

# Silverleaf Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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

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

---

The meeting of the Board of Supervisors for the **Silverleaf Community Development District** will be held **Monday, May 15, 2023, at 1:00 p.m. located at 3805 Shimmering Oaks Drive, 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 April 3, 2023, Board of Supervisors Meeting
2. Consideration of Resolution 2023-04, Approving a Preliminary Budget for Fiscal Year 2024, and Setting a Public Hearing Date [Suggested Date of August 7, 2023]
3. Discussion Pertaining to Annual Wetland Mitigation Services
4. Ratification of Payment Authorization #188 – 190
5. Review of District Financial Statements

### **Other Business**

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

### **Adjournment**



**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the April 3, 2023,  
Board of Supervisors Meeting

**MINUTES OF MEETING**

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

**Monday, April 3, 2023, at 1:00 p.m.  
3805 Shimmering Oaks Dr  
Parrish, FL 34202**

Board Members in attendance via conference call or in person:

Paul Gressin	Chairperson	
Lawrence Powell	Vice Chairperson	
Jackie Miller	Assistant Secretary	
Timothy Abramski	Assistant Secretary	
Jonathan Decker	Assistant Secretary	(via phone)

Also present via conference call or in person:

Vivian Carvalho	PFM Group Consulting LLC	(via phone)
Venessa Ripoll	PFM Group Consulting LLC	
Jorge Jimenez	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Alan Rayl	Rayl Engineering	(via phone)
Jennifer Kilinski	Kilinski Van Wyk	
Grace Kobitter	Kilinski Van Wyk	
Two Audience Members		

**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 1:00 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 March 13, 2023, Board of Supervisors Meeting**

The Board reviewed the Minutes of the March 13, 2023, Board of Supervisors' Meeting.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the March 13, 2023, Board of Supervisors Meeting.

**Discussion Pertaining to Annual Wetland Mitigation Services**

Ms. Ripoll stated that she will work with Ms. Kobitter to have a discussion with Mr. Rayl concerning the annual wetland mitigation services.

**Ratification of Payment Authorization #187**

The Board reviewed Payment Authorization #187

ON MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board ratified Payment Authorization #187.

Ms. Ripoll asked Mr. Montejano concerning the compensation checks and when they were sent out. Mr. Montejano confirmed that they were sent out on March 29.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel-**

No report.

**District Engineer-**

Mr. Rayl stated that he has been reviewing public records regarding stormwater ponds, permits and their status, and has been getting up to speed with the community. He expects to have the status of the pond permit at the next meeting. Mr. Gressin asked if he could provide an evaluation on ponds 20, 21, and 22. It was stated that District Engineering services were advertised for in the previous month. It was noted that the Board received and reviewed two proposals and opted to go with Rayl Engineering as the most qualified. The difference between pond maintenance and District engineering was detailed. The pond maps will be sent to Jackie and an email blast will be sent out concerning yard debris in the ponds. Some residents had questions concerning the difference between the CDD and the HOA to where Mr. Gressin explained that the ponds, wetlands, and drainage are the responsibility of the CDD.

**District Manager-**

Ms. Ripoll noted that the next meeting will be held May 15, 2023, at 1:00 p.m. at the same location.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There were no additional comments from the Board.

ON MOTION by Ms. Miller, seconded by Mr. Powell, with all in favor, the April 3, 2023, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:21 p.m.

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

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

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-04,  
Approving a Preliminary Budget for Fiscal Year  
2024 and Setting a Public Hearing Date  
[Suggested Date of August 7, 2023]

**RESOLUTION 2023-**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Silverleaf Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2023

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF MAY, 2023.**

ATTEST:

**SILVERLEAF COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Exhibit A: Proposed Budget



**Exhibit A**  
**Proposed Budget**

*[See following pages]*

**Silverleaf CDD**  
FY 2024 Proposed O&M Budget

	Year To Date			FY 2023 Adopted Budget	FY 2024 Proposed Budget
	Actual through 3/31/23	Anticipated Apr- Sep	Anticipated Total FY23		
<b>Revenues</b>					
On-Roll Assessments	\$ 133,504.36	\$ 16,770.64	\$ 150,275.00	\$ 150,275.00	\$ 150,275.00
Off-Roll Assessments	7,400.52	7,400.52	14,801.04	-	-
Carry Forward Revenue	293,602.46	-	-	153,309.61	195,561.78
<b>Net Revenues</b>	<b>\$ 434,507.34</b>	<b>\$ 24,171.16</b>	<b>\$ 165,076.04</b>	<b>\$ 303,584.61</b>	<b>\$ 345,836.78</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 4,800.00	\$ 6,000.00	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00
Public Officials' Insurance	3,098.00	-	3,098.00	3,300.00	3,300.00
Trustee Services	7,483.62	5,866.38	13,350.00	13,350.00	13,350.00
Management	19,249.98	19,250.02	38,500.00	38,500.00	42,350.00
Engineering	657.00	7,500.00	8,157.00	15,000.00	15,000.00
Disclosure	3,750.00	7,500.00	11,250.00	15,000.00	15,000.00
District Counsel	11,932.75	3,067.25	15,000.00	15,000.00	15,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	1,625.00	-	1,625.00	750.00	750.00
Audit	4,600.00	5,500.00	10,100.00	5,250.00	5,250.00
Arbitrage	-	-	-	1,000.00	1,000.00
Postage & Shipping	34.52	165.48	200.00	200.00	200.00
Legal Advertising	727.74	772.26	1,500.00	1,500.00	1,500.00
Bank Fees	-	-	-	180.00	-
Miscellaneous	-	250.00	250.00	500.00	500.00
Office Supplies	125.00	125.00	250.00	250.00	250.00
Web Site Maintenance	540.00	2,280.00	2,820.00	2,820.00	2,820.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Wetland Maintenance Reserve	19,149.05	16,635.50	35,784.55	4,000.00	19,962.60
Wetlands Monitoring	116.55	2,000.00	2,116.55	-	2,000.00
Stormwater Management	-	55,235.58	55,235.58	107,316.73	121,750.43
General Insurance	3,787.00	-	3,787.00	4,000.00	4,000.00
General Repair & Maintenance	-	5,000.00	5,000.00	5,000.00	5,000.00
Hardscape Maintenance	-	19,300.00	19,300.00	45,992.88	52,178.75
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 94,351.21</b>	<b>\$ 156,447.47</b>	<b>\$ 250,798.68</b>	<b>\$ 303,584.61</b>	<b>\$ 345,836.78</b>
<b>Total Expenses</b>	<b>\$ 94,351.21</b>	<b>\$ 156,447.47</b>	<b>\$ 250,798.68</b>	<b>\$ 303,584.61</b>	<b>\$ 345,836.78</b>
<b>Net Income (Loss)</b>	<b>\$ 340,156.13</b>	<b>\$ (132,276.31)</b>	<b>\$ (85,722.64)</b>	<b>\$ -</b>	<b>\$ -</b>

FY 2024 Proposed (net)	205.57
FY 2024 Proposed (gross)	221.04

FY 2023 Adopted (net)	205.57
FY 2023 Adopted (gross)	221.04

Increase / (Decrease) (net)	-
Increase / (Decrease) (gross)	-

Silverleaf CDD  
FY 2024 Proposed Debt Service Budgets

	Proposed Series 2014A-1 FY 2024 Budget	Proposed Series 2014A-2 FY 2024 Budget	Proposed Series 2018A-1 FY 2024 Budget	Proposed Series 2018A-2 FY 2024 Budget	Proposed Series 2019A-1 FY 2024 Budget	Proposed Series 2019A-2 FY 2024 Budget
<b>REVENUES:</b>						
Special Assessments	\$ 55,712.50	\$ 227,481.25	\$ 218,515.00	\$ 47,317.50	\$ 222,387.50	\$ 19,980.00
<b>TOTAL REVENUES</b>	<b><u>\$ 55,712.50</u></b>	<b><u>\$ 227,481.25</u></b>	<b><u>\$ 218,515.00</u></b>	<b><u>\$ 47,317.50</u></b>	<b><u>\$ 222,387.50</u></b>	<b><u>\$ 19,980.00</u></b>
<b>EXPENDITURES:</b>						
Interest 11/01/2023	\$ 15,350.00	\$ 62,943.75	\$ 59,855.00	\$ 12,537.50	\$ 61,112.50	\$ 5,040.00
Interest 05/01/2024	15,350.00	62,943.75	59,855.00	12,537.50	61,112.50	5,040.00
Principal 05/01/2024	10,000.00	40,000.00	40,000.00	10,000.00	40,000.00	5,000.00
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 40,700.00</u></b>	<b><u>\$ 165,887.50</u></b>	<b><u>\$ 159,710.00</u></b>	<b><u>\$ 35,075.00</u></b>	<b><u>\$ 162,225.00</u></b>	<b><u>\$ 15,080.00</u></b>
<b>EXCESS REVENUES</b>	<b><u>\$ 15,012.50</u></b>	<b><u>\$ 61,593.75</u></b>	<b><u>\$ 58,805.00</u></b>	<b><u>\$ 12,242.50</u></b>	<b><u>\$ 60,162.50</u></b>	<b><u>\$ 4,900.00</u></b>
Interest 11/01/2024	\$ 15,012.50	\$ 61,593.75	\$ 58,805.00	\$ 12,242.50	\$ 60,162.50	\$ 4,900.00



Silverleaf Community Development District  
 FY 2024  
 Proposed Assessment Schedule

<u>Unit Type</u>	<u>O&amp;M*</u> <u>Assessment</u> <u>(Gross)</u>	<u>Debt</u> <u>Assessment</u> <u>(Gross)</u>	<u>Total (Gross)</u>
<b>Phase 1</b>			
27' Lots	221.04	462.70	\$ 683.74
37' Lots	221.04	634.08	\$ 855.12
45' Lots	221.04	771.17	\$ 992.21
52' Lots	221.04	891.13	\$ 1,112.17
<b>Phase 2</b>			
27' Lots	221.04	555.83	\$ 776.87
45' Lots	221.04	926.39	\$ 1,147.43
52' Lots	221.04	891.13	\$ 1,112.17
<b>Phase 3</b>			
52' Lots	221.04	891.13	\$ 1,112.17
<b>Phase 4</b>			
45' Lots	221.04	926.39	\$ 1,147.43
52' Lots	221.04	891.13	\$ 1,112.17
<b>Phase 5</b>			
52' Lots	221.04	891.13	\$ 1,112.17

Silverleaf CDD  
Budget Item Descriptions  
FY 2023 – 2024

---

*Revenues*

---

**On-Roll Assessments**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

**Carryforward Revenue**

Anticipated unused income from a prior year which is available as cash for the current year.

---

*General & Administrative Expenses*

---

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

**Public Officials’ Insurance**

Supervisors’ and Officers’ liability insurance.

**Trustee Services**

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

**Management**

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

**Engineering**

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

# Silverleaf CDD

## Budget Item Descriptions

### FY 2023 – 2024

#### **Disclosure**

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

#### **District Counsel**

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

#### **Assessment Administration**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

#### **Reamortization Schedules**

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

#### **Audit**

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

#### **Arbitrage Calculation**

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability

#### **Postage & Shipping**

Mail, overnight deliveries, correspondence, etc.

#### **Legal Advertising**

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

#### **Miscellaneous**

Other general & administrative expenses incurred throughout the year.

#### **Office Supplies**

General office supplies associated with the District.

Silverleaf CDD  
Budget Item Descriptions  
FY 2023 – 2024

**Web Site Maintenance**

Website maintenance fee.

**Dues, Licenses & Fees**

The District is required to pay an annual fee to the Department of Economic Opportunity.

**Wetlands Maintenance Reserve**

Reserve for wetlands maintenance.

**Wetlands Monitoring**

Aeration meter.

**Stormwater Management**

Expenses related to the effort to reduce runoff of rainwater into streets and lawns. Funds from the Carryforward Surplus are anticipated to be used towards this expense.

**General Insurance**

General liability insurance.

**General Repair & Maintenance**

Repair & maintenance of District equipment, plant, or property.

**Hardscape Maintenance**

Expenses related to the purchase or maintenance of hard, yet “movable,” parts of landscape, such gravel, paving, and stones. Funds from the Carryforward Surplus are anticipated to be used towards this expense.

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Annual Wetland Mitigation Services Discussion



**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorizations #188 – 190

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #188**

3/29/2023

Item No.	Payee	Invoice	General Fund
1	<b>FPL</b> Utility Payment 54780-086159	2023.0300	\$ 29.28
2	<b>Kilinski Van Wyk, PLLC</b> District counsel services as of 02/28/23	6214	\$ 366.50
3	<b>McClatchy Company</b> Legal Advertising on 02/13/2023 (Ad: IPL010938)	181363	\$ 222.30
4	<b>PFM Group Consulting</b> District Mgmt Fees - Mar 2023	DM-03-2023-44	\$ 3,208.33
5	<b>Supervisor Fees - 3/13/2023 Meeting</b>		
	Timothy Abramski	2023.03.13	\$ 200.00
	Jonathan Decker	2023.03.13	\$ 200.00
	Jackie Miller	2023.03.13	\$ -
	Paul Gressin	2023.03.13	\$ 200.00
	Lawrence Powell	2023.03.13	\$ 200.00
6	<b>US Bank</b> Administration Fees 2/1/23-1/31/24 (2019)	6837168	\$ 4,031.25
<b>TOTAL</b>			<b>\$8,657.66</b>

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

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

## Rick Montejano

---

**From:** Paul Gressin <[paulgressin@icloud.com](mailto:paulgressin@icloud.com)>  
**Sent:** Wednesday, March 29, 2023 9:30 AM  
**To:** Rick Montejano  
**Subject:** Re: PA 188

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

Payment to Board members approved

On Mar 29, 2023, at 9:18 AM, Rick Montejano <[montejanor@pfm.com](mailto:montejanor@pfm.com)> wrote:

Morning Paul –

Thanks for catching that. Attached is the revised PA 188. We will cut these checks today.

Rick

---

**From:** Paul Gressin <[paulgressin@icloud.com](mailto:paulgressin@icloud.com)>  
**Sent:** Tuesday, March 28, 2023 4:48 PM  
**To:** Rick Montejano <[montejanor@pfm.com](mailto:montejanor@pfm.com)>  
**Subject:** Re: PA 188

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

Attached are approved but where are the payments to the CDD board

Sent from my iPhone

On Mar 28, 2023, at 4:25 PM, Rick Montejano <[montejanor@pfm.com](mailto:montejanor@pfm.com)> wrote:

Hi Paul –

Attached is the latest payment authorization for review and approval of payment.

Thanks,

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 #189**

4/13/2023

Item No.	Payee	Invoice	General Fund
1	<b>FPL</b> Utility Payment 54780-086159	2023.0300	\$ 29.45
2	<b>McClatchy Company</b> Legal Advertising on 03/06/2023 (Ad: IPL01093E	186933	\$ 147.42
3	<b>Supervisor Fees - 4/03/2023 Meeting</b>		
	Timothy Abramski	2023.04.03	\$ 200.00
	Jonathan Decker	2023.04.03	\$ 200.00
	Jackie Miller	2023.04.03	\$ 200.00
	Paul Gressin	2023.04.03	\$ 200.00
	Lawrence Powell	2023.04.03	\$ 200.00
4	<b>US Bank</b> Administration Fees 3/1/23-2/29 (2018)	6868945	\$ 4,040.63
		<b>TOTAL</b>	<b>\$5,217.50</b>

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

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

## Rick Montejano

---

**From:** Paul Gressin <paulgressin@icloud.com>  
**Sent:** Thursday, April 13, 2023 10:47 AM  
**To:** Rick Montejano  
**Subject:** Re: PA 189

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

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

Attached payment requests are approved. Please see that CDD board payments are processed promptly. Last months checks came after following months meeting. Thank you

Sent from my iPhone

On Apr 13, 2023, at 10:18 AM, Rick Montejano <montejanor@pfm.com> wrote:

Morning Paul –

Attached is the latest payment authorization for review and approval of payment.

Thanks,

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 PA #189.pdf>

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #190**

4/24/2023

<b>Item No.</b>	<b>Payee</b>	<b>Invoice</b>	<b>General Fund</b>
<b>1</b>	<b>Kilinski Van Wyk, PLLC</b> District counsel services as of 03/30/23	6356	\$ 3,563.50
<b>2</b>	<b>PFM Group Consulting</b> District Mgmt Fees - Apr 2023	DM-04-2023-45	\$ 3,208.33
<b>3</b>	<b>VGlobalTech</b> Quarterly ADA	4560	\$ 300.00
	Quarterly ADA	4889	\$ 300.00
	Website Maintenance - Feb 2023	4758	\$ 135.00
	Website Maintenance - Mar 2023	4830	\$ 135.00
	Website Maintenance - Apr 2023	4970	\$ 135.00
		<b>TOTAL</b>	<b>\$7,776.83</b>

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

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

## Rick Montejano

---

**From:** Paul Gressin <paulgressin@gmail.com>  
**Sent:** Tuesday, April 25, 2023 10:03 AM  
**To:** Rick Montejano  
**Subject:** Re: AP 190

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

Payment authorized as itemized. Our attorney seems to be overly involved resulting in high billing. See if anything can be done to limit their actions to items that require their input.

Paul Gressin

On Apr 25, 2023, at 9:46 AM, Rick Montejano <[montejanor@pfm.com](mailto:montejanor@pfm.com)> wrote:

<Silverleaf PA #190.pdf>

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements



**Silverleaf CDD**  
Statement of Financial Position  
As of 3/31/2023

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018	Construction Fund - 2014, 2019	Long Term Debt Group	Total
<u>Assets</u>							
<u>Current Assets</u>							
General Checking Account	\$328,688.09						\$328,688.09
Assessments Receivable	16,770.64						16,770.64
Prepaid Expenses	1,343.75						1,343.75
Deposits	167.00						167.00
Assessment Receivable - Off Roll	7,400.52						7,400.52
Assessments Receivable		\$78,591.79					78,591.79
Debt Service Reserve 2014A1		23,187.50					23,187.50
Revenue Account 2014A		450,000.87					450,000.87
Revenue Account 2019A1		356,126.12					356,126.12
Prepayment Acct. 2019A2		106,663.14					106,663.14
Prepayment Acct. 2019A1		108,188.75					108,188.75
Debt Service Reserve 2019A1		86,296.87					86,296.87
Prepayment Acct. 2014A1		3,224.48					3,224.48
Sinking Fund 2019A1		0.02					0.02
Sinking Fund 2019A2		0.02					0.02
Assessment Receivable - Off Roll		87,412.22					87,412.22
Debt Service Reserve 2014A2			\$84,318.75				84,318.75
Prepayment Account 2014A2			1,327.09				1,327.09
Sinking Fund 2014A2			0.01				0.01
Revenue 2018A Bond				\$252,771.48			252,771.48
Sinking Fund 2018A1 Bond				0.01			0.01
Prepayment 2018A1 Bond				1,081.43			1,081.43
Debt Service Reserve 2018A1 Bond				79,750.00			79,750.00
Prepayment 2018A2 Bond				2,745.81			2,745.81
Assessments Receivable				18,965.84			18,965.84
Assessment Receivable - Off Roll				10,252.98			10,252.98
Total Current Assets	<u>\$354,370.00</u>	<u>\$1,299,691.78</u>	<u>\$85,645.85</u>	<u>\$365,567.55</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,105,275.18</u>
<u>Investments</u>							
Amount Available in Debt Service Funds						\$1,555,682.35	\$1,555,682.35
Amount To Be Provided						6,004,317.65	6,004,317.65
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,560,000.00</u>	<u>\$7,560,000.00</u>
<b>Total Assets</b>	<u><u>\$354,370.00</u></u>	<u><u>\$1,299,691.78</u></u>	<u><u>\$85,645.85</u></u>	<u><u>\$365,567.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$7,560,000.00</u></u>	<u><u>\$9,665,275.18</u></u>

**Silverleaf CDD**  
Statement of Financial Position  
As of 3/31/2023

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018	Construction Fund - 2014, 2019	Long Term Debt Group	Total
<b><u>Liabilities and Net Assets</u></b>							
<b><u>Current Liabilities</u></b>							
Accounts Payable	\$850.00						\$850.00
Deferred Revenue	16,770.64						16,770.64
Deferred Revenue - Off Roll	7,400.52						7,400.52
Deferred Revenue		\$78,591.79					78,591.79
Deferred Revenue - Off Roll		87,412.22					87,412.22
Deferred Revenue				\$18,965.84			18,965.84
Deferred Revenue - Off Roll				10,252.98			10,252.98
Total Current Liabilities	<u>\$25,021.16</u>	<u>\$166,004.01</u>	<u>\$0.00</u>	<u>\$29,218.82</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$220,243.99</u>
<b><u>Long Term Liabilities</u></b>							
Revenue Bonds Payable LongTerm						\$7,560,000.00	\$7,560,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,560,000.00</u>	<u>\$7,560,000.00</u>
<b>Total Liabilities</b>	<u>\$25,021.16</u>	<u>\$166,004.01</u>	<u>\$0.00</u>	<u>\$29,218.82</u>	<u>\$0.00</u>	<u>\$7,560,000.00</u>	<u>\$7,780,243.99</u>
<b><u>Net Assets</u></b>							
Net Assets, Unrestricted	(\$4,139.20)						(\$4,139.20)
Net Assets - General Government	286,934.37						286,934.37
Current Year Net Assets - General Government	46,553.67						46,553.67
Net Assets, Unrestricted		\$2,684,280.16					2,684,280.16
Current Year Net Assets, Unrestricted		(1,550,592.39)					(1,550,592.39)
Net Assets, Unrestricted			\$85,646.24				85,646.24
Current Year Net Assets, Unrestricted			(0.39)				(0.39)
Net Assets, Unrestricted				\$294,429.78			294,429.78
Current Year Net Assets, Unrestricted				41,918.95			41,918.95
Net Assets, Unrestricted					\$50,000.00		50,000.00
Net Assets - General Government					(50,000.00)		(50,000.00)
<b>Total Net Assets</b>	<u>\$329,348.84</u>	<u>\$1,133,687.77</u>	<u>\$85,645.85</u>	<u>\$336,348.73</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,885,031.19</u>
<b>Total Liabilities and Net Assets</b>	<u>\$354,370.00</u>	<u>\$1,299,691.78</u>	<u>\$85,645.85</u>	<u>\$365,567.55</u>	<u>\$0.00</u>	<u>\$7,560,000.00</u>	<u>\$9,665,275.18</u>

**Silverleaf CDD**  
**Statement of Activities**  
As of 3/31/2023

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Long Term Debt	Total
<b>Revenues</b>						
On-Roll Assessments	\$133,504.36					\$133,504.36
Off-Roll Assessments	7,400.52					7,400.52
On-Roll Assessments		\$314,909.33				314,909.33
Off-Roll Assessments		87,412.22				87,412.22
Other Assessments		282,311.24				282,311.24
Inter-Fund Group Transfers In		(64,291.56)				(64,291.56)
Inter-Fund Group Transfers In			\$64,291.56			64,291.56
On-Roll Assessments				\$166,885.41		166,885.41
Off-Roll Assessments				10,252.98		10,252.98
<b>Total Revenues</b>	<b>\$140,904.88</b>	<b>\$620,341.23</b>	<b>\$64,291.56</b>	<b>\$177,138.39</b>	<b>\$ -</b>	<b>\$1,002,676.06</b>
<b>Expenses</b>						
Supervisor Fees	\$4,800.00					\$4,800.00
Public Officials' Insurance	3,098.00					3,098.00
Trustee Services	7,483.62					7,483.62
Management	19,249.98					19,249.98
Engineering	657.00					657.00
Dissemination Agent	3,750.00					3,750.00
District Counsel	11,932.75					11,932.75
Assessment Administration	12,500.00					12,500.00
Reamortization Schedules	1,625.00					1,625.00
Audit	4,600.00					4,600.00
Postage & Shipping	34.52					34.52
Legal Advertising	727.74					727.74
Office Supplies	125.00					125.00
Web Site Maintenance	540.00					540.00
Dues, Licenses, and Fees	175.00					175.00
Wetland Maintenance Reserve	19,149.05					19,149.05
Wetlands Monitoring	116.55					116.55
General Insurance	3,787.00					3,787.00
Principal Payment - 2019A1 Bond		\$55,000.00				55,000.00
Principal Payment - 2019A2 Bond		1,970,000.00				1,970,000.00
Interest Payments - 2014A1 Bond		15,350.00				15,350.00
Interest Payments - 2019A1 Bond		66,420.00				66,420.00
Interest Payments - 2019A2 Bond		64,190.00				64,190.00
Interest Payments - 2014A2 bond			\$64,293.75			64,293.75
Principal Payment - 2018A1 Bond				\$5,000.00		5,000.00
Principal Payment - 2018A2 Bond				55,000.00		55,000.00
Interest Payment - 2018A1 Bond				60,917.51		60,917.51
Interest Payment - 2018A2 Bond				14,307.50		14,307.50
<b>Total Expenses</b>	<b>\$94,351.21</b>	<b>\$2,170,960.00</b>	<b>\$64,293.75</b>	<b>\$135,225.01</b>	<b>\$ -</b>	<b>\$2,464,829.97</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>						
Interest Income		\$26.38				\$26.38
Interest Income			\$1.80			1.80
Interest Income				\$5.57		5.57
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$0.00</b>	<b>\$26.38</b>	<b>\$1.80</b>	<b>\$5.57</b>	<b>\$ -</b>	<b>\$33.75</b>
<b>Change In Net Assets</b>	<b>\$46,553.67</b>	<b>(\$1,550,592.39)</b>	<b>(\$0.39)</b>	<b>\$41,918.95</b>	<b>\$ -</b>	<b>(\$1,462,120.16)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$282,795.17</b>	<b>\$2,684,280.16</b>	<b>\$85,646.24</b>	<b>\$294,429.78</b>	<b>\$ -</b>	<b>\$3,347,151.35</b>
<b>Net Assets At End Of Year</b>	<b>\$329,348.84</b>	<b>\$1,133,687.77</b>	<b>\$85,645.85</b>	<b>\$336,348.73</b>	<b>\$ -</b>	<b>\$1,885,031.19</b>

**Silverleaf CDD**  
**Budget to Actual**  
**For the Month Ending 3/31/2023**

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$133,504.36	\$75,137.52	\$58,366.84	\$150,275.00
Off-Roll Assessments	7,400.52	-	7,400.52	-
Carry Forward Revenue	293,602.46	76,654.80	216,947.66	153,309.61
<b>Net Revenues</b>	<b>\$434,507.34</b>	<b>\$151,792.32</b>	<b>\$282,715.02</b>	<b>\$303,584.61</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$4,800.00	\$6,000.00	\$(1,200.00)	\$12,000.00
Public Officials' Insurance	3,098.00	1,650.00	1,448.00	3,300.00
Trustee Services	7,483.62	6,675.00	808.62	13,350.00
Management	19,249.98	19,249.98	-	38,500.00
Engineering	657.00	7,500.00	(6,843.00)	15,000.00
Dissemination Agent	3,750.00	7,500.00	(3,750.00)	15,000.00
District Counsel	11,932.75	7,500.00	4,432.75	15,000.00
Assessment Administration	12,500.00	6,250.02	6,249.98	12,500.00
Reamortization Schedules	1,625.00	375.00	1,250.00	750.00
Audit	4,600.00	2,625.00	1,975.00	5,250.00
Arbitrage Calculation	-	499.98	(499.98)	1,000.00
Postage & Shipping	34.52	100.02	(65.50)	200.00
Legal Advertising	727.74	750.00	(22.26)	1,500.00
Bank Fees	-	90.00	(90.00)	180.00
Miscellaneous	-	250.02	(250.02)	500.00
Office Supplies	125.00	124.98	0.02	250.00
Web Site Maintenance	540.00	1,410.00	(870.00)	2,820.00
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00
Wetland Maintenance Reserve	19,149.05	1,999.98	17,149.07	4,000.00
Wetlands Monitoring	116.55	-	116.55	-
Stormwater Management	-	53,658.36	(53,658.36)	107,316.73
General Insurance	3,787.00	2,000.04	1,786.96	4,000.00
General Repair & Maintenance	-	2,500.02	(2,500.02)	5,000.00
Hardscape Maintenance	-	22,996.44	(22,996.44)	45,992.88
<b>Total General &amp; Administrative Expenses</b>	<b>\$94,351.21</b>	<b>\$151,792.32</b>	<b>\$(57,441.11)</b>	<b>\$303,584.61</b>
<b>Total Expenses</b>	<b>\$94,351.21</b>	<b>\$151,792.32</b>	<b>\$(57,441.11)</b>	<b>\$303,584.61</b>
<b>Net Income (Loss)</b>	<b>\$340,156.13</b>	<b>\$ -</b>	<b>\$340,156.13</b>	<b>\$ -</b>