

# Silverleaf Community Development District

c/o PFM Group Consulting, LLC  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817

November 15, 2024

Dear Property Owner:

This letter is to provide you information about the Silverleaf Community Development District (“**District**”), its services and upcoming events. As you may know, the District is a local unit of special-purpose government located in Manatee County, Florida. The District provides certain types of infrastructure for the lands within the District including your property. You are receiving this notice because Manatee County records indicate that you are a property owner within the District.

As you may be aware, in 2023 the District Engineer was working with our Environmental Consultant and Southwest Florida Water Management on steps the District needed to take to purchase Wetland Mitigation Credits to satisfy a Non-Compliance letter received for existing Wetland Monitoring Permit #40375.001. Unfortunately, to bring the Wetland Monitoring Permit into compliance, the District ultimately had to purchase the wetland mitigation credits at a significant cost. The District used existing Operation and Maintenance (“**O&M**”) budget funds to offset this expenditure. The District Board of Supervisors (“**Board**”) is reviewing alternative options to recover the funds and working with District staff regarding the potential recouping of funds via the Developer; however, currently the District will need to levy a supplemental O&M assessment to keep funding the District’s O&M obligations and expenditures for the upcoming Fiscal Year (“**Fiscal Year 2024/2025**”).

All benefited lands within the District pay O&M assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement in accordance with their use. Each single-family residence and multi-family residence (if any) within the District is considered to contain one equivalent residential unit (“**ERU**”). Unplatted residential lands are assigned units in accordance with the District’s assessment methodology on file at the offices of the District Manager. The proposed supplemental assessment rate for one ERU is **\$275.00 per unit** which will be directly billed to each affected property. The District expects to collect no more than \$201,025.00 net total for the additional operations and maintenance assessments necessary for Fiscal Year 2024/2025 budget expenditures. The following table represents a summary of the contemplated supplemental assessment:

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment
Developed Land	731	1.0	\$275.00

## Upcoming Public Hearings, and Regular Meeting

The Board for the District will hold the following two public hearings and a regular meeting to discuss the proposed supplemental O&M assessment:

DATE: December 9, 2024  
TIME: 3:00 p.m.  
LOCATION: 3805 Shimmering Oaks Drive  
Parrish, FL 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's revised proposed budget ("**Revised Proposed Budget**") for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of the revised/supplemental operations and maintenance special assessments ("**Revised O&M Assessments**") upon the lands located within the District, to fund the Revised Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of a revised assessment roll; and, to provide for the levy, collection, and enforcement of revised/supplemental assessments. At the conclusion of the hearings, the Board will, by resolution(s), adopt a revised budget and levy revised O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes special assessments on your property, the purpose of which are to fund the District's general administrative and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. The budget is adopted each year after consideration by the Board and after the holding of public hearings. This year the District is revising its previously adopted budget and will be directly collecting the supplemental assessments previously referenced for operations and maintenance on all property within the District, both platted and unplatted. The District will send a bill directly to each landowner. It is anticipated that if the supplemental operation and maintenance assessments are not paid within the timeline established by the District that such assessments will be added to the tax roll certified to the Manatee County tax collector together with the other O&M assessments and bond assessments already collected by the tax collector. Assessments on the tax roll are subject to additional tax collection fees and additional amounts to account for early payment discounts. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Please note that you have the right to appear at the public hearings and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessment since failure to pay will eventually cause a tax certificate to be issued against the property which may result in loss of title or may result in a foreclosure action, which also may result in a loss of title. The public hearings and/or meeting may be continued to a date, time and place certain that will be announced at the hearings and/or meeting.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

Venessa Ripoll  
District Manager