

Silverleaf Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

www.silverleafcdd.com

The meeting of the Board of Supervisors for the **Silverleaf Community Development District** will be held **Wednesday, June 8, 2022 at 10:30 a.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 May 11, 2022, Board of Supervisors Meeting
2. Review and Consideration of District Certificate of Completion
3. Ratification of Payment Authorizations #169
4. 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 May 11,
2022, Board of Supervisors Meeting

MINUTES OF MEETING

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

**Wednesday, May 11, 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	
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	District Account Manager- PFM Group Consulting LLC	
Mike Ferdinand	District Engineer- ZNS Engineering	(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 1:22 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

There were no members of the public present.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of the April
13, 2022, Board of Supervisors Meeting**

The Board reviewed the Minutes of the April 13, 2022, Board of Supervisors' Meeting.

ON MOTION by Mr. Gressin, seconded by Mr. Holley, with all in favor, the Board approved the Minutes of the April 13, 2022, Board of Supervisors Meeting.

**Consideration of Resolution 2022-03,
Approving a Preliminary Budget for
Fiscal Year 2023 and Setting a Public
Hearing Date (Suggested Hearing Date:
August 10, 2022)**

Mr. Gressin asked for clarification on if the CDD was responsible for the drainage and bonds for the ponds. Lengthy discussion ensued. Mr. Weidemiller suggested a motion to approve the Preliminary Budget FY 2023.

ON MOTION by Mr. Weidemiller, seconded by Mr. Gressin, with all in favor, the Board approved the Preliminary Budget for Fiscal Year 2023 and Set a Public Hearing Date.

**Consideration of Resolution 2022-04,
Designating Board Member Seats for the
Upcoming General Election**

Ms. Ripoll explained that Seats #1, 2, and 4 terms are expiring in November 2022 and will be up for General Election. The qualifying period is from June 13, 2022, at 12:00 p.m. through June 17, 2022, at 12:00 p.m. Anyone who wishes to run for those respective Seats # 1, 2 and 4 will go to the Supervisor of General Election's office and state which seat they would like to run for. Mr. Weidemiller stated he cannot run again for Seat 4 and encouraged Mr. Gressin and Mr. Powell to run again for their seats.

Ms. Ripoll suggested a motion to Designate Board Member Seats.

ON MOTION by Mr. Decker, seconded by Mr. Holley, with all in favor, the Board approved the Resolution 2022-04, Designating Board Member Seats for the Upcoming General Election.

**Consideration of Resolution 2022-05,
Revised Annual Meeting Schedule**

Ms. Ripoll stated that this resolution would be to approve moving meeting times to 10:30 a.m. This approval will go into effect starting the next meeting date.

ON MOTION by Mr. Weidemiller, seconded by Mr. Powell, with all in favor, the Board approved the Resolution 2022-05, Revised Annual Meeting Schedule.

**Letter from Supervisor of Elections-
Manatee County**

Ms. Ripoll stated that as of April 15, 2022, there are 1,055 registered voters for the county. Ms. Ripoll suggested a motion to accept the Letter for the record keeping

ON MOTION by Mr. Holley, seconded by Mr. Decker, with all in favor, the Board approved the Letter from Supervisor of Elections - Manatee County.

**Review and Consideration of District
Certificate of Completion**

Mr. Ferdinand stated that they still need to receive the transfer operation from SWFWMD for Phases 4, 5, and 6. They do not yet have the certificate of completion but are actively communicating with the contractor. They are unsure if it will be submitted by the June meeting. Ms. Ripoll suggested keeping the line item on the agenda. Mr. Montejano stated that U.S. Bank has made contact in regard to the certificate of completion. No further action was taken at this time.

**Ratification of Payment Authorizations
#167 – 168**

The Board reviewed Payment Authorizations # 167 – 168. Ms. Ripoll noted these were already approved by the Chair and need to be ratified by the Board.

ON MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board ratified Payment Authorizations #167 – 168.

Review of District Financial Statements

Ms. Ripoll reviewed the Financial Statements for April 30, 2022.

ON MOTION by Mr. Weidemiller, seconded by Mr. Decker, 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 June 8, 2022, at 10:30 a.m. at this location.

Audience Comments and Supervisor Requests

Mr. Gressin stated he had sent a letter to the HOA that if the electrical bills were sent for the installation of the aerators and the ponds that it would be the responsibility of the CDD to pay. No response was received from the HOA as of yet.

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 May 11, 2022, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:37 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of District
Certificate of Completion

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations #169

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
Payment Authorization #169

PA #	Description	Amount	Total
169	Supervisor Fees - 5/11/22 Meeting	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Vglobaltech	\$ 300.00	
		\$ 135.00	
		\$ 135.00	
	ZNA Engineering	\$33.60	
			\$1,603.60
		TOTAL	\$1,603.60

Rick Montejano

From: Paul Gressin <paulgressin@icloud.com>
Sent: Tuesday, May 17, 2022 8:08 AM
To: Rick Montejano
Subject: Re: Silverleaf PA #169.pdf
Attachments: Silverleaf PA #169.pdf

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

Payment approved for attached invoices

Sent from my iPhone

On May 16, 2022, at 11:09 PM, Rick Montejano <montejanor@pfm.com> wrote:

Hey Paul –

Attached are the latest invoices to be looked over and approved for payment.

Any questions let me know.

Thanks,

Rick

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #169

5/16/2022

Item No.	Payee	Invoice	General Fund
1	Supervisor Fees - 5/11/2022 Meeting		
	Dale Weidemiller	2022.05.11	\$ 200.00
	Jonathan Decker	2022.05.11	\$ 200.00
	Joshua Holley	2022.05.11	\$ 200.00
	Paul Gressin	2022.05.11	\$ 200.00
	Lawrence Powell	2022.05.11	\$ 200.00
2	VGlobalTech		
	Quarterly ADA (Jan-Mar)	3719	\$ 300.00
	Website Maintenance - April 2022	3803	\$ 135.00
	Website Maintenance - May 2022	3883	\$ 135.00
3	ZNS Engineering		
	Engineering Services Through 3/31/2022	144920	\$ 33.60
		TOTAL	\$ 1,603.60

Secretary / Assistant Secretary

Chairman / Vice Chairman

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Silverleaf CDD
Statement of Activities
As of 4/30/2022

	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	\$165,631.63						\$165,631.63
Off-Roll Assessments	29,937.81						29,937.81
Other Income & Other Financing Sources	14.99						14.99
On-Roll Assessments		\$270,946.78					270,946.78
Off-Roll Assessments		258,649.53					258,649.53
Other Assessments		993,831.29					993,831.29
Inter-Fund Group Transfers In		(166,959.83)					(166,959.83)
Other Assessments			\$9,229.16				9,229.16
Inter-Fund Group Transfers In			166,959.83				166,959.83
On-Roll Assessments				\$160,671.35			160,671.35
Off-Roll Assessments				30,758.94			30,758.94
Other Assessments				123,112.69			123,112.69
Total Revenues	\$195,584.43	\$1,356,467.77	\$176,188.99	\$314,542.98	\$ -	\$ -	\$2,042,784.17
Expenses							
Supervisor Fees	\$5,800.00						\$5,800.00
Public Officials' Insurance	2,882.00						2,882.00
Trustee Services	13,334.01						13,334.01
Management	22,458.31						22,458.31
Engineering	747.00						747.00
Dissemination Agent	7,500.00						7,500.00
District Counsel	2,827.00						2,827.00
Assessment Administration	12,500.00						12,500.00
Reamortization Schedules	500.00						500.00
Postage & Shipping	55.81						55.81
Legal Advertising	617.76						617.76
Office Supplies	125.00						125.00
Web Site Maintenance	1,060.00						1,060.00
Dues, Licenses, and Fees	175.00						175.00
Electric	57.09						57.09
General Insurance	3,523.00						3,523.00
Principal Payment - 2019A1 Bond		\$95,000.00					95,000.00
Principal Payment - 2019A2 Bond		945,000.00					945,000.00
Interest Payments - 2014A1 Bond		15,350.00					15,350.00
Interest Payments - 2019A1 Bond		72,255.00					72,255.00
Interest Payments - 2019A2 Bond		112,490.00					112,490.00
Principal Payments - 2014A2 bond			\$10,000.00				10,000.00
Interest Payments - 2014A2 bond			66,150.00				66,150.00
Principal Payment - 2018A2 Bond				\$125,000.00			125,000.00
Interest Payment - 2018A1 Bond				62,418.75			62,418.75
Interest Payment - 2018A2 Bond				22,346.25			22,346.25
Contingency					\$2,192,995.67		2,192,995.67
Total Expenses	\$74,161.98	\$1,240,095.00	\$76,150.00	\$209,765.00	\$2,192,995.67	\$ -	\$3,793,167.65
Other Revenues (Expenses) & Gains (Losses)							
Interest Income		\$30.11					\$30.11
Interest Income			\$2.27				2.27
Interest Income				\$9.02			9.02
Interest Income					\$76.07		76.07
Total Other Revenues (Expenses) & Gains (Losses)	\$ -	\$30.11	\$2.27	\$9.02	\$76.07	\$ -	\$117.47
Change In Net Assets	\$121,422.45	\$116,402.88	\$100,041.26	\$104,787.00	(\$2,192,919.60)	\$ -	(\$1,750,266.01)
Net Assets At Beginning Of Year	\$196,741.18	\$1,070,399.63	\$96,417.08	\$361,961.09	\$3,689,598.49	\$ -	\$5,415,117.47
Net Assets At End Of Year	\$318,163.63	\$1,186,802.51	\$196,458.34	\$466,748.09	\$1,496,678.89	\$ -	\$3,664,851.46

Silverleaf CDD
Statement of Financial Position
As of 4/30/2022

	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	\$313,200.51						\$313,200.51
Assessments Receivable	1,398.14						1,398.14
Prepaid Expenses	4,796.12						4,796.12
Deposits	167.00						167.00
Assessments Receivable		\$2,162.62					2,162.62
Debt Service Reserve 2014A1		23,187.50					23,187.50
Revenue Account 2014A		313,570.92					313,570.92
Revenue Account 2019A1		200,464.22					200,464.22
Interest Account 2019A1		69,663.75					69,663.75
Prepayment Acct. 2019A2		261,498.54					261,498.54
Prepayment Acct. 2019A1		93,254.63					93,254.63
Debt Service Reserve 2019A1		49,728.47					49,728.47
Interest Account 2014A1		15,350.00					15,350.00
Interest Account 2019A2		76,860.00					76,860.00
Prepayment Acct. 2014A1		3,224.48					3,224.48
Sinking Fund 2019A1		40,000.00					40,000.00
Sinking Fund 2019A2		40,000.00					40,000.00
Debt Service Reserve 2014A2			\$84,781.25				84,781.25
Interest Account 2014A2			65,812.50				65,812.50
Prepayment Account 2014A2			10,864.59				10,864.59
Sinking Fund 2014A2			35,000.00				35,000.00
Revenue 2018A Bond				\$139,083.33			139,083.33
Sinking Fund 2018A1 Bond				35,000.00			35,000.00
Interest 2018A1 Bond				62,418.75			62,418.75
Prepayment 2018A1 Bond				2,359.57			2,359.57
Debt Service Reserve 2018A1 Bond				103,471.76			103,471.76
Sinking Fund 2018A2 Bond				10,000.00			10,000.00
Interest 2018A2 Bond				17,995.00			17,995.00
Prepayment 2018A2 Bond				96,419.68			96,419.68
Assessments Receivable				1,282.45			1,282.45
Acquisition/Construction 2019A					\$1,496,678.89		1,496,678.89
Total Current Assets	\$319,561.77	\$1,188,965.13	\$196,458.34	\$468,030.54	\$1,496,678.89	\$ -	\$3,669,694.67
<u>Investments</u>							
Amount Available in Debt Service Funds						\$1,850,008.94	\$1,850,008.94
Amount To Be Provided						8,634,991.06	8,634,991.06
Total Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$10,485,000.00	\$10,485,000.00
Total Assets	\$319,561.77	\$1,188,965.13	\$196,458.34	\$468,030.54	\$1,496,678.89	\$10,485,000.00	\$14,154,694.67
<u>Liabilities and Net Assets</u>							
<u>Current Liabilities</u>							
Deferred Revenue	\$1,398.14						\$1,398.14
Deferred Revenue		\$2,162.62					2,162.62
Deferred Revenue				\$1,282.45			1,282.45
Total Current Liabilities	\$1,398.14	\$2,162.62	\$ -	\$1,282.45	\$ -	\$ -	\$4,843.21
<u>Long Term Liabilities</u>							
Revenue Bonds Payable LongTerm						\$10,485,000.00	\$10,485,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$10,485,000.00	\$10,485,000.00
Total Liabilities	\$1,398.14	\$2,162.62	\$ -	\$1,282.45	\$ -	\$10,485,000.00	\$10,489,843.21
<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	121,422.45						121,422.45
Net Assets, Unrestricted		\$1,070,399.63					1,070,399.63
Current Year Net Assets, Unrestricted		116,402.88					116,402.88
Net Assets, Unrestricted			\$96,417.08				96,417.08
Current Year Net Assets, Unrestricted			100,041.26				100,041.26
Net Assets, Unrestricted				\$361,961.09			361,961.09
Current Year Net Assets, Unrestricted				104,787.00			104,787.00
Net Assets, Unrestricted					\$3,739,598.49		3,739,598.49
Current Year Net Assets, Unrestricted					(2,192,919.60)		(2,192,919.60)
Net Assets - General Government					(50,000.00)		(50,000.00)
Total Net Assets	\$318,163.63	\$1,186,802.51	\$196,458.34	\$466,748.09	\$1,496,678.89	\$ -	\$3,664,851.46
Total Liabilities and Net Assets	\$319,561.77	\$1,188,965.13	\$196,458.34	\$468,030.54	\$1,496,678.89	\$10,485,000.00	\$14,154,694.67

Silverleaf CDD
 Budget to Actual
 For the Month Ending 4/30/2022

	Year To Date			FY 2022 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$165,631.63	\$120,719.69	\$44,911.94	\$ 206,948.00
Off-Roll Assessments	29,937.81	-	29,937.81	-
Other Income & Other Financing Sources	14.99	-	14.99	-
Carry Forward Revenue	196,574.18	108,700.41	87,873.77	186,343.52
Net Revenues	<u>\$195,584.43</u>	<u>\$229,420.10</u>	<u>\$(33,835.67)</u>	<u>\$393,291.52</u>
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$5,800.00	\$7,000.00	\$(1,200.00)	\$ 12,000.00
Public Officials' Insurance	2,882.00	1,787.31	1,094.69	3,064.00
Trustee Services	13,334.01	7,787.50	5,546.51	13,350.00
Management	22,458.31	22,458.31	-	38,500.00
Engineering	747.00	8,750.00	(8,003.00)	15,000.00
Dissemination Agent	7,500.00	8,750.00	(1,250.00)	15,000.00
District Counsel	2,827.00	8,750.00	(5,923.00)	15,000.00
Assessment Administration	12,500.00	7,291.69	5,208.31	12,500.00
Reamortization Schedules	500.00	437.50	62.50	750.00
Audit	-	3,062.50	(3,062.50)	5,250.00
Postage & Shipping	55.81	116.69	(60.88)	200.00
Legal Advertising	617.76	875.00	(257.24)	1,500.00
Bank Fees	-	105.00	(105.00)	180.00
Miscellaneous	-	291.76	(291.76)	500.00
Office Supplies	125.00	145.81	(20.81)	250.00
Web Site Maintenance	1,060.00	1,575.00	(515.00)	2,700.00
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00
Electric	57.09	583.31	(526.22)	1,000.00
Wetland Maintenance Reserve	-	2,333.31	(2,333.31)	4,000.00
Stormwater Management	-	64,441.51	(64,441.51)	110,471.21
General Insurance	3,523.00	2,184.00	1,339.00	3,744.00
General Repair & Maintenance	-	2,916.69	(2,916.69)	5,000.00
Irrigation	-	2,800.00	(2,800.00)	4,800.00
Landscaping Maintenance & Material	-	44,340.66	(44,340.66)	76,012.50
Landscape Improvements	-	2,916.69	(2,916.69)	5,000.00
Hardscape Maintenance	-	27,617.80	(27,617.80)	47,344.81
Total General & Administrative Expenses	<u>\$74,161.98</u>	<u>\$229,420.10</u>	<u>\$(155,258.12)</u>	<u>\$393,291.52</u>
Total Expenses	<u>\$74,161.98</u>	<u>\$229,420.10</u>	<u>\$(155,258.12)</u>	<u>\$393,291.52</u>
Net Income (Loss)	<u>\$121,422.45</u>	<u>\$ -</u>	<u>\$121,422.45</u>	<u>\$ -</u>