

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, November 3, 2025, at 1:00 p.m. located at the “Pavillion” 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 October 6, 2025, Board of Supervisors Meeting
2. Update from Pond Professionals LLC
3. Lake Bank Erosion Repair Discussion
4. Review and Consideration of Resolution 2026-02, **Adopting a Revised Budget for FY25**
5. Consideration of Payment Authorization #s 246-247
6. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Update on Falling Leaf and Deep Creek
 - District Manager
 - FY 2025 Goals and Objectives
 - Next Meeting December 1, 2025
- Audience Comments
- Supervisors Requests

Adjournment



Silverleaf Community Development District

Consideration of the Minutes of the
October 6, 2025, Board of Supervisors Meeting

MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING MINUTES

Monday, October 6, 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

Also present via conference call or in person:

Venessa Ripoll	PFM Group Consulting LLC	
Kristin Lasky	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
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.

Public Comment Period

A resident commented regarding the flooding issues on Falling Leaf. It was noted this is included in the meeting's agenda.

Another resident requested a time to address the Board after the meeting.

A resident, from Deep Creek, requested an update regarding the ponds and noted they are not in good shape.

A resident, from Crooked Creek, commented regarding the overgrowth of the invasive species in the preservation area on Woodmont and Crooked Creek.

A resident commented regarding the timing of the elections. Ms. Ripoll stated the next election takes place in November of 2026 and gave an overview of the process. It was noted this information will be on the District's website.

Another resident commented regarding the spraying of the edges of the ponds and noted the treatments cause dead debris.

There were no further comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes.

Ms. Ripoll noted all changes by District Counsel will be 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 August 4, 2025, Board of Supervisors Meeting, as amended.

Update from Pond Professionals, LLC

Ms. Ripoll gave an overview of the update. The pond grant has been approved for Ponds 20 and Pond 17. It has been requested that the HOA not mow around certain areas of the pond until the grant program comes out to view them. Ms. Ripoll will follow up with the HOA President. There will also be two additional ponds being done based on the District's budget. The two additional pond locations have not been determined.

There was discussion regarding the location of the ponds. It was noted that Pond 20 is located on the south side of Crooked Creek and Pond 17 is located on Woodmont.

Mr. Gressin gave an overview of the pond issues and noted he has been in communication with Pond Professionals. They are doing what they can to take care of the various issues.

There was brief discussion regarding the pond issues. It was noted the dead debris from the spray treatments is going into the ponds. The lack of rain has affected the ponds.

Mr. Gressin noted that the pond on Deep Creek will be considered as the next pond.

Mr. Gressin thanked everyone in attendance.

Lake Bank Erosion Repair Discussion

Ms. Ripoll noted she had received an email regarding concerns with the lake bank repair.

District Counsel and the District Engineer gave an overview. Mr. Cohen noted that lake bank erosion is a CDD responsibility, but potentially the cause of erosion is from a homeowner. The homeowner will have to provide proof that the encroachment is not causing the erosion prior to it being corrected.

Ms. Ripoll will follow up with a letter to the residents to address the issue.

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

Ms. Ripoll noted this is an annual statutory requirement and reviewed the exhibit. It was noted that the goals and objectives have not changed, and the performance measures and standards report will be posted on the District's website by December 1.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved Resolution 2026-01, Adopting Goals, Objectives, and Performance Measures and Standards.

Ratification of FY 2026 Egis Insurance Proposal

Ms. Ripoll noted this is solely for ratification and has been reviewed by the Chair. It is the same policy as the previous fiscal year and there is a 3% increase in costs.

ON MOTION by Mr. Abramski, seconded by Mr. Decker, with all in favor, the Board ratified the FY 2026 Egis Insurance Proposal.

Ratification of Payment Authorization Nos. 242-245

The Board reviewed the payment authorizations.

Ms. Ripoll noted these have been reviewed by District Staff. This is solely for ratification.

ON MOTION by Mr. Decker, seconded by Mr. Powell, with all in favor, the Board ratified Payment Authorization Nos. 242-245.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of July 2025.

Mr. Montejano gave an update on the assessments. It was noted they should be received within the next few weeks.

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

Mr. Gressin gave an overview of the assessments for the residents.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

Mr. Cohen gave an update on the Publix Pond. Publix is waiting on the W-9 and will be sending out a check to the District once received. Mr. Montejano will follow up with them.

There was brief discussion regarding the flooding issue with the Publix Pond. It was noted it should be a Publix responsibility to fix. The District Engineer will follow up.

Mr. Cohen noted the amount received from Publix will be \$920.00 annually.

District Engineer-

- **Update on Falling Leaf and Deep Creek**

There was brief discussion regarding the maintenance of the Publix Pond.

Mr. Rayl gave an update on the Publix Pond. He reviewed the exhibit of the historical plans related to the pond and the current issues. He noted there needs to be a reestablishment of the hydraulic connection between the wetlands. It will require the District Engineer to do a few survey elevations.

Mr. Gressin gave an overview of the flooding behind Deep Creek.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board approved the Survey Elevations to be completed by the District Engineer.

Mr. Rayl will bring back the results and a remedy plan to the next Board meeting.

Mr. Gressin gave an overview of Mr. Rayl and his qualifications.

Ms. Ripoll noted the information will be posted on the District's website, under Maps.

There was brief discussion regarding the water levels in that area. It was noted it is CDD property.

There was also brief discussion regarding the drainage areas between the villas. A resident will send a picture to Ms. Ripoll.

Another resident commented regarding the sidewalk flooding on Deep Creek. Mr. Rayl noted it is due to the season.

Mr. Rayl also gave an update and overview on the Falling Leaf ponds. There are elevated water levels. There may be pipe obstructions. There was brief discussion regarding the location and the remedy process. Ms. Ripoll noted proposals are being received for the Board's review.

Mr. Rayl also gave an update on the Southwest Florida Water Management District violations. One violation has been dismissed. ZNS is going to do additional stormwater modeling to address the actual elevations regarding the second violation. This is regarding Phase 6 and if there are issues found, they will have to be corrected at the Developer's cost.

Mr. Rayl will solicit for new proposals for the December meeting regarding the Crooked Creek rear yard swales. It was noted the Board had requested deferment to this fiscal year.

Mr. Rayl gave an overview of the Maintenance Obligation Map. Ms. Ripoll will provide the HOA with a copy of the map and will post on the District's website.

Mr. Davis gave an update on the fire hydrants within the community. He noted the County came out to fix the issues as over half of them were not working properly. The HOA President noted she has been in contact with the County, and they will be clearing the waterway system that is connected to the County roads as well.

There was brief discussion regarding the Southwest Florida Water Management District issues. It was noted those are unrelated to the current flooding issues.

District Manager-

No report.

Supervisor Requests and Audience Comments.

District Staff introduced themselves.

There was discussion regarding the invasive species and who is responsible for the preservation areas. It was noted the CDD owns it, but the HOA is responsible for the maintenance. The HOA President gave an overview of the agreement and the County maps. She noted she will send the agreement to District Staff and the maps she has received from the County. It was also noted it has been reviewed by the HOA's Counsel.

Ms. Waugh, the HOA President, also commented regarding the drainage.

There was discussion regarding the CDD budget related to operating and maintenance. Ms. Ripoll recommended having a meeting with the HOA and the CDD to discuss various issues and answer all questions.

Ms. Waugh, the HOA President, also commented regarding the timing of the meetings and recommended having meetings in the evening once the Amenity Center is closed.

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. Decker, with all in favor, the October 6, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 2:08 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

Review and Consideration of **Resolution 2026-02,**
Adopting a Revised Budget for FY25

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 5, 2024, the Board of Supervisors ("**Board**") of the Silverleaf Community Development District ("**District**"), adopted Resolution 2024-07 providing for the adoption of the District's fiscal year 2024/2025 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-07 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit "A"** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2024/2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for the Silverleaf Community Development District for the fiscal year ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 3, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, raised by the levy of special assessments and otherwise, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2014A1	\$_____
DEBT SERVICE FUND – SERIES 2014A2	\$_____
DEBT SERVICE FUND – SERIES 2018A1	\$_____
DEBT SERVICE FUND – SERIES 2018A2	\$_____
DEBT SERVICE FUND – SERIES 2019A1	\$_____
DEBT SERVICE FUND – SERIES 2019A2	\$_____
TOTAL ALL FUNDS	\$_____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-07, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-07 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Introduced, considered favorably, and adopted this 3rd day of November 2025.

ATTEST:

**SILVERLEAF COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Amended Fiscal Year 2024/2025 Budget

Exhibit A

Amended Fiscal Year 2024/2025 Budget

[See attached]



Silverleaf CDD
Proposed Revised Budget
For The Month Ending 9/30/2025

	Year To Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	FY25 Proposed Revised Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 152,409.95	\$ 150,275.00	\$ 2,134.95	\$150,275.00	\$150,275.00
Special Tax Assessment	151,322.56	201,025.00	(49,702.44)	201,025.00	201,025.00
Net Revenues	\$ 303,732.51	\$ 351,300.00	\$ (47,567.49)	\$351,300.00	\$351,300.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 10,800.00	\$ 12,000.00	\$ (1,200.00)	\$ 12,000.00	\$ 12,000.00
Public Officials' Insurance	3,351.00	3,544.00	(193.00)	3,544.00	3,544.00
Trustee Services	13,334.03	13,350.00	(15.97)	13,350.00	13,350.00
Management	42,350.00	42,350.00	-	42,350.00	42,350.00
Engineering	57,350.47	30,000.00	27,350.47	30,000.00	58,000.00
Disclosure Agent	11,000.00	15,000.00	(4,000.00)	15,000.00	15,000.00
District Counsel	16,173.79	20,000.00	(3,826.21)	20,000.00	20,000.00
Assessment Administration	12,500.00	12,500.00	-	12,500.00	12,500.00
Reamortization Schedules	250.00	750.00	(500.00)	750.00	750.00
Audit	3,800.00	5,250.00	(1,450.00)	5,250.00	5,250.00
Arbitrage Calculation	3,500.00	1,000.00	2,500.00	1,000.00	3,500.00
Postage & Shipping	2,416.48	200.00	2,216.48	200.00	2,500.00
Legal Advertising	4,067.60	1,500.00	2,567.60	1,500.00	4,100.00
Miscellaneous	103.78	500.00	(396.22)	500.00	500.00
Office Supplies	-	250.00	(250.00)	250.00	250.00
Web Site Maintenance	2,685.00	2,820.00	(135.00)	2,820.00	2,820.00
Dues, Licenses, and Fees	175.00	175.00	-	175.00	175.00
Wetland Maintenance Reserve	3,327.10	20,000.00	(16,672.90)	20,000.00	20,000.00
Wetlands Monitoring	115.89	2,000.00	(1,884.11)	2,000.00	2,000.00
Stormwater Management	-	27,500.73	(27,500.73)	27,400.73	27,400.73
Stormwater Improvements	-	10,000.00	(10,000.00)	10,000.00	10,000.00
General Insurance	4,096.00	4,332.00	(236.00)	4,332.00	4,332.00
General Repair & Maintenance	5,000.00	5,000.00	-	5,000.00	5,000.00
Contingency	-	109,635.10	(109,635.10)	11,743.17	11,743.17
Hardscape Maintenance	38,491.50	11,643.17	26,848.33	109,635.10	74,235.10
Total General & Administrative Expenses	\$ 234,887.64	\$ 351,300.00	\$ (116,412.36)	\$351,300.00	\$351,300.00
Total Expenses	\$ 234,887.64	\$ 351,300.00	\$ (116,412.36)	\$ -	
Income (Loss) from Operations	\$ 68,844.87	\$ -	\$ 68,844.87	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,390.42	\$ -	\$ 2,390.42	\$ -	
Total Other Income (Expense)	\$ 2,390.42	\$ -	\$ 2,390.42	\$ -	
Net Income (Loss)	\$ 71,235.29	\$ -	\$ 71,335.29	\$ -	



Silverleaf Community Development District

Consideration of Payment Authorization
#s 246 – 247

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #246

9/16/2025

Item Number	Payee	Invoice Number	General Fund
1	Persson, Cohen, Mooney, Fernandez & Jackson, P.A. District Counsel Board Meeting 8/4/2025	6304	\$ 1,072.50
2	PFM Group Consulting Special Assessment Mailing and Billing September District Management Fee	137710 DM-09-2025-56	\$ 417.99 3,529.13
3	Rayl Engineering & Surveying, LLC District Engineer Services Through 08/31/2025	RES 23-126-30	\$ 6,752.04
4	SRQ Lawn Service Tree trimming & Tree care Project clean up & Vegetation removal	29831 29833	\$ 735.00 1,200.00
5	VGlobalTech September Website Maintenance	7665	\$ 135.00
TOTAL			\$ 13,841.66

District Manager / Assistant District Manager

Chairman / Vice Chairman



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6304
Date: 09/02/2025
Due On: 10/02/2025

Silverleaf Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,887.50	+ \$1,072.50	) - (\$0.00	) = \$3,960.00

1 - District Attorney Services

District Attorney Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	08/04/2025	Final preparation for CDD meeting and attend meeting.	3.25	\$330.00	\$1,072.50
Subtotal						\$1,072.50
Total						\$1,072.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6164	08/02/2025	\$1,897.50	\$0.00	\$1,897.50
6220	09/01/2025	\$990.00	\$0.00	\$990.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6304	10/02/2025	\$1,072.50	\$0.00	\$1,072.50

Outstanding Balance	\$3,960.00
Total Amount Outstanding	\$3,960.00

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



Date	Invoice Number
August 11, 2025	137710
Payment Terms	Due Date
Upon Receipt	August 11, 2025

Bill To:
Silverleaf CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Mailed Assesment Notices (Qty: 1,467 / Envelopes: 732)

Expenses	\$417.99
Total Amount Due	<u>\$417.99</u>



Date	Invoice Number
September 4, 2025	DM-09-2025-56
Payment Terms	Due Date
Upon Receipt	September 4, 2025

Bill To:
Silverleaf CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: District Management Fee: September 2025

Professional Fees	\$3,529.13
Total Amount Due	<u>\$3,529.13</u>



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

INVOICE

INVOICE DATE: 9/1/2025
INVOICE NO: RES 23-126-30
BILLING THROUGH: 8/31/2025

Silverleaf Community Development District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

23-126 | Silverleaf CDD District Engineer RFQ/Services

23-126 | SILVERLEAF CDD DISTRICT ENGINEER RFQ/SERVICES

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
8/4/2025	Project Engineer/EI <i>Printing out materials for our firm's Principal Engineer to utilize during the CDD Board Meeting, contacting Neal Communities to derive the purpose of the work on 10421 Crooked Creek Court, and reviewing SWFWMD's database to see if any updates were present for the Phase 6 As-Built Deviations (none were present).</i>	1.00	\$150.00	\$150.00
8/4/2025	Sr. Professional/Principal <i>Preparation and CDD meeting</i>	6.00	\$225.00	\$1,350.00
8/5/2025	Sr. Design Technician <i>Copy Site Map as Owners Map. Turn off some layers. Research ownerships on Manatee County Property Appraisers site. Create new layers for owners and hatches. Label hatches.</i>	4.50	\$110.00	\$495.00
8/7/2025	Sr. Design Technician <i>Continue hatching Neighborhood Assn. and Manatee County parcels. Make pdf and email to engineer.</i>	3.50	\$110.00	\$385.00
8/19/2025	Sr. Professional/Principal <i>Deep Creek drainage investigation</i>	0.50	\$225.00	\$112.50
8/21/2025	Sr. Design Technician <i>Research Lot #s of 3750-3702 Deep Creel Terrace and construction/as-built plans. Email FFE & As-built elevations to engineer.</i>	0.50	\$110.00	\$55.00
8/21/2025	Sr. Professional/Principal <i>Research and site visit regarding Deep Creek swale; Publix pond investigation; clear control structure weir obstruction</i>	4.00	\$225.00	\$900.00
8/25/2025	Project Engineer/EI <i>Reviewing and editing the owner's map, then sending said map to the Silverleaf CD Manage. Coordinating with the Silverleaf CDD Manager regarding the ownership map and which lands the HOA is responsible for maintaining. Coordinating with our firm's CAD technician to make adjustments to the map to reflect maintenance responsibilities against ownership.</i>	2.00	\$150.00	\$300.00
8/26/2025	Sr. Design Technician <i>Add hatch for areas to be maintained by association per agreement. Add to legend. Make pdf and email to engineer.</i>	7.50	\$110.00	\$825.00



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

INVOICE

INVOICE DATE: 9/1/2025
INVOICE NO: RES 23-126-30
BILLING THROUGH: 8/31/2025

Silverleaf Community Development District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
8/26/2025	Sr. Professional/Principal <i>Coordination with resident, Ms. Berkowitz; review video; maintenance map edits</i>	1.00	\$225.00	\$225.00
8/27/2025	Project Engineer/EI <i>Reviewing the Publix Plans to determine if there are any design features that would cause the drainage backup observed by the resident on Deep Creek. I highlighted a potential issue (the outfall and the bleed down orifice being the same elevation) and submitted the findings to our firm's Principal Engineer. Reviewing the CDD's Phase II & III construction plans to determine the entirety of the drainage infrastructure fronting 10531 Falling Leaf Court. Sent all findings to our firm's Principal Engineer. After coordinating with our firm's Principal Engineer, I reached out to the CDD Manager to determine the best course of action to take to resolve the drainage issues.</i>	3.00	\$150.00	\$450.00
8/27/2025	Sr. Professional/Principal <i>Review Publix pond plans</i>	0.50	\$225.00	\$112.50
8/28/2025	Project Engineer/EI <i>Coordinating with Frank Davis regarding photographing the silverleaf Publix Pond outfall structure and the overgrown vegetation in the area. Checking the plats to determine if the area is in a protected zone to ensure landscaping/maintenance of the area is acceptable.</i>	1.50	\$150.00	\$225.00
8/28/2025	Sr. Design Technician <i>Discuss with engineer. Add HOA Maintained areas to unencumbered map. Change hatch styles. Correct lines, legend, detail and hatches. Make pdf and email to engineer.</i>	8.00	\$110.00	\$880.00
8/29/2025	Project Engineer/EI <i>Coordinating with Frank Davis (CDD Board Member) regarding the vegetation surrounding the bubbler outfall structure for the Publix Pond.</i>	0.50	\$150.00	\$75.00

TOTAL SERVICES 44.00 \$6,540.00

TOTAL (23-126) 44.00 \$6,540.00

EXPENSES

EXPENSE	DESCRIPTION	AMOUNT
InHousePrintsCopies:	In House Prints/Copies	\$11.25
Mileage:	Mileage	\$200.79
TOTAL EXPENSES		\$212.04



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

Silverleaf Community Development District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

INVOICE

INVOICE DATE: 9/1/2025
INVOICE NO: RES 23-126-30
BILLING THROUGH: 8/31/2025

SUBTOTAL	\$6,752.04
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AMOUNT DUE THIS INVOICE	\$6,752.04
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This invoice is due upon receipt

Thank you for allowing Rayl Engineering & Surveying, LLC to assist you. Invoices are due upon receipt and are considered past due after 25 days.
Please contact us if you have any questions regarding these invoices.

INVOICE

SRQ LAWN SERVICE LLC.
PO Box 1374
Tallevast, FL 34270-1374

srqlawnservice2024@gmail.com
+1 (941) 355-3706
www.srqlawnservice.com



Bill to
Silverleaf Neighborhood Association
3805 Shimmering Oaks Dr.
Parrish, Florida 34219

Invoice details

Invoice no.: 29831
Terms: Net 10
Invoice date: 09/02/2025
Due date: 09/10/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Labor	Trim Brazilian Pepper trees and stake up 6 Cedar trees leaning over the back property line at 4828 Deep Creek Terrace.	1	\$735.00	\$735.00

Total \$735.00

Ways to pay



INVOICE

SRQ LAWN SERVICE LLC.
PO Box 1374
Tallevast, FL 34270-1374

srqlawnservice2024@gmail.com
+1 (941) 355-3706
www.srqlawnservice.com



Bill to
Silverleaf Neighborhood Association
3805 Shimmering Oaks Dr.
Parrish, Florida 34219

Invoice details

Invoice no.: 29833
Terms: Due on receipt
Invoice date: 09/06/2025
Due date: 09/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Labor	Project clean up and vegetation removal about 40 feet into the preserve with a 10 feet diameter around drainage and a clear path from lake to drainage grill.	1	\$1,200.00	\$1,200.00
2.		Service done on Saturday the 6th!			

Total \$1,200.00

Ways to pay



VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Silverleaf CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 7665

DATE 09/01/2025

DUE DATE 09/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	135.00	135.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$135.00

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #247
9/23/2025

Item Number	Payee	Invoice Number	General Fund
1	Egis Insurance Renewal FY26	29029	\$ 7,894.00
TOTAL			\$ 7,894.00

District Manager / Assistant District Manager

Chairman / Vice Chairman



INVOICE

Customer	Silverleaf Community Development District
Acct #	518
Date	09/04/2025
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 7,894.00
Payment Amount	
Payment for:	Invoice#29029
100125239	

Thank You

Please detach and return with payment



Customer: Silverleaf Community Development District

Invoice	Effective	Transaction	Description	Amount
29029	10/01/2025	Renew policy	Policy #100125239 10/01/2025-10/01/2026 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/4/2025	7,894.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 7,894.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/04/2025



Silverleaf Community Development District

Review of District Financial Statements



Silverleaf CDD

September 2025 Financial Package

September 30, 2025

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



Silverleaf CDD
Statement of Financial Position
As of 9/30/2025

	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	\$2,282.99								\$2,282.99
GF Checking account	4,831.31								4,831.31
Prepaid Expenses	12,675.38								12,675.38
Deposits	167.00								167.00
Special Tax Assmt. Receivable	49,775.00								49,775.00
Revenue Account 2019A1		\$147,987.64							147,987.64
Prepayment Acct. 2019A1		3,608.85							3,608.85
Debt Service Reserve 2019A1		79,434.37							79,434.37
Revenue 2018A Bond				\$81,944.78					81,944.78
Prepayment 2018A1 Bond				1,188.84					1,188.84
Debt Service Reserve 2018A1 Bond				46,550.18					46,550.18
Prepayment 2018A2 Bond				1,230.22					1,230.22
Revenue Account 2025					\$27,569.87				27,569.87
Interest Account 2025					55,602.46				55,602.46
2025 Prepayment					8,416.57				8,416.57
Total Current Assets	\$69,731.68	\$231,030.86	\$0.00	\$130,914.02	\$91,588.90	\$0.00	\$0.00	\$0.00	\$523,265.46
<u>Investments</u>									
Amount Available in Debt Service Funds								\$453,547.60	\$453,547.60
Amount To Be Provided								5,948,452.40	5,948,452.40
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	\$69,731.68	\$231,030.86	\$0.00	\$130,914.02	\$91,588.90	\$0.00	\$0.00	\$6,402,000.00	\$6,925,265.46



Silverleaf CDD
Statement of Financial Position
As of 9/30/2025

	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	\$38,615.72								\$38,615.72
Deferred Revenue - Special Tax Assmt.	49,775.00								49,775.00
Total Current Liabilities	<u>\$88,390.72</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>\$88,390.72</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>\$88,390.72</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>\$6,490,390.72</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 Government	(80,087.27)								(80,087.27)
Net Assets, Unrestricted		\$467,509.03							467,509.03
Current Year Net Assets, Unrestricted		(236,478.17)							(236,478.17)
Net Assets, Unrestricted				\$143,376.65		\$50,000.00			193,376.65
Current Year Net Assets, Unrestricted				(12,462.63)		(50,000.00)			(62,462.63)
									0.00
Current Year Net Assets, Unrestricted					91,588.90				91,588.90
Total Net Assets	<u>(\$18,659.04)</u>	<u>\$231,030.86</u>	<u>\$0.00</u>	<u>\$130,914.02</u>	<u>\$91,588.90</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$434,874.74</u>
Total Liabilities and Net Assets	<u>\$69,731.68</u>	<u>\$231,030.86</u>	<u>\$0.00</u>	<u>\$130,914.02</u>	<u>\$91,588.90</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,925,265.46</u>



Silverleaf CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	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	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
Inter-Fund Transfer						(\$11,449.18)		(11,449.18)
Debt Proceeds						159,948.28		159,948.28
Total Revenues	\$303,732.51	\$228,476.91	\$59,279.37	\$176,026.37	\$0.00	\$148,499.10	\$0.00	\$916,014.26
<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	42,350.00							42,350.00
Engineering	57,350.47							57,350.47
Disclosure Agent	11,000.00							11,000.00
District Counsel	16,173.79							16,173.79
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	2,416.48							2,416.48
Legal Advertising	4,067.60							4,067.60
Miscellaneous	103.78							103.78
Web Site Maintenance	2,685.00							2,685.00
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	38,491.50							38,491.50



Silverleaf CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	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
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	\$234,887.64	\$480,578.91	\$147,239.59	\$194,295.00	\$0.00	\$148,500.00	\$0.00	\$1,205,501.14
<u>Other Revenues (Expenses) & Gains (Losses)</u>								
Interest Income	\$2,390.42							\$2,390.42
Interest Income		\$15,623.83						15,623.83
Interest Income			\$1,960.03					1,960.03
Interest Income				\$5,806.00				5,806.00
Interest Income						\$0.90		0.90
Total Other Revenues (Expenses) & Gains (Losses)	\$2,390.42	\$15,623.83	\$1,960.03	\$5,806.00	\$0.00	\$0.90	\$0.00	\$25,781.18
Change In Net Assets	\$71,235.29	(\$236,478.17)	(\$86,000.19)	(\$12,462.63)	\$0.00	\$0.00	\$0.00	(\$263,705.70)
Net Assets At Beginning Of Year	(\$89,894.33)	\$467,509.03	\$86,000.19	\$143,376.65	\$0.00	\$0.00	\$0.00	\$606,991.54
Net Assets At End Of Year	(\$18,659.04)	\$231,030.86	\$0.00	\$130,914.02	\$0.00	\$0.00	\$0.00	\$343,285.84



Silverleaf CDD
Budget to Actual
For The Month Ending 9/30/2025

Year To Date

	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 152,409.95	\$ 150,275.00	\$ 2,134.95	\$150,275.00	101.42%
Special Tax Assessment	151,322.56	201,025.00	(49,702.44)	201,025.00	75.28%
Net Revenues	\$ 303,732.51	\$ 351,300.00	\$ (47,567.49)	\$351,300.00	86.46%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 10,800.00	\$ 12,000.00	\$ (1,200.00)	\$ 12,000.00	90.00%
Public Officials' Insurance	3,351.00	3,544.00	(193.00)	3,544.00	94.55%
Trustee Services	13,334.03	13,350.00	(15.97)	13,350.00	99.88%
Management	42,350.00	42,350.00	-	42,350.00	100.00%
Engineering	57,350.47	30,000.00	27,350.47	30,000.00	191.17%
Disclosure Agent	11,000.00	15,000.00	(4,000.00)	15,000.00	73.33%
District Counsel	16,173.79	20,000.00	(3,826.21)	20,000.00	80.87%
Assessment Administration	12,500.00	12,500.00	-	12,500.00	100.00%
Reamortization Schedules	250.00	750.00	(500.00)	750.00	33.33%
Audit	3,800.00	5,250.00	(1,450.00)	5,250.00	72.38%
Arbitrage Calculation	3,500.00	1,000.00	2,500.00	1,000.00	350.00%
Postage & Shipping	2,416.48	200.00	2,216.48	200.00	1208.24%
Legal Advertising	4,067.60	1,500.00	2,567.60	1,500.00	271.17%
Miscellaneous	103.78	500.00	(396.22)	500.00	20.76%
Office Supplies	-	250.00	(250.00)	250.00	0.00%
Web Site Maintenance	2,685.00	2,820.00	(135.00)	2,820.00	95.21%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Wetland Maintenance Reserve	3,327.10	20,000.00	(16,672.90)	20,000.00	16.64%
Wetlands Monitoring	115.89	2,000.00	(1,884.11)	2,000.00	5.79%
Stormwater Management	-	27,500.73	(27,500.73)	27,400.73	0.00%
Stormwater Improvements	-	10,000.00	(10,000.00)	10,000.00	0.00%
General Insurance	4,096.00	4,332.00	(236.00)	4,332.00	94.55%
General Repair & Maintenance	5,000.00	5,000.00	-	5,000.00	100.00%
Contingency	-	109,635.10	(109,635.10)	11,743.17	0.00%
Hardscape Maintenance	38,491.50	11,643.17	26,848.33	109,635.10	35.11%
Total General & Administrative Expenses	\$ 234,887.64	\$ 351,300.00	\$ (116,412.36)	\$351,300.00	66.86%
Total Expenses	\$ 234,887.64	\$ 351,300.00	\$ (116,412.36)	\$ -	
Income (Loss) from Operations	\$ 68,844.87	\$ -	\$ 68,844.87	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,390.42	\$ -	\$ 2,390.42	\$ -	
Total Other Income (Expense)	\$ 2,390.42	\$ -	\$ 2,390.42	\$ -	
Net Income (Loss)	\$ 71,235.29	\$ -	\$ 71,335.29	\$ -	



Silverleaf Community Development District

Staff Reports

Silverleaf Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct District-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 two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

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), *Florida Statutes*, using at least two communication methods.

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

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, District website, electronic communications, annual meeting schedule).

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 District 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: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: 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 adopt the final budget 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 DISTRICT website and/or within district records.

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

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District 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 District's website.

Standard: District website contains 100% of the following information: Most recent annual audit, most recently 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 District 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 District'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 District website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Silverleaf Community Development District

District Manager: _____

Date: _____

Print Name: _____

Silverleaf Community Development District