



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	\$69,998.45	\$230,201.66	\$0.00	\$130,444.14	\$91,588.56	\$0.00	\$0.00	\$6,402,000.00	\$6,924,232.81



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><u>\$69,998.45</u></u></u>	<u><u><u>\$230,201.66</u></u></u>	<u><u><u>\$0.00</u></u></u>	<u><u><u>\$130,444.14</u></u></u>	<u><u><u>\$91,588.56</u></u></u>	<u><u><u>\$0.00</u></u></u>	<u><u><u>\$0.00</u></u></u>	<u><u><u>\$6,402,000.00</u></u></u>	<u><u><u>\$6,924,232.81</u></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	\$ -	