assessments Receivable		\$31,743.77					31,743.77
Interest Receivable			5.64				5.64
Debt Service Reserve 2014A1			23,187.50				23,187.50
Revenue Account 2014A			405,922.63				405,922.63
Revenue Account 2019A1			254,518.27				254,518.27
Interest Account 2019A1			0.06				0.06
Prepayment Acct. 2019A2			682,183.90				682,183.90
Prepayment Acct. 2019A1			80,118.73				80,118.73
Debt Service Reserve 2019A1			49,728.47				49,728.47
Prepayment Acct. 2014A1			3,224.48				3,224.48
Sinking Fund 2019A1			0.02				0.02
Sinking Fund 2019A2			0.02				0.02
Interest Receivable				\$0.37			0.37
Debt Service Reserve 2014A2							84,781.25
Prepayment Account 2014A2							1,635.43
Sinking Fund A2 Bond			84,781.25	0.01			0.01
Revenue 2018A Bond					\$227,107.92		227,107.92
Sinking Fund 2018A1 Bond					0.01		0.01
Interest Receivable					1.55		1.55
Prepayment 2018A1 Bond					2,359.53		2,359.53
Debt Service Reserve 2018A1 Bond					103,471.76		103,471.76
Prepayment 2018A2 Bond					46,013.21		46,013.21
Assessments Receivable					18,824.06		18,824.06
Acquisition/Construction 2019A					\$3,689,629.32		3,689,629.32
Interest Receivable							15.67
Total Current Assets	<u>\$331,236.62</u>	<u>\$1,530,633.49</u>	<u>\$86,417.06</u>	<u>\$397,778.04</u>	<u>\$3,689,644.99</u>	<u>\$0.00</u>	<u>\$6,035,710.20</u>

15.67

Silverleaf CDD
Statement of Financial Position
As of 12/31/2021

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<u>Investments</u>							
Amount Available in Debt Service Funds						\$1,964,253.20	\$1,964,253.20
Amount To Be Provided						9,220,746.80	9,220,746.80
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,185,000.00	\$11,185,000.00
Total Assets	\$331,236.62	\$1,530,633.49	\$86,417.06	\$397,778.04	\$3,689,644.99	\$11,185,000.00	\$17,220,710.20
<u>Liabilities and Net Assets</u>							
<u>Current Liabilities</u>							
Accounts Payable	\$538.00						\$538.00
Deferred Revenue	19,783.45						19,783.45
Deferred Revenue		\$31,743.77					31,743.77
Deferred Revenue				\$18,824.06			18,824.06
Total Current Liabilities	\$20,321.45	\$31,743.77	\$0.00	\$18,824.06	\$0.00	\$0.00	\$70,889.28
<u>Long Term Liabilities</u>							
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
Total Liabilities	\$20,321.45	\$31,743.77	\$0.00	\$18,824.06	\$0.00	\$11,185,000.00	\$11,255,889.28

Silverleaf CDD
Statement of Financial Position
As of 12/31/2021

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<u>Net Assets</u>							
Net Assets, Unrestricted	(\$4,139.20)						(\$4,139.20)
Net Assets, General Government	200,880.38						200,880.38
Current Year Net Assets - General Government	114,173.99						114,173.99
Net Assets, Unrestricted		\$1,070,399.63					1,070,399.63
Current Year Net Assets, Unrestricted		428,490.09					428,490.09
Net Assets, Unrestricted			\$96,417.08				96,417.08
Current Year Net Assets, Unrestricted			(10,000.02)				(10,000.02)
Net Assets, Unrestricted				\$361,961.09			361,961.09
Current Year Net Assets, Unrestricted				16,992.89			16,992.89
Net Assets, Unrestricted					\$3,739,598.49		3,739,598.49
Net Assets, General Government					(50,000.00)		(50,000.00)
Current Year Net Assets, Unrestricted					46.50		46.50
Total Net Assets	<u>\$310,915.17</u>	<u>\$1,498,889.72</u>	<u>\$86,417.06</u>	<u>\$378,953.98</u>	<u>\$3,689,644.99</u>	<u>\$0.00</u>	<u>\$5,964,820.92</u>
Total Liabilities and Net Assets	<u>\$331,236.62</u>	<u>\$1,530,633.49</u>	<u>\$86,417.06</u>	<u>\$397,778.04</u>	<u>\$3,689,644.99</u>	<u>\$11,185,000.00</u>	<u>\$17,220,710.20</u>

Silverleaf CDD
Statement of Activities
As of 12/31/2021

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
Revenues							
On-Roll Assessments GF	\$147,246.32						\$147,246.32
Off-Roll Assessments GF	9,979.27						9,979.27
On-Roll Assessments DS 2014A1, 2019		\$241,365.63					241,365.63
Off-Roll Assessments 2014A1, 2019		86,216.51					86,216.51
Other Assessments 2014A1, 2019		742,967.20					742,967.20
Inter-Fund Group Transfers In		(66,148.84)					(66,148.84)
Inter-Fund Group Transfers In			\$66,148.84				66,148.84
On-Roll Assessments 2018A				\$143,129.74			143,129.74
Off-Roll Assessments 2018A				10,252.98			10,252.98
Other Assessments 2018A				27,707.24			27,707.24
Total Revenues	\$157,225.59	\$1,004,400.50	\$66,148.84	\$181,089.96	\$0.00	\$0.00	\$1,408,864.89
Expenses							
Supervisor Fees	\$2,800.00						\$2,800.00
Public Officials' Insurance	2,882.00						2,882.00
Trustee Services	4,796.12						4,796.12
Management	9,624.99						9,624.99
Engineering	247.50						247.50
Dissemination Agent	3,750.00						3,750.00
District Counsel	1,037.50						1,037.50
Assessment Administration	12,500.00						12,500.00
Reamortization Schedule	500.00						500.00
Postage & Shipping	16.76						16.76
Legal Advertising	341.64						341.64
Office Supplies	125.00						125.00
Web Site Maintenance	675.00						675.00
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		190,925.00					190,925.00
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	\$43,051.60	\$575,925.00	\$76,150.00	\$164,101.25	\$0.00	\$0.00	\$775,126.60
Other Revenues (Expenses) & Gains (Losses)							
Interest Income		\$14.59	\$1.14	\$4.18	\$46.50		\$66.41
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$14.59	\$1.14	\$4.18	\$46.50	\$0.00	\$66.41
Change in Net Assets	\$114,173.99	\$428,490.09	(\$10,000.02)	\$16,992.89	\$46.50	\$0.00	\$633,804.70
Net Assets At Beginning Of Year	\$196,741.18	\$1,070,399.63	\$96,417.08	\$361,961.09	\$3,689,598.49	\$0.00	\$5,415,117.47
Net Assets At End Of Year	\$310,915.17	\$1,498,889.72	\$86,417.06	\$378,953.98	\$3,689,644.99	\$0.00	\$6,048,922.17

Silverleaf CDD
Budget to Actual
For the Month Ending 12/31/2021

	Year To Date			FY 2022 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$ 147,246.32	\$ 51,737.00	\$ 95,509.32	\$ 206,948.00
Off-Roll Assessments	9,979.27	-	9,979.27	-
Carry Forward Revenue	196,574.18	46,585.88	149,988.30	186,343.52
Net Revenues	\$ 353,799.77	\$ 98,322.88	\$ 255,476.89	\$ 393,291.52
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 2,800.00	\$ 3,000.00	\$ (200.00)	\$ 12,000.00
Public Officials' Insurance	2,882.00	766.00	2,116.00	3,064.00
Trustee Services	4,796.12	3,337.50	1,458.62	13,350.00
Management	9,624.99	9,625.00	(0.01)	38,500.00
Engineering	247.50	3,750.00	(3,502.50)	15,000.00
Dissemination Agent	3,750.00	3,750.00	-	15,000.00
District Counsel	1,037.50	3,750.00	(2,712.50)	15,000.00
Assessment Administration	12,500.00	3,125.00	9,375.00	12,500.00
Reamortization Schedules	500.00	187.50	312.50	750.00
Audit	-	1,312.50	(1,312.50)	5,250.00
Postage & Shipping	16.76	50.00	(33.24)	200.00
Legal Advertising	341.64	375.00	(33.36)	1,500.00
Bank Fees	-	45.00	(45.00)	180.00
Miscellaneous	-	125.00	(125.00)	500.00
Office Supplies	125.00	62.50	62.50	250.00
Web Site Maintenance	675.00	675.00	-	2,700.00
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00
Electric	57.09	250.00	(192.91)	1,000.00
Wetlands Maintenance Reserve	-	1,000.00	(1,000.00)	4,000.00
70% to Stormwater	-	27,617.80	(27,617.80)	110,471.21
General Insurance	3,523.00	936.00	2,587.00	3,744.00
General Repair & Maintenance	-	1,250.00	(1,250.00)	5,000.00
Irrigation	-	1,200.00	(1,200.00)	4,800.00
Landscaping Maintenance & Material	-	19,003.13	(19,003.13)	76,012.50
Landscape Improvements	-	1,250.00	(1,250.00)	5,000.00
30% to Hardscape	-	11,836.20	(11,836.20)	47,344.81
Total General & Administrative Expenses	\$ 43,051.60	\$ 98,322.88	\$ (55,271.28)	\$ 393,291.52
Total Expenses	\$ 43,051.60	\$ 98,322.88	\$ (55,271.28)	\$ 393,291.52
Net Income (Loss)	\$ 310,748.17	\$ -	\$ 310,748.17	\$ -