

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 **Monday, October 6, 2025, at 1:00 p.m. located at 3805 Shimmering Oaks Drive, Parrish, FL 34219**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2538 286 6774

Join online: <https://pfmcdd.webex.com/meet/ripollv>

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 August 4, 2025, Board of Supervisors Meeting
2. Update from Pond Professionals LLC
3. Lake Bank Erosion Repair Discussion
4. Consideration of Resolution 2026-01, **Adopting Goals, Objectives, and Performance**

Measures and Standards

5. Ratification of FY 2026 Egis Insurance Proposal
6. Ratification of Payment Authorization #s 242-245
7. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Update on Falling Leaf and Deep Creek
 - District Manager
 - Next Meeting November 3, 2025
- Audience Comments
- Supervisors Requests

Adjournment



Silverleaf Community Development District

Consideration of the Minutes of the
August 4, 2025, Board of Supervisors Meeting

MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING MINUTES

Monday, August 4, 2025, 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	
Frank Davis	Assistant Secretary	
Timothy Abramski	Assistant Secretary	
Jonathan Decker	Assistant Secretary	(via phone)

Also present via conference call or in person:

Venessa Ripoll	PFM Group Consulting LLC	
Gazmin Kerr	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	
Alan Rayl	Rayl Engineering	
Andy Cohen	PCMF & J P.A.	
Various Residents in Audience and via Zoom		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Board of Supervisors Meeting for the Silverleaf Community Development District was called to order at 1:00 p.m. Ms. Ripoll proceeded with roll call and confirmed quorum. Those in attendance are outlined above.

Ms. Ripoll introduced District Staff.

ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board allowed Mr. Decker to vote via phone.

Public Comment Period

A few residents commented regarding the ponds. It was noted there will be an update given.

Several residents commented regarding the increase in assessments.

There were no further comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the July 7, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

Ms. Ripoll noted all changes by District Counsel have been made and minutes will be available on the District's website.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the July 7, 2025, Board of Supervisors Meeting, as amended.

Public Hearing on the Adoption of the District's Annual Budget

a. Public Comments and Testimony

b. Board Comments

c. Consideration of Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

Mr. Montejano reviewed the increase in the budget. It was noted that any increase is kept in the carryover for the District. This year's increase is due to Wetland Mitigation Credit fees and increased expenses. He stated that about 25% of residents did not pay the \$275.00 assessment. This is charged to those residents via their tax bill at the end of the year. If residents choose not to pay their fees, the Tax Collector takes over and collects the unpaid Assessments.

Mr. Montejano reviewed a few of the increased expenses for the District, including Hurricane Cleanup and Tree Removal. The goal is to have the District break even on the budget. It can be adjusted in the future, which would then adjust assessments.

Mr. Cohen gave an overview of the public comment period.

It was noted that two letters have been sent out to residents who have not paid their fees. Mr. Cohen reviewed the process of collecting assessments via the tax roll. The \$100.00 increase in assessments is for increased expenses for the District.

A resident had a comment regarding the tax bill breakdown. Mr. Montejano gave an overview of the O&M Assessments and the Debt Service Assessments that are on the tax bill. It was noted the O&M is the CDD fee, where the Debt Service goes towards the bond.

Another resident had a comment regarding the mitigation and fees paid. Mr. Rayl gave an overview of the mitigation credits and noted the mitigation is over. Mr. Cohen noted the Board and District Counsel determined it would not be beneficial to pursue litigation with Neal Development. Mr. Montejano noted the special assessment went towards District Counsel and District Engineer for the cost of mitigation.

There was discussion regarding the previous District Counsel and fees. Mr. Montejano gave an overview of the mitigation credit, District Counsel fees, the special tax assessment fees, and the additional District expenses.

There was discussion regarding the budget process and assessment amounts. There was also discussion regarding the deficit in the budget. Mr. Montejano gave an overview of the budget line items.

A resident had a comment regarding the CDD owned trees. Mr. Gressin gave an overview of the history of the maintenance of the trees in the various parts of the community. He noted that the Board had the District Engineer map out the trees within the community and notate those that were CDD responsibility versus HOA responsibility. He stated that the HOA has been given those maps for reference.

Mr. Gressin reminded the residents of the monthly meetings and encouraged them to attend in order to be informed.

Mr. Montejano gave an overview of the insurance costs. Ms. Ripoll noted liability insurance is for anyone that could get hurt on CDD property.

Ms. Ripoll noted the District maps are located on the District website. They are color coded. Mr. Rayl gave an overview of the maps and how the areas are depicted. It was noted stormwater ponds are owned by the CDD.

There was a brief discussion regarding the areas and trees located around the ponds. Mr. Gressin noted that the general rule is that from the water line out into the pond is the responsibility of the CDD, and from the shoreline into the land is the responsibility of the HOA.

There was continued discussion regarding the maps on the District website. Mr. Gressin requested an updated map from the District Engineer that lists areas of responsibility.

A resident had a comment regarding those who had not paid the assessments. It was noted that information is public record. Ms. Ripoll stated any public record requests can be made to her via email. It was also noted all District financials are located on the District website.

It was noted the additional \$100.00 in assessments will be placed on the tax roll automatically.

Several residents had comments regarding the issues with the ponds.

There was discussion regarding the District Engineer's fees and duties. Mr. Cohen noted the District Engineer's fee varies depending on the work required. Mr. Gressin gave an overview of

the Publix pond and other examples of the District Engineer's duties. Mr. Rayl noted the various permits that have had to be transferred.

It was noted the District is frugal in how they allocate and spend the budgeted money. A resident requested a further breakdown within the line items in the future.

Ms. Ripoll noted that the monthly meetings include information for all residents and the minutes are placed on the District website.

There was brief discussion regarding the area behind Crooked Creek. Mr. Rayl noted there was a violation of the permit regarding the rear yard swale and gave an overview. He stated next month would be a good time to do an RFP for that area.

It was noted the Disclosure Report line is a requirement for the bonds..

A resident had a comment regarding the timing of the meetings. Mr. Gressin noted any questions can be sent to Ms. Ripoll via email and all meeting minutes are located on the website. He also stated that having meetings in the evenings would increase the cost of renting out space. Mr. Gressin also noted he consistently has tried to be in communication with the HOA, with no response.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

There were no further Board comments.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

Consideration of Resolution 2025-11, Certifying an Assessment Roll

Ms. Ripoll noted that the resolution was reviewed by District Counsel.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved Resolution 2025-11, Certifying an Assessment Roll.

Consideration of Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Ripoll noted the monthly meeting schedule will be posted on the District's website and advertised in the newspaper as required per statutory requirements.

ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board approved Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026.

Update from Pond Professionals LLC

Mr. Davis gave an update on the ponds. He noted that the biggest issues are with Pond 1 and Pond 20. He reviewed the issues and noted the various native aquatic plant life as reported by Pond Professionals. It was noted many issues with Pond 20 are due to the debris from the landscapers. Mr. Davis also reviewed the treatments that Pond Professionals have completed.

Mr. Davis gave an overview of the START grant program. It was noted this will be for 3 ponds. Any questions regarding the ponds can be directed to Pond Professionals. Ms. Ripoll noted she applied for the grant program to add additional ponds.

Mr. Gressin noted the pond barrier requirements have changed and the issues are being addressed.

A resident gave an overview of the issues with Pond 17. She noted the landscapers came a week ago and destroyed the pond barrier by weed eating. Mr. Gressin agreed and noted he has tried to contact the HOA regarding using the proper mowers.

There was discussion regarding the maintenance of the ponds. Mr. Davis will follow up regarding the pond behind the Villas on Deep Creek Terrace.

Mr. Gressin noted it is the HOA's responsibility to communicate the needs for the ponds with the landscapers. Mr. Gressin also noted there has to be cooperation between the CDD and the HOA to meet with Pond Professionals to work out a plan. Residents should contact the HOA President regarding these issues.

A resident commented regarding Plecos, an invasive species in a pond. Pictures were submitted to Ms. Ripoll. Mr. Gressin noted that there has been discussion with Pond Professionals and the fish in the pond. Ms. Ripoll will follow up.

There was brief discussion regarding adding aeration in the ponds. Mr. Gressin noted that one pond has aeration, but they are constantly assessed for need of aeration.

A resident requested more signage for "No Fishing"/"No Swimming" around the ponds. Mr. Gressin noted the police have been contacted in the past. Mr. Cohen noted many police will trespass the perpetrator, but it has to be requested by a Board member.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of June 2025. She also noted there is a tab on the website for the District financials.

Any resident wanting more details can contact Mr. Montejano.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board approved the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

No report.

District Engineer-

Mr. Rayl gave an update regarding the permitting for Phase 6 and the communication with ZNS. A permit modification is going to be submitted, but it has not yet been completed.

He also gave an update regarding the trenching happening behind a home on Crooked Creek. Photos have been sent to Ms. Ripoll. This has been done by the homeowner, but is encroaching on CDD property.

District Manager-

- **Tree Proposal Update**
- **Silverleaf Community Updates July 25**

Ms. Ripoll reviewed the tree proposals behind Deep Creek. The first proposal was for \$2,239.84 and the second proposal was for \$735.00. The resident has been notified this was on the agenda.

Mr. Davis gave an overview of the issues with the rear yard swales and the sitting water. It was noted this is still going to be part of the new fiscal year's budget.

ON MOTION by Mr. Abramski, seconded by Mr. Powell, with all in favor, the Board approved the Tree Proposal from SRQ in the amount of \$735.00.

Ms. Ripoll noted the next meeting is scheduled for Labor Day and needs to be rescheduled or canceled.

ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board approved the cancellation of the September meeting, and authorized the Chair to execute any emergency costs not to exceed \$1,500.00.

Ms. Ripoll reminded the Board that the next meeting will be October 6, 2025.

Supervisor Requests and Audience Comments.

There were no other supervisor requests or audience comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional comments from the Board.

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the August 4, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 2:40 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Silverleaf Community Development District

Update from Pond Professionals LLC



Silverleaf Community Development District

Lake Bank Erosion Repair Discussion



Silverleaf Community Development District

Consideration of Resolution 2026-01, **Adopting
Goals, Objectives, and Performance Measures
and Standards**

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Silverleaf Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of October, 2025.

ATTEST:

**SILVERLEAF COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Silverleaf Community Development District

Ratification of FY 2026
Egis Insurance Proposal



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Silverleaf Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Silverleaf Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125239

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Silverleaf Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125239

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,342
Public Officials and Employment Practices Liability	\$3,552
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$7,894

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Silverleaf Community Development District

Silverleaf CDD

(Name of Local Governmental Entity)

By: Paul Gressin
Signature

Paul Gressin
Print Name

Witness By: Venessa Ripoll
Signature

Venessa Ripoll
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



Silverleaf Community Development District

Ratification of Payment Authorization
#s 242-245

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #242

7/7/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7677	GNP Services CPA PA (SILVEL)	06/24/2025	Silverleaf CDD	3,500.00
324196	Landscape Maint. Professionals (SILVEL)	03/31/2025	Silverleaf CDD	750.00
334820	Landscape Maint. Professionals (SILVEL)	05/23/2025	Silverleaf CDD	10,220.00
OE-EXP-07-2025-33	PFM Group Consulting (SILVEL)	07/01/2025	Silverleaf CDD	0.69
7453	VGlobalTech (SILVEL)	06/30/2025	Silverleaf CDD	300.00
Total:				14,770.69

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #243

7/22/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2025.07.07	Frank Davis (SILVEL)	07/07/2025	Silverleaf CDD	200.00
2025.07.07	Jonathan Decker (SILVEL)	07/07/2025	Silverleaf CDD	200.00
2025.07.07	Lawrence Powell (SILVEL)	07/07/2025	Silverleaf CDD	200.00
2025.07.07	Paul Gressin (SILVEL)	07/07/2025	Silverleaf CDD	200.00
6164	Persson, Cohen, Mooney, Fernan (SILVEL)	07/02/2025	Silverleaf CDD	1,897.50
DM-07-2025-55	PFM Group Consulting (SILVEL)	07/01/2025	Silverleaf CDD	3,529.17
RES 23-126-28	Rayl Engineering & Surveying (SILVEL)	07/01/2025	Silverleaf CDD	1,855.00
2025.07.07	Timothy Abramski (SILVEL)	07/07/2025	Silverleaf CDD	200.00
7504	VGlobalTech (SILVEL)	07/01/2025	Silverleaf CDD	135.00
Total:				8,416.67

District Manager / Assistant District Manager

Chairman / Vice Chairman

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #244

8/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2025.08.04	Frank Davis (SILVEL)	08/04/2025	Silverleaf CDD	200.00
2025.08.04	Jonathan Decker (SILVEL)	08/04/2025	Silverleaf CDD	200.00
2025.08.04	Lawrence Powell (SILVEL)	08/04/2025	Silverleaf CDD	200.00
31014	McClatchy Company (SILVEL)	08/01/2025	Silverleaf CDD	1,941.32
2025.08.04	Paul Gressin (SILVEL)	08/04/2025	Silverleaf CDD	200.00
6220	Persson, Cohen, Mooney, Fernan (SILVEL)	08/01/2025	Silverleaf CDD	990.00
DM-08-2025-56	PFM Group Consulting (SILVEL)	08/08/2025	Silverleaf CDD	3,529.17
OE-EXP-08-2025-25	PFM Group Consulting (SILVEL)	08/07/2025	Silverleaf CDD	513.11
2025.08.04	Timothy Abramski (SILVEL)	08/04/2025	Silverleaf CDD	200.00
Total:				7,973.60

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #245

8/27/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
OE-EXP-06-2025-31	PFM Group Consulting (SILVEL)	06/05/2025	Silverleaf CDD	0.69
7583	VGlobalTech (SILVEL)	08/01/2025	Silverleaf CDD	135.00
Total:				135.69

District Manager / Assistant District Manage

Chairman / Vice Chairman

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951



Silverleaf Community Development District

Review of District Financial Statements



Silverleaf CDD

July 2025 Financial Package

July 31, 2025

PFM Group Consulting, LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Silverleaf CDD
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
<u>Assets</u>									
<u>Current Assets</u>									
General Checking Account	\$15,794.59								\$15,794.59
GF Checking account	4,306.36								4,306.36
Prepaid Expenses	4,781.38								4,781.38
Deposits	167.00								167.00
Special Tax Assmt. Receivable	50,600.00								50,600.00
Revenue Account 2019A1		\$146,357.14							146,357.14
Prepayment Acct. 2019A1		3,582.98							3,582.98
Debt Service Reserve 2019A1		79,434.37							79,434.37
Revenue 2018A Bond				\$81,023.53					81,023.53
Prepayment 2018A1 Bond				1,180.31					1,180.31
Debt Service Reserve 2018A1 Bond				46,550.18					46,550.18
Prepayment 2018A2 Bond				1,221.40					1,221.40
Revenue Account 2025					\$15,924.84				15,924.84
Interest Account 2025					55,601.98				55,601.98
Cost of Issuance 2025							\$11,449.00		11,449.00
Total Current Assets	<u>\$75,649.33</u>	<u>\$229,374.49</u>	<u>\$0.00</u>	<u>\$129,975.42</u>	<u>\$71,526.82</u>	<u>\$0.00</u>	<u>\$11,449.00</u>	<u>\$0.00</u>	<u>\$517,975.06</u>
<u>Investments</u>									
Amount Available in Debt Service Funds								\$430,876.73	\$430,876.73
Amount To Be Provided								5,971,123.27	5,971,123.27
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,402,000.00</u>
Total Assets	<u><u>\$75,649.33</u></u>	<u><u>\$229,374.49</u></u>	<u><u>\$0.00</u></u>	<u><u>\$129,975.42</u></u>	<u><u>\$71,526.82</u></u>	<u><u>\$0.00</u></u>	<u><u>\$11,449.00</u></u>	<u><u>\$6,402,000.00</u></u>	<u><u>\$6,919,975.06</u></u>



Silverleaf CDD
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
<u>Liabilities and Net Assets</u>									
<u>Current Liabilities</u>									
Accounts Payable	\$11,967.36								\$11,967.36
Deferred Revenue - Special Tax Assmt.	50,600.00								50,600.00
Total Current Liabilities	<u>\$62,567.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$62,567.36</u>
<u>Long Term Liabilities</u>									
Revenue Bonds Payable LongTerm								\$6,402,000.00	\$6,402,000.00
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>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,402,000.00</u>
Total Liabilities	<u>\$62,567.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,464,567.36</u>
<u>Net Assets</u>									
Net Assets, Unrestricted	(\$4,139.20)								(\$4,139.20)
Current Year Net Assets, Unrestricted	150,755.64								150,755.64
Net Assets - General Government	(85,755.13)								(85,755.13)
Current Year Net Assets - General Govt	(47,779.34)								(47,779.34)
Net Assets, Unrestricted		\$467,509.03							467,509.03
Current Year Net Assets, Unrestricted		(238,134.54)							(238,134.54)
Net Assets, Unrestricted				\$143,376.65					143,376.65
Current Year Net Assets, Unrestricted				(13,401.23)					(13,401.23)
Net Assets, Unrestricted						\$50,000.00			50,000.00
Current Year Net Assets, Unrestricted					\$71,526.79	(50,000.00)	\$11,449.03	0.00	32,975.82
Total Net Assets	<u>\$13,081.97</u>	<u>\$229,374.49</u>	<u>\$0.00</u>	<u>\$129,975.42</u>	<u>\$71,526.79</u>	<u>\$0.00</u>	<u>\$11,449.03</u>	<u>\$0.00</u>	<u>\$455,407.70</u>
Total Liabilities and Net Assets	<u>\$75,649.33</u>	<u>\$229,374.49</u>	<u>\$0.00</u>	<u>\$129,975.42</u>	<u>\$71,526.79</u>	<u>\$0.00</u>	<u>\$11,449.03</u>	<u>\$6,402,000.00</u>	<u>\$6,919,975.06</u>



Silverleaf CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
<u>Revenues</u>									
On-Roll Assessments	\$152,409.95								\$152,409.95
Special Tax Assessment	150,755.64								150,755.64
On-Roll Assessments		\$358,836.54							358,836.54
Inter-Fund Group Transfers In		(130,359.63)							(130,359.63)
Inter-Fund Group Transfers In			\$59,279.37						59,279.37
On-Roll Assessments				\$176,026.37	\$445.79				176,472.16
Debt Proceeds							\$159,948.28		159,948.28
Interfund Transfer In									71,080.26
Total Revenues	\$303,165.59	\$228,476.91	\$59,279.37	\$176,026.37	\$71,526.05 71,080.26	\$0.00	\$159,948.28	\$0.00	\$998,422.57
<u>Expenses</u>									
Supervisor Fees	\$9,800.00								\$9,800.00
Public Officials' Insurance	3,351.00								3,351.00
Trustee Services	13,334.03								13,334.03
Management	35,291.70								35,291.70
Engineering	40,950.69								40,950.69
Disclosure Agent	11,000.00								11,000.00
District Counsel	13,781.29								13,781.29
Assessment Administration	12,500.00								12,500.00
Reamortization Schedules	250.00								250.00
Audit	3,800.00								3,800.00
Arbitrage Calculation	3,500.00								3,500.00
Postage & Shipping	1,484.69								1,484.69
Legal Advertising	2,012.79								2,012.79
Miscellaneous	61.81								61.81
Web Site Maintenance	2,115.00								2,115.00
Dues, Licenses, and Fees	175.00								175.00
Wetland Maintenance Reserve	3,327.10								3,327.10
Wetlands Monitoring	115.89								115.89
General Insurance	4,096.00								4,096.00
General Repair & Maintenance	5,000.00								5,000.00
Landscape Improvements	750.00								750.00
Hardscape Maintenance	35,806.50								35,806.50



Silverleaf CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
Miscellaneous		\$19,655.21							19,655.21
Principal Payment - 2019A1 Bond		50,000.00							50,000.00
Interest Payments - 2014A1 Bond		15,012.50							15,012.50
Interest Payments - 2019A1 Bond		116,002.51							116,002.51
Payments to Refunded Bond Escrow Agent		279,908.69							279,908.69
Interest Payments - 2014A2 bond			\$61,593.75						61,593.75
Payments to Refunded Bond Escrow Agent			85,645.84						85,645.84
Principal Payment - 2018A1 Bond				\$40,000.00					40,000.00
Principal Payment - 2018A2 Bond				24,000.00					24,000.00
Interest Payment - 2018A1 Bond				117,610.00					117,610.00
Interest Payment - 2018A2 Bond				12,685.00					12,685.00
Bond Counsel							\$74,500.00		74,500.00
Financial Advisor							22,000.00		22,000.00
Consulting Fees							52,000.00		52,000.00
Total Expenses	\$202,503.49	\$480,578.91	\$147,239.59	\$194,295.00	\$0.00	\$0.00	\$148,500.00	\$0.00	\$1,173,116.99
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Interest Income	\$2,314.20								\$2,314.20
Interest Income		\$13,967.46							13,967.46
Interest Income			\$1,960.03						1,960.03
Interest Income				\$4,867.40					4,867.40
Interest Income					\$0.74		\$0.75		1.49
Total Other Revenues (Expenses) & Gains (Losses)	\$2,314.20	\$13,967.46	\$1,960.03	\$4,867.40	\$0.74	\$0.00	\$0.75	\$0.00	\$23,110.58
Change In Net Assets	\$102,976.30	(\$238,134.54)	(\$86,000.19)	(\$13,401.23)	\$71,526.79	\$0.00	\$11,449.03	\$0.00	(\$151,583.84)
Net Assets At Beginning Of Year	(\$89,894.33)	\$467,509.03	\$86,000.19	\$143,376.65	\$0.00	\$0.00	\$0.00	\$0.00	\$606,991.54
Net Assets At End Of Year	\$13,081.97	\$229,374.49	\$0.00	\$129,975.42	\$71,526.79	\$0.00	\$11,449.03	\$0.00	\$455,407.70



Silverleaf CDD
Budget to Actual
For The Month Ending 7/31/2025

	Year To Date			FY 2025 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 152,409.95	\$ 125,229.20	\$ 27,180.75	\$ 150,275.00	101.42%
Special Tax Assessment	150,755.64	167,520.80	(16,765.16)	201,025.00	74.99%
Net Revenues	\$ 303,165.59	\$ 292,750.00	\$ 10,415.59	\$ 351,300.00	86.30%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 9,800.00	\$ 10,000.00	\$ (200.00)	\$ 12,000.00	81.67%
Public Officials' Insurance	3,351.00	2,953.30	397.70	3,544.00	94.55%
Trustee Services	13,334.03	11,125.00	2,209.03	13,350.00	99.88%
Management	35,291.70	35,291.70	-	42,350.00	83.33%
Engineering	40,950.69	25,000.00	15,950.69	30,000.00	136.50%
Disclosure Agent	11,000.00	12,500.00	(1,500.00)	15,000.00	73.33%
District Counsel	13,781.29	16,666.70	(2,885.41)	20,000.00	68.91%
Assessment Administration	12,500.00	10,416.70	2,083.30	12,500.00	100.00%
Reamortization Schedules	250.00	625.00	(375.00)	750.00	33.33%
Audit	3,800.00	4,375.00	(575.00)	5,250.00	72.38%
Arbitrage Calculation	3,500.00	833.30	2,666.70	1,000.00	350.00%
Postage & Shipping	1,484.69	166.70	1,317.99	200.00	742.35%
Legal Advertising	2,012.79	1,250.00	762.79	1,500.00	134.19%
Miscellaneous	61.81	416.70	(354.89)	500.00	12.36%
Office Supplies	-	208.30	(208.30)	250.00	0.00%
Web Site Maintenance	2,115.00	2,350.00	(235.00)	2,820.00	75.00%
Dues, Licenses, and Fees	175.00	145.80	29.20	175.00	100.00%
Wetland Maintenance Reserve	3,327.10	16,666.70	(13,339.60)	20,000.00	16.64%
Wetlands Monitoring	115.89	1,666.70	(1,550.81)	2,000.00	5.79%
Stormwater Management	-	22,917.30	(22,917.30)	27,400.73	0.00%
Stormwater Improvements	-	8,333.30	(8,333.30)	10,000.00	0.00%
General Insurance	4,096.00	3,610.00	486.00	4,332.00	94.55%
General Repair & Maintenance	5,000.00	4,166.70	833.30	5,000.00	100.00%
Contingency	-	91,362.60	(91,362.60)	11,743.17	0.00%
Hardscape Maintenance	36,556.50	9,702.50	26,854.00	109,635.10	33.34%
Total General & Administrative Expenses	\$ 202,503.49	\$ 292,750.00	\$ (90,246.51)	\$ 351,300.00	57.64%
Total Expenses	\$ 202,503.49	\$ 292,750.00	\$ (90,246.51)	\$ -	
Income (Loss) from Operations	\$ 100,662.10	\$ -	\$ 100,662.10	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,314.20	\$ -	\$ 2,314.20	\$ -	
Total Other Income (Expense)	\$ 2,314.20	\$ -	\$ 2,314.20	\$ -	
Net Income (Loss)	\$ 102,976.30	\$ -	\$ 102,976.30	\$ -	



Silverleaf CDD

August 2025 Financial Package

August 31, 2025

PFM Group Consulting, LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Silverleaf CDD
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
<u>Assets</u>									
<u>Current Assets</u>									
General Checking Account	\$10,148.60								\$10,148.60
GF Checking account	4,851.47								4,851.47
Prepaid Expenses	4,781.38								4,781.38
Deposits	167.00								167.00
Special Tax Assmt. Receivable	50,050.00								50,050.00
Revenue Account 2019A1		\$147,171.39							147,171.39
Prepayment Acct. 2019A1		3,595.90							3,595.90
Debt Service Reserve 2019A1		79,434.37							79,434.37
Revenue 2018A Bond				\$81,483.59					81,483.59
Prepayment 2018A1 Bond				1,184.57					1,184.57
Debt Service Reserve 2018A1 Bond				46,550.18					46,550.18
Prepayment 2018A2 Bond				1,225.80					1,225.80
Revenue Account 2025					\$27,569.78				27,569.78
Interest Account 2025					55,602.22				55,602.22
2025 Prepayment					8,416.56				8,416.56
Total Current Assets	\$69,998.45	\$230,201.66	\$0.00	\$130,444.14	\$91,588.56	\$0.00	\$0.00	\$0.00	\$522,232.81
<u>Investments</u>									
Amount Available in Debt Service Funds								\$452,234.36	\$452,234.36
Amount To Be Provided								5,949,765.64	5,949,765.64
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,402,000.00	\$6,402,000.00
Total Assets	<u>\$69,998.45</u>	<u>\$230,201.66</u>	<u>\$0.00</u>	<u>\$130,444.14</u>	<u>\$91,588.56</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,924,232.81</u>



Silverleaf CDD
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
<u>Liabilities and Net Assets</u>									
<u>Current Liabilities</u>									
Accounts Payable	\$14,382.83								\$14,382.83
Deferred Revenue - Special Tax Assmt.	50,050.00								50,050.00
Total Current Liabilities	<u>\$64,432.83</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$64,432.83</u>
<u>Long Term Liabilities</u>									
Revenue Bonds Payable LongTerm								\$6,402,000.00	\$6,402,000.00
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>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,402,000.00</u>
Total Liabilities	<u><u>\$64,432.83</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,402,000.00</u></u>	<u><u>\$6,466,432.83</u></u>
<u>Net Assets</u>									
Net Assets, Unrestricted	(\$4,139.20)								(\$4,139.20)
Current Year Net Assets, Unrestricted	151,322.56								151,322.56
Net Assets - General Government	(85,755.13)								(85,755.13)
Current Year Net Assets - General Govt	(55,862.61)								(55,862.61)
Net Assets, Unrestricted		\$467,509.03							467,509.03
Current Year Net Assets, Unrestricted		(237,307.37)							(237,307.37)
Net Assets, Unrestricted				\$143,376.65		\$50,000.00			193,376.65
Current Year Net Assets, Unrestricted				(12,932.51)		(50,000.00)			(62,932.51)
Current Year Net Assets, Unrestricted					91,588.56				91,588.56
Total Net Assets	<u><u>\$5,565.62</u></u>	<u><u>\$230,201.66</u></u>	<u><u>\$0.00</u></u>	<u><u>\$130,444.14</u></u>	<u><u>\$91,588.56</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$457,799.98</u></u>
Total Liabilities and Net Assets	<u><u>\$69,998.45</u></u>	<u><u>\$230,201.66</u></u>	<u><u>\$0.00</u></u>	<u><u>\$130,444.14</u></u>	<u><u>\$91,588.56</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,402,000.00</u></u>	<u><u>\$6,924,232.81</u></u>



Silverleaf CDD
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt	Total
<u>Revenues</u>									
On-Roll Assessments	\$152,409.95								\$152,409.95
Special Tax Assessment	151,322.56								151,322.56
On-Roll Assessments		\$358,836.54							358,836.54
Inter-Fund Group Transfers In		(130,359.63)							(130,359.63)
Inter-Fund Group Transfers In			\$59,279.37						59,279.37
On-Roll Assessments				\$176,026.37					176,026.37
Other Assessments					\$8,612.25				8,612.25
On Roll Assessments					445.79				445.79
Inter Funds Transfer In					82,529.44				82,529.44
Inter-Fund Transfer							(\$11,449.18)		(11,449.18)
Debt Proceeds							159,948.28		159,948.28
Total Revenues	<u>\$303,732.51</u>	<u>\$228,476.91</u>	<u>\$59,279.37</u>	<u>\$176,026.37</u>	<u>\$91,587.48</u>	<u>\$0.00</u>	<u>\$148,499.10</u>	<u>\$0.00</u>	<u>\$1,007,601.74</u>
<u>Expenses</u>									
Supervisor Fees	\$10,800.00								\$10,800.00
Public Officials' Insurance	3,351.00								3,351.00
Trustee Services	13,334.03								13,334.03
Management	38,820.87								38,820.87
Engineering	40,950.69								40,950.69
Disclosure Agent	11,000.00								11,000.00
District Counsel	14,771.29								14,771.29
Assessment Administration	12,500.00								12,500.00
Reamortization Schedules	250.00								250.00
Audit	3,800.00								3,800.00
Arbitrage Calculation	3,500.00								3,500.00
Postage & Shipping	1,998.49								1,998.49
Legal Advertising	3,954.11								3,954.11
Miscellaneous	83.62								83.62
Web Site Maintenance	2,250.00								2,250.00
Dues, Licenses, and Fees	175.00								175.00
Wetland Maintenance Reserve	3,327.10								3,327.10
Wetlands Monitoring	115.89								115.89
General Insurance	4,096.00								4,096.00
General Repair & Maintenance	5,000.00								5,000.00
Hardscape Maintenance	36,556.50								36,556.50



Silverleaf CDD
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt	Total
Miscellaneous		\$19,655.21							19,655.21
Principal Payment - 2019A1 Bond		50,000.00							50,000.00
Interest Payments - 2014A1 Bond		15,012.50							15,012.50
Interest Payments - 2019A1 Bond		116,002.51							116,002.51
Payment to Refunded Bond Escrow Agent		279,908.69							279,908.69
Interest Payments - 2014A2 bond			\$61,593.75						61,593.75
Payment to Refunded Bond Escrow Agent			85,645.84						85,645.84
Principal Payment - 2018A1 Bond				\$40,000.00					40,000.00
Principal Payment - 2018A2 Bond				24,000.00					24,000.00
Interest Payment - 2018A1 Bond				117,610.00					117,610.00
Interest Payment - 2018A2 Bond				12,685.00					12,685.00
Bond Counsel							\$74,500.00		74,500.00
Financial Advisor							22,000.00		22,000.00
Consulting Fees							52,000.00		52,000.00
Total Expenses	\$210,634.59	\$480,578.91	\$147,239.59	\$194,295.00	\$0.00	\$0.00	\$148,500.00	\$0.00	\$1,181,248.09
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Interest Income	\$2,362.03								\$2,362.03
Interest Income		\$14,794.63							14,794.63
Interest Income			\$1,960.03						1,960.03
Interest Income				\$5,336.12					5,336.12
Interest Income					\$1.08				1.08
Interest Income							\$0.90		0.90
Total Other Revenues (Expenses) & Gains (Losses)	\$2,362.03	\$14,794.63	\$1,960.03	\$5,336.12	\$1.08	\$0.00	\$0.90	\$0.00	\$24,454.79
Change In Net Assets	\$95,459.95	(\$237,307.37)	(\$86,000.19)	(\$12,932.51)	\$91,588.56	\$0.00	\$0.00	\$0.00	(\$149,191.56)
Net Assets At Beginning Of Year	(\$89,894.33)	\$467,509.03	\$86,000.19	\$143,376.65	\$0.00	\$0.00	\$0.00	\$0.00	\$606,991.54
Net Assets At End Of Year	\$5,565.62	\$230,201.66	\$0.00	\$130,444.14	\$91,588.56	\$0.00	\$0.00	\$0.00	\$457,799.98



Silverleaf CDD
Budget to Actual
For The Month Ending 8/31/2025

	Year To Date			FY 2025 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 152,409.95	\$ 137,752.12	\$ 14,657.83	\$ 150,275.00	101.42%
Special Tax Assessment	151,322.56	184,272.88	(32,950.32)	201,025.00	75.28%
Net Revenues	\$ 303,732.51	\$ 322,025.00	\$ (18,292.49)	\$ 351,300.00	86.46%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 10,800.00	\$ 11,000.00	\$ (200.00)	\$ 12,000.00	90.00%
Public Officials' Insurance	3,351.00	3,248.63	102.37	3,544.00	94.55%
Trustee Services	13,334.03	12,237.50	1,096.53	13,350.00	99.88%
Management	38,820.87	38,820.87	-	42,350.00	91.67%
Engineering	40,950.69	27,500.00	13,450.69	30,000.00	136.50%
Disclosure Agent	11,000.00	13,750.00	(2,750.00)	15,000.00	73.33%
District Counsel	14,771.29	18,333.37	(3,562.08)	20,000.00	73.86%
Assessment Administration	12,500.00	11,458.37	1,041.63	12,500.00	100.00%
Reamortization Schedules	250.00	687.50	(437.50)	750.00	33.33%
Audit	3,800.00	4,812.50	(1,012.50)	5,250.00	72.38%
Arbitrage Calculation	3,500.00	916.63	2,583.37	1,000.00	350.00%
Postage & Shipping	1,998.49	183.37	1,815.12	200.00	999.25%
Legal Advertising	3,954.11	1,375.00	2,579.11	1,500.00	263.61%
Miscellaneous	83.62	458.37	(374.75)	500.00	16.72%
Office Supplies	-	229.13	(229.13)	250.00	0.00%
Web Site Maintenance	2,250.00	2,585.00	(335.00)	2,820.00	79.79%
Dues, Licenses, and Fees	175.00	160.38	14.62	175.00	100.00%
Wetland Maintenance Reserve	3,327.10	18,333.37	(15,006.27)	20,000.00	16.64%
Wetlands Monitoring	115.89	1,833.37	(1,717.48)	2,000.00	5.79%
Stormwater Management	-	25,209.03	(25,209.03)	27,400.73	0.00%
Stormwater Improvements	-	9,166.63	(9,166.63)	10,000.00	0.00%
General Insurance	4,096.00	3,971.00	125.00	4,332.00	94.55%
General Repair & Maintenance	5,000.00	4,583.37	416.63	5,000.00	100.00%
Contingency	-	100,498.86	(100,498.86)	11,743.17	0.00%
Hardscape Maintenance	36,556.50	10,672.75	25,883.75	109,635.10	33.34%
Total General & Administrative Expenses	\$ 210,634.59	\$ 322,025.00	\$ (111,390.41)	\$ 351,300.00	59.96%
Total Expenses	\$ 210,634.59	\$ 322,025.00	\$ (111,390.41)	\$ -	
Income (Loss) from Operations	\$ 93,097.92	\$ -	\$ 93,097.92	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,362.03	\$ -	\$ 2,362.03	\$ -	
Total Other Income (Expense)	\$ 2,362.03	\$ -	\$ 2,362.03	\$ -	
Net Income (Loss)	\$ 95,459.95	\$ -	\$ 95,459.95	\$ -	



Silverleaf Community Development District

Staff Reports