

# 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, March 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 February 9, 2022, Board of Supervisors Meeting
2. Ratification of Payment Authorizations #163 – 164
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 February 9,  
2022, Board of Supervisors Meeting

**MINUTES OF MEETING**

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

**Wednesday, February 9, 2022 at 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	
Lawrence Powell	Assistant Secretary	(via phone)
Joshua Holley	Assistant Secretary	(via phone)

Also present via conference call or in person:

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

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

The Board of Supervisors' Meeting of the Silverleaf Community Development District was called to order at 1:16 p.m. Ms. Ripoll proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

**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  
January 12, 2022 Board of Supervisors'  
Meeting**

The Board reviewed the Minutes of the January 12, 2022 Board of Supervisors' Meeting.

ON MOTION by Mr. Gressin, seconded by Mr. Decker, with all in favor, the Board approved the Minutes of the January 12, 2022 Board of Supervisors Meeting.

**Ratification of Payment Authorization #162**

The Board reviewed Payment Authorization # 162.

ON MOTION by Mr. Weidemiller, seconded by Mr. Decker, with all in favor, the Board ratified Payment Authorization #162.

**Review of District Financial Statements**

Ms. Ripoll reviewed the Financial Statements for December 31, 2021.

ON MOTION by Mr. Decker, seconded by Mr. Holley, with all in favor, the Board accepted the Financial Statements.

**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 March 9, 2022 at 1:00 p.m. at this location.

**Audience Comments and Supervisor Requests**

One of the Board Members stated he has not received payment for previous month. Ms. Ripoll advised she would follow-up on the Board of Supervisors' Compensation Sheet with the accountant.

**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. Gressin, with all in favor, the February 9, 2022 Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:20 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations #163 –  
164

**SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT**  
**Payment Authorization #163-164**

<b>PA #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>163</b>	<b>McClatchy Company</b>	\$ 138.06	
	<b>PFM Group Consulting</b>	\$ 3,208.33	
	<b>Vogler Ashton</b>	\$ 290.50	
	<b>Supervisor Fees - 1/12/2022 Mee</b>	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
			<b>\$4,636.89</b>
<b>164</b>	<b>Supervisor Fees - 2/9/2022 Meeti</b>	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
			<b>\$1,000.00</b>
		<b>TOTAL</b>	<b>\$5,636.89</b>

## Rick Montejano

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**From:** Paul Gressin <paulgressin@icloud.com>  
**Sent:** Monday, February 7, 2022 12:49 PM  
**To:** Rick Montejano  
**Subject:** Re: PA #163 - Silverleaf  
**Attachments:** Silverleaf PA #163.pdf

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

Payment approved as itemized herein

Sent from my iPhone

On Feb 7, 2022, at 12:13 PM, Rick Montejano <montejanor@pfm.com> wrote:

Hi Paul –

Attached is the latest payment authorization to be reviewed for approval. Again, sorry about the delay for the Supervisors and Venessa said she would be extra nice to you at the meeting on Wednesday.

Rick



**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #163**

2/7/2022

<b>Item No.</b>	<b>Payee</b>	<b>Invoice</b>	<b>General Fund</b>
<b>1</b>	<b>McClatchy Company</b> Legal Advertising on 2/2/2022 (Ad: IPL0057319	205319	\$ 138.06
<b>2</b>	<b>PFM Group Consulting</b> District Mgmt Fees - Jan 2022	DM-01-2022-44	\$ 3,208.33
<b>3</b>	<b>Supervisor Fees - 1/12/2022 Meeting</b>		
	Dale Weidemiller	--	\$ 200.00
	Jonathan Decker	--	\$ 200.00
	Joshua Holley	--	\$ 200.00
	Paul Gressin	--	\$ 200.00
	Lawrence Powell	--	\$ 200.00
		<b>TOTAL</b>	<b>\$ 4,346.39</b>

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**Secretary / Assistant Secretary**

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

## Rick Montejano

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**From:** Paul Gressin <paulgressin@icloud.com>  
**Sent:** Friday, February 11, 2022 7:07 PM  
**To:** Rick Montejano  
**Cc:** Paul Gressin  
**Subject:** Re: Silverleaf - PA 164  
**Attachments:** Silverleaf PA #164.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Supervisor fees authorized for prompt payment. Request for landscaping not approved, please call me regarding this item

Sent from my iPhone

On Feb 11, 2022, at 1:36 PM, Rick Montejano <montejanor@pfm.com> wrote:

Paul –

Attached is the latest payment authorization to be reviewed for approval.

Let me know if you have any questions.

Rick Montejano  
District Accountant  
PFM Group Consulting LLC  
407.723.5900 ext. 5951  
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817  
[MontejanoR@pfm.com](mailto:MontejanoR@pfm.com)

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #164**

2/11/2022

<b>Item No.</b>	<b>Payee</b>	<b>Invoice</b>	<b>General Fund</b>
<b>1</b>	<b>Supervisor Fees - 2/9/2022 Meeting</b>		
	Dale Weidemiller	--	\$ 200.00
	Jonathan Decker	--	\$ 200.00
	Joshua Holley	--	\$ 200.00
	Paul Gressin	--	\$ 200.00
	Lawrence Powell	--	\$ 200.00
		<b>TOTAL</b>	<b>\$ 1,000.00</b>

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

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

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Silverleaf CDD**  
Statement of Financial Position  
As of 1/31/2022

	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	\$ 357,037.80						\$ 357,037.80
Assessments Receivable	6,873.31						
Deposits	167.00						
Assessments Receivable		\$ 11,137.05					6,873.31
Due From Other Funds							10,710.05
Debt Service Reserve 2014A1							<del>10,710.05</del>
Revenue Account 2014A		20,606.72					20,606.72
Revenue Account 2019A1		23,187.50					23,187.50
Interest Account 2019A1		405,924.44					405,924.44
Prepayment Acct. 2019A2		256,247.66					256,247.66
Prepayment Acct. 2019A1							
Debt Service Reserve 2019A1		799,167.44					799,167.44
Prepayment Acct. 2014A1		0.06					0.06
Sinking Fund 2019A1		86,686.30					86,686.30
Sinking Fund 2019A2		49,728.47					49,728.47
Interest Receivable		3,224.48					3,224.48
Interest Receivable			\$ 0.37				
Debt Service Reserve 2014A2		0.02					0.02
Prepayment Account 2014A2		0.02					0.02
Sinking Fund 2014A2		6.68					6.68
Revenue 2018A Bond			84,781.25				84,781.25
Sinking Fund 2018A1 Bond			1,635.43	\$ 227,109.03			0.37
Prepayment 2018A1 Bond							1,635.43
Debt Service Reserve 2018A1 Bond			0.01				227,109.03
Prepayment 2018A2 Bond							0.01
Interest Receivable				2,359.54			2,359.54
Due from Other Funds				65,094.50			65,094.50
Assessments Receivable							65,094.50
Acquisition/Construction 2019A				12,219.78	\$ 3,689,644.99		12,219.78
Interest Receivable				1.63			1.63
				6,604.28			6,604.28
Total Current Assets	\$ 364,078.11	\$ 1,655,916.84	\$ 86,417.06	\$ 416,860.53	\$ 3,689,660.66	\$ -	\$ 6,212,933.20
					15.67		15.67

<b><u>Investments</u></b>							
Amount Available in Debt Service Funds						\$ 2,108,617.92	\$ 2,108,617.92
Amount To Be Provided						9,076,382.08	
Total Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,185,000.00	\$ 11,185,000.00
							\$ 9,076,382.08
<b>Total Assets</b>	<b>\$ 364,078.11</b>	<b>\$ 1,655,916.84</b>	<b>\$ 86,417.06</b>	<b>\$ 416,860.53</b>	<b>\$ 3,689,660.66</b>	<b>\$ 11,185,000.00</b>	<b>\$ 17,397,933.20</b>

**Liabilities and Net Assets**

<b><u>Current Liabilities</u></b>							
Accounts Payable	\$ 870.49						\$ 870.49
Due To Other Funds							32,826.50
Deferred Revenue							6,873.31
Deferred Revenue		\$ 11,137.05					11,137.05
Deferred Revenue	32,826.50			\$ 6,604.28			6,604.28
Total Current Liabilities	\$ 6,873.31	\$ 40,570.30	\$ 11,137.05	\$ -	\$ 6,604.28	\$ -	\$ 58,311.63
<b><u>Long Term Liabilities</u></b>							
Revenue Bonds Payable LongTerm						\$ 11,185,000.00	\$ 11,185,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,185,000.00	\$ 11,185,000.00
<b>Total Liabilities</b>	<b>\$ 40,570.30</b>	<b>\$ 11,137.05</b>	<b>\$ -</b>	<b>\$ 6,604.28</b>	<b>\$ -</b>	<b>\$ 11,185,000.00</b>	<b>\$ 11,243,311.63</b>

<b>Net Assets</b>							
Net Assets, Unrestricted	\$	(4,139.20)					\$ (4,139.20)
Net Assets - General Government							
Current Year Net Assets - General Government							
Net Assets, Unrestricted		200,880.38	\$	1,070,399.63			200,880.38 -
Current Year Net Assets, Unrestricted		126,766.63		574,380.16			126,766.63 -
							1,070,399.63 -
Net Assets, Unrestricted			\$	96,417.08			574,380.16 -
Current Year Net Assets, Unrestricted							96,417.08 -
Net Assets, Unrestricted				(10,000.02)	\$	361,961.09	(10,000.02) -
Current Year Net Assets, Unrestricted							361,961.09 -
Net Assets, Unrestricted					48,295.16	\$	3,739,598.49
Current Year Net Assets, Unrestricted							48,295.16 -
							3,739,598.49 -
Net Assets - General Government						(50,000.00)	-
<b>Total Net Assets</b>	<u>\$</u>	<u>323,507.81</u>	<u>\$</u>	<u>1,644,779.79</u>	<u>\$</u>	<u>86,417.06</u>	<u>\$ 410,256.25</u>
							<u>\$ 3,689,660.66</u>
							<u>\$ -</u>
							<u>\$ 6,154,621.57</u>
							<u>(62,170.00)</u>
<b>Total Liabilities and Net Assets</b>	<u>\$</u>	<u>364,078.11</u>	<u>\$</u>	<u>1,655,916.84</u>	<u>\$</u>	<u>86,417.06</u>	<u>\$ 416,860.53</u>
							<u>\$ 3,689,660.66</u>
							<u>\$ 11,185,000.00</u>
							<u>\$ 17,397,933.20</u>

**Silverleaf CDD**  
**Statement of Activities**  
As of 1/31/2022

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Construction Fund - 2014A,2019	Long Term Debt Group	Total
<b><u>Revenues</u></b>							
On-Roll Assessments	\$ 160,156.46						\$ 160,156.46
Off-Roll Assessments							
Other Income & Other Financing Sources							
On-Roll Assessments	9,979.27	\$ 261,972.35					9,979.27
Off-Roll Assessments							
Other Assessments	14.99						261,972.35
Inter-Fund Group Transfers In		86,216.51					14.99
Inter-Fund Group Transfers In		868,243.50	\$ 66,148.47				86,216.51
On-Roll Assessments		(66,148.47)		\$ 155,349.52			868,243.50
Off-Roll Assessments							(66,148.47)
Other Assessments							66,148.47
<b>Total Revenues</b>	<b>\$ 170,150.72</b>	<b>\$ 1,150,283.89</b>	<b>\$ 66,148.47</b>	<b>\$ 10,252,390.83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,252,973.91</b>
				46,788.33			46,788.33



**Expenses**

Supervisor Fees	\$ 3,000.00						\$ 3,000.00
Public Officials' Insurance							
Trustee Services							
Management	2,882.00						
Engineering	4,796.12						2,882.00
Dissemination Agent	9,624.99						4,796.12
District Counsel	247.50						9,624.99
Assessment Administration	3,750.00						247.50
Reamortization Schedules	1,037.50						3,750.00
Postage & Shipping	12,500.00						1,037.50
Legal Advertising	500.00						12,500.00
Office Supplies	24.25						500.00
Web Site Maintenance	341.64						24.25
Dues, Licenses, and Fees	125.00						341.64
Electric	800.00						125.00
General Insurance	175.00						800.00
Principal Payment - 2019A1 Bond		\$95,000.00					175.00
Principal Payment - 2019A2 Bond	5,509.00						5,509.00
Interest Payments - 2014A1 Bond							95,000.00
Interest Payments - 2019A1 Bond		290,000.00					290,000.00
Interest Payments - 2019A2 Bond		15,350.00					15,350.00
Principal Payments - 2014A2 bond		72,255.00	\$10,000.00				72,255.00
Interest Payments - 2014A2 bond		103,320.00					103,320.00
Principal Payment - 2018A2 Bond				\$80,000.00			10,000.00
Interest Payment - 2018A1 Bond			66,150.00				66,150.00
Interest Payment - 2018A2 Bond							80,000.00
Total Expenses	\$ 43,384.09	\$ 575,925.00	\$ 76,150.00	\$ 21,682.50	\$ -	\$ -	\$ 2,418,959,560.34
							21,682.50

**Other Revenues (Expenses) & Gains (Losses)**

Interest Income		\$ 21.27					\$ 21.27
Interest Income			\$ 1.51				1.51
Interest Income				\$ 5.58			5.58
Interest Income					\$ 62.17		62.17
Total Other Revenues (Expenses) & Gains (Losses)	\$ -	\$ 21.27	\$ 1.51	\$ 5.58	\$ 62.17	\$ -	\$ 90.53
<b>Change In Net Assets</b>	\$ 126,766.63	\$ 574,380.16	\$ (10,000.02)	\$ 48,295.16	\$ 62.17	\$ -	\$ 739,504.10
<b>Net Assets At Beginning Of Year</b>	\$ 196,741.18	\$ 1,070,399.63	\$ 96,417.08	\$ 361,961.09	\$ 3,689,598.49	\$ -	\$ 5,415,117.47
<b>Net Assets At End Of Year</b>	\$ 323,507.81	\$ 1,644,779.79	\$ 86,417.06	\$ 410,256.25	\$ 3,689,660.66	\$ -	\$ 6,154,621.57

**Silverleaf CDD**  
 Budget to Actual  
 For the Month Ending 1/31/2022

	Year To Date			FY 2022 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 160,156.46	\$ 68,982.68	\$ 91,173.78	\$ 206,948.00
Off-Roll Assessments	9,979.27	-	9,979.27	-
Other Income & Other Financing Sources	14.99	-	14.99	-
Carry Forward Revenue	196,574.18	62,114.52	134,459.66	186,343.52
<b>Net Revenues</b>	<b>\$ 366,724.90</b>	<b>\$ 131,097.20</b>	<b>\$ 235,627.70</b>	<b>\$ 393,291.52</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 3,000.00	\$ 4,000.00	\$ (1,000.00)	\$ 12,000.00
Public Officials' Insurance	2,882.00	1,021.32	1,860.68	3,064.00
Trustee Services	4,796.12	4,450.00	346.12	13,350.00
Management	9,624.99	12,833.32	(3,208.33)	38,500.00
Engineering	247.50	5,000.00	(4,752.50)	15,000.00
Dissemination Agent	3,750.00	5,000.00	(1,250.00)	15,000.00
District Counsel	1,037.50	5,000.00	(3,962.50)	15,000.00
Assessment Administration	12,500.00	4,166.68	8,333.32	12,500.00
Reamortization Schedules	500.00	250.00	250.00	750.00
Audit	-	1,750.00	(1,750.00)	5,250.00
Postage & Shipping	24.25	66.68	(42.43)	200.00
Legal Advertising	341.64	500.00	(158.36)	1,500.00
Bank Fees	-	60.00	(60.00)	180.00
Miscellaneous	-	166.72	(166.72)	500.00
Office Supplies	125.00	83.32	41.68	250.00
Web Site Maintenance	800.00	900.00	(100.00)	2,700.00
Dues, Licenses, and Fees	175.00	58.32	116.68	175.00
Electric	57.09	333.32	(276.23)	1,000.00
Wetland Maintenance Reserve	-	1,333.32	(1,333.32)	4,000.00
Stormwater Management	-	36,823.72	(36,823.72)	110,471.21
General Insurance	3,523.00	1,248.00	2,275.00	3,744.00
General Repair & Maintenance	-	1,666.68	(1,666.68)	5,000.00
Irrigation	-	1,600.00	(1,600.00)	4,800.00
Landscaping Maintenance & Material	-	25,337.52	(25,337.52)	76,012.50
Landscape Improvements	-	1,666.68	(1,666.68)	5,000.00
Hardscape Maintenance	-	15,781.60	(15,781.60)	47,344.81
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 43,384.09</b>	<b>\$ 131,097.20</b>	<b>\$ (87,713.11)</b>	<b>\$ 393,291.52</b>
<b>Total Expenses</b>	<b>\$ 43,384.09</b>	<b>\$ 131,097.20</b>	<b>\$ (87,713.11)</b>	<b>\$ 393,291.52</b>
<b>Net Income (Loss)</b>	<b>\$ 323,340.81</b>	<b>\$ -</b>	<b>\$ 323,340.81</b>	<b>\$ -</b>