

# Silverleaf Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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

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

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The meeting of the Board of Supervisors for the **Silverleaf Community Development District** will be held **Monday, January 5, 2026, 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/ripolly>**

## **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 December 1, 2025, Board of Supervisors Meeting
2. Update from Pond Professionals LLC
3. Update of Drainage on Deep Creek
4. Discussion of Engineering Services
5. Lake Bank Erosion Repair Discussion
6. Ratification of Payment Authorization #s 249-252
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 February 2, 2026
- Audience Comments
- Supervisors Requests

### **Adjournment**



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# **Silverleaf Community Development District**

**Consideration of the Minutes of the  
December 1, 2025, Board of Supervisors Meeting**

## **MINUTES OF MEETING**

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

**Monday, December 1, 2025, at 1:00 p.m.**

**3805 Shimmering Oaks Dr (Pavillion)**

**Parrish, FL 34202**

Board Members in attendance via conference call or in person:

|                  |                     |             |
|------------------|---------------------|-------------|
| Paul Gressin     | Chairperson         | (via phone) |
| Lawrence Powell  | Vice Chairperson    | (via phone) |
| 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 |             |
| Gazmin Kerr                                | PFM Group Consulting LLC | (via phone) |
| Rick Montejano                             | PFM Group Consulting LLC | (via phone) |
| Alan Rayl                                  | Rayl Engineering         | (via phone) |
| 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. Davis, seconded by Mr. Abramski, with all in favor, the Board approved allowing Mr. Gressin and Mr. Powell to vote via phone.

### **Public Comment Period**

There were no public comments at this time.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

**Consideration of the Minutes of  
the November 3, 2025, Board of  
Supervisors Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Decker, seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the November 3, 2025, Board of Supervisors Meeting.

**Update from Pond Professionals  
LLC**

Mr. Davis recommended having a Q&A session, at a later date, with Pond Professionals LLC for the residents.

Pond Professionals noted that the grant planting will start this Friday.

Ms. Ripoll will contact the HOA regarding the no-mow zones around the ponds. It was noted this does not have to be in place prior to planting, but it does have to be in place prior to payment being issued.

Pond Professionals will be looking at the pond erosion and making recommendations. He gave an overview of the recommended methods. Proposals will be brought back to the January meeting.

There was discussion regarding the pond herbicide treatments and effects on the pond banks. It was noted there have been multiple complaints about the dead vegetation on the banks.

There was also brief discussion regarding the algae and debris in the pond inlet piping. Pond Professionals will follow up regarding the debris.

It was noted that Mr. Davis will be the liaison to get updates for the Board.

A resident commented regarding the pond issues. There was brief discussion regarding the issues and the location of the pond. It was noted the issues were related to Pond 1.

Pond Professional noted that Pond 1 has been uprooted as requested, and the remaining material could be raked out. This is a small cost. Pond Professionals will follow up.

Mr. Davis commented regarding the faulty aerator. It was noted it is still tripping. Pond Professionals will follow up. The estimated cost of a new aerator is \$650.00.

There was brief discussion regarding holding a Q&A session for the residents after the holidays. Pond Professionals agreed.

Pond Professionals gave an overview of the pond fish. He noted non-native fish can become more stressed than native fish. The colder weather also has an effect on the fish. There was brief discussion regarding clearing some of the fish; it was noted two ponds have been completed.

**Lake Bank Erosion Repair  
Discussion**

This item will be kept on the agenda.

**Consideration of Payment  
Authorization Nos. 248**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these have been reviewed by District Staff.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved Payment Authorization Nos. 248.

**Review of District Financial  
Statements**

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

Ms. Ripoll noted these will be on the District's website once approved.

ON MOTION by Mr. Abramski, seconded by Mr. Davis, 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-**

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

Mr. Rayl noted the updated bids for the swale work and Publix pond work have been put on hold due to the dry season. He noted District Counsel, District Management, and the Chair were provided examples for possible budget savings related to District engineering costs.

**District Manager-**

- **Next Meeting January 5, 2026**

Ms. Ripoll noted the next Board meeting is January 5, 2026.

**Supervisor Requests and Audience Comments.**

Mr. Davis commented regarding the Publix pond engineering and the swale work. The swale is staying wet and not draining. It was noted the Publix pond will be held off for now, as it is the dry season.

There was brief discussion regarding the swale. It was noted that bids will be reviewed at the January meeting.

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. Gressin, seconded by Mr. Decker, with all in favor, the December 1, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:36 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



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## **Silverleaf Community Development District**

Update from Pond Professionals LLC



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# **Silverleaf Community Development District**

**Update of Drainage on Deep Creek**



## ESTIMATE

### ARROYO'S TREE SERVICE AND LAWN SERVICE

3623 Pin Oaks St  
Sarasota FL, 34232  
941 - 877 - 8733  
[arroyolawn22@gmail.com](mailto:arroyolawn22@gmail.com)

TO: VANESSA RIPOLL  
RIPOLLV@PFM.COM

ESTIMATE# 2535  
DATE: 12/13/25  
FULL PRICE \$21,350.00

| ITEM |   | Quantity  | Price               | Line Total         |
|------|---|-----------|---------------------|--------------------|
| 1    | AMENITY CENTER: A) NORTH BRIDGE- REMOVE 4 PALMS OVER THE CREEK  | 4         | 300                 | 1,200.00           |
|      |   |           |                     |                    |
|      | AMENITY CENTER: B) SOUTH BRIDGE- REMOVE 8-10 TREES OVER THE CREEK AND CLEAN UP BRUSH FROM THE CREEK                           | 1         | 2,800.00            | 2,800.00           |
|      |   |           |                     |                    |
|      | AMENITY CENTER: C) CLEAN UP BEHIND LOT #349- CLEAN UP CREEK ALL DEBRIS AND BURSH TO MAXIMIZE THE FLOW OF THE                  | 1         | 1,800.00            | 1,800.00           |
|      |   |           |                     |                    |
| 2    | BEHIND 10410 CROOKED CREEK- REMOVE APROOX 110 YARDS- REMOVING BURSH TO ARPOX 9-10 FEET WIDE TO MAXIMIXE THE FLOW OF THE CREEK | 1         | 10,000.00           | 11,000.00          |
|      |   |           |                     |                    |
| 3    | REMOVE 2 FALLEN TREES AND BRANCHES OVER THE THE LAKE BY CULERT  | 1         | 700.00              | 700.00             |
|      |   |           |                     |                    |
| 4    | TREE TRIMMING RUSTLING PINE   |           |                     |                    |
|      | A: HOME 4215- REMOVE BIG BRANCH   | 1         | 750.00              | 750.00             |
|      | B: HOME 4312 - REMOVE 2 SMALL BRANCHES OVER THE SIDEWALK  | 2         | 150.00              | 300.00             |
|      | C: HOME 4224- REMOVE ONE BRANCH OVER THE SIDEWALK   | 1         | 200.00              | 200.00             |
|      | D: HOME 4406- REMOVE BRANCH OVER THE SIDEWALK   | 1         | 400.00              | 400.00             |
|      | E: HOME 4426 REMOVE BIG BRANCHES OVER THE SIDEWALK  | 1         | 800.00              | 800.00             |
|      | F: HOME 4430 REMOVE BIG BRANCHES OVER THE SIDEWALK  | 1         | 1,400.00            | 1,400.00           |
|      |   | Sub total |                     | 21,350.00          |
|      |   |           | Tax                 |                    |
|      |   |           | Past amount due     | -                  |
|      |   |           | <b>TOTAL AMOUNT</b> | <b>\$21,350.00</b> |

#### JOB - DESCRIPTION

THE PRICE ABOVE INCLUDES TAKING OUT THE GARBAGE, AND CLEANING UP THE AREA.



**Harleys Tree Service Sarasota**  
15 Paradise Plz #214 Sarasota FL, 34239

**Proposal #940**

Created: 12/04/2025

From: Brandon

**Proposal For**

**Gazmine Kerr**

3718 Shimmering Oaks Dr      main: 407-489-4202  
Parrish, FL 34219      [kerrg@pfm.com](mailto:kerrg@pfm.com)

**Location**

**3718 Shimmering Oaks Dr**  
Parrish, FL 34219

Pine Bluff Glen

**Terms**

Paid upon completion of job

| ITEM DESCRIPTION   | QUANTITY | UNIT PRICE  | AMOUNT      |
|--|----------|-------------|-------------|
| <b>1) Removal</b><br>(A) Amenity Center<br>- 1. North Bridge- 4 small palms hanging over creek<br>2. South Bridge- Removing 8-10 fallen trees in creek and deadwood<br>(approximately 30 yards)<br>3. Clean up behind lot 349  | 1        | \$ 6,100.00 | \$ 6,100.00 |
| <b>2) Removal</b><br>(B) Crooked Creek<br>- Removing approximately 110 yards of creek clearing, very thick brush with<br>a lot of debris (8-10 hour job)   | 1        | \$ 6,500.00 | \$ 6,500.00 |
| <b>3) Removal</b><br>(C) Pond 7<br>-Remove and cut up 2 fallen trees and deadwood by culvert   | 1        | \$ 500.00   | \$ 500.00   |
| <b>4) Removal</b><br>(D) Pond 10<br>-Cypress trees do not need to be removed unless needed   | 1        | \$ 0.00     | \$ 0.00     |
| <b>5) Tree Trimming</b><br>-Rustling Pines-<br>1. Trimming Lot 711<br>2. Trimming Lot 717<br>3. Trimming Lot 720<br>4. Trimming Lot 721<br>5. Trimming Lot 726 & 727   | 1        | \$ 3,550.00 | \$ 3,550.00 |
| <b>6) Crew</b><br>Our highly skilled professional tree crew consists of trained arborists and<br>experienced specialists who are experts in tree removal, pruning, and overall<br>tree care. With advanced equipment and a strong focus on safety, they<br>handle even the most complex and hazardous jobs with precision, protecting<br>your property and ensuring top-quality results. | 1        | \$ 0.00     | \$ 0.00     |



*Disclaimer: Harley's Tree Service shall not be held responsible for any damage to underground utilities, municipal property, or any unmarked structures during the provision of our tree services. It is the responsibility of the property owner or designated authority to clearly mark and identify any underground utilities or other potential hazards prior to the commencement of work. By engaging Harley's Tree Service, the client acknowledges and accepts that we are not liable for any damages or liabilities arising from such unmarked underground structures or related utilities. work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.*

|              |                     |
|--------------|---------------------|
| SUBTOTAL     | \$ 16,650.00        |
| SALES TAX    | \$ 0.00             |
| <b>TOTAL</b> | <b>\$ 16,650.00</b> |

### Signature

x

Date:

Please sign here to accept the terms and conditions

| Assigned To  | Sales Reps   |
|--|--|
| Brandon  | Brandon  |
| Mobile: <a href="tel:816-904-9733">816-904-9733</a>                  | Mobile: <a href="tel:816-904-9733">816-904-9733</a>                  |
| <a href="mailto:btheunissen69@gmail.com">btheunissen69@gmail.com</a> | <a href="mailto:btheunissen69@gmail.com">btheunissen69@gmail.com</a> |



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# **Silverleaf Community Development District**

## **Discussion of Engineering Services**



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# **Silverleaf Community Development District**

## **Lake Bank Erosion Repair Discussion**



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# **Silverleaf Community Development District**

**Ratification of Payment Authorization  
#s 249-252**

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #249**

11/5/2025

| <b>Invoice No</b> | <b>Supplier</b>                       | <b>Invoice Date</b> | <b>Fiscal Year</b> | <b>Invoice Amount</b> |
|-------------------|---------------------------------------|---------------------|--------------------|-----------------------|
| 2025.11.03        | Frank Davis (SILVEL)                  | 11/03/2025          | FY 2026            | 200.00                |
| 2025.11.03        | Jonathan Decker (SILVEL)              | 11/03/2025          | FY 2026            | 200.00                |
| 2025.11.03        | Lawrence Powell (SILVEL)              | 11/03/2025          | FY 2026            | 200.00                |
| 2025.11.03        | Paul Gressin (SILVEL)                 | 11/03/2025          | FY 2026            | 200.00                |
| RES 23-126-29     | Rayl Engineering & Surveying (SILVEL) | 08/07/2025          | FY 2025            | 1,425.00              |
| 2025.11.03        | Timothy Abramski (SILVEL)             | 11/03/2025          | FY 2026            | 200.00                |
| 7876              | VGlobalTech (SILVEL)                  | 11/01/2025          | FY 2026            | 145.00                |
| <b>Total:</b>     |                                       |                     |                    | <b>2,570.00</b>       |

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**District Manager / Assistant District Manager**

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**Chairman / Vice Chairman**

# **SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT**

## **Payment Authorization #250**

11/18/2025

| <b>Invoice No</b> | <b>Supplier</b>                         | <b>Invoice Date</b> | <b>Property</b> | <b>Invoice Amount</b>  |
|-------------------|---|---------------------|-----------------|------------------------|
| 6491              | Persson, Cohen, Mooney, Fernan (SILVEL) | 11/04/2025          | Silverleaf CDD  | 1,352.00               |
| OE-EXP-11-2025-54 | PFM Group Consulting (SILVEL)           | 11/04/2025          | Silverleaf CDD  | 10.34                  |
| DM-11-2025-62     | PFM Group Consulting (SILVEL)           | 11/06/2025          | Silverleaf CDD  | 3,708.33               |
| RES 23-126-32     | Rayl Engineering & Surveying (SILVEL)   | 11/06/2025          | Silverleaf CDD  | 4,468.88               |
|                   |   |                     |                 | <b>Total: 9,539.55</b> |

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**District Manager / Assistant District Manager**

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**Chairman / Vice Chairman**

**SILVERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #251**

11/25/2025

| <b>Invoice No</b> | <b>Supplier</b>               | <b>Invoice Date</b> | <b>Fiscal Year</b> | <b>Invoice Amount</b>   |
|-------------------|-------------------------------|---------------------|--------------------|-------------------------|
| 139331            | PFM Group Consulting (SILVEL) | 11/24/2025          | FY 2026            | 12,500.00               |
| OE-EXP-09-2025-19 | PFM Group Consulting (SILVEL) | 09/03/2025          | FY 2025            | 80.31                   |
|                   |                               |                     |                    | <b>Total: 12,580.31</b> |

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**District Manager / Assistant District Manager**

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**Chairman / Vice Chairman**

# SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

## Payment Authorization #252

12/26/2025

| Invoice No    | Supplier                                | Invoice Date | Property       | Invoice Amount   |
|---------------|---|--------------|----------------|------------------|
| 2025.12.01    | Frank Davis (SILVEL)                    | 12/01/2025   | Silverleaf CDD | 200.00           |
| 2025.12.01    | Jonathan Decker (SILVEL)                | 12/01/2025   | Silverleaf CDD | 200.00           |
| 2025.12.01    | Lawrence Powell (SILVEL)                | 12/01/2025   | Silverleaf CDD | 200.00           |
| 2025.12.01    | Paul Gressin (SILVEL)                   | 12/01/2025   | Silverleaf CDD | 200.00           |
| 6554          | Persson, Cohen, Mooney, Fernan (SILVEL) | 12/01/2025   | Silverleaf CDD | 2,619.50         |
| 139791        | PFM Group Consulting (SILVEL)           | 12/15/2025   | Silverleaf CDD | 11,000.00        |
| DM-12-2025-64 | PFM Group Consulting (SILVEL)           | 12/01/2025   | Silverleaf CDD | 3,708.33         |
| RES 23-126-33 | Rayl Engineering & Surveying (SILVEL)   | 12/10/2025   | Silverleaf CDD | 1,203.50         |
| 2025.12.01    | Timothy Abramski (SILVEL)               | 12/01/2025   | Silverleaf CDD | 200.00           |
| 8005          | VGlobalTech (SILVEL)                    | 12/01/2025   | Silverleaf CDD | 145.00           |
| <b>Total:</b> |   |              |                | <b>19,676.33</b> |

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**District Manager / Assistant District Manager**

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**Chairman / Vice Chairman**



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# **Silverleaf Community Development District**

**Review of District Financial Statements**



# Silverleaf CDD

## November 2025 Financial Package

November 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 11/30/2025**

|  | General Fund          | Debt Service - 2019 | Debt Service - 2018 | Debt Service - 2025 | Long Term Debt Group  | Total                 |
|--|-----------------------|---------------------|---------------------|---------------------|-----------------------|-----------------------|
| <b><u>Assets</u></b>                     |                       |                     |                     |                     |                       |                       |
| <b>Current Assets</b>                    |                       |                     |                     |                     |                       |                       |
| GF Checking account                      | \$17,354.71           |                     |                     |                     |                       | \$17,354.71           |
| Assessments Receivable                   | 215,502.64            |                     |                     |                     |                       | 215,502.64            |
| Deposits                                 | 167.00                |                     |                     |                     |                       | 167.00                |
| Special Tax Assmt. Receivable            | 49,775.00             |                     |                     |                     |                       | 49,775.00             |
| Assessments Receivable                   |                       | \$150,753.77        |                     |                     |                       | 150,753.77            |
| Due From Other Funds                     |                       | 2,074.31            |                     |                     |                       | 2,074.31              |
| Revenue Account 2019A1                   |                       | 92,615.75           |                     |                     |                       | 92,615.75             |
| Prepayment Acct. 2019A1                  |                       | 3,633.28            |                     |                     |                       | 3,633.28              |
| Debt Service Reserve 2019A1              |                       | 79,434.37           |                     |                     |                       | 79,434.37             |
| Revenue 2018A Bond                       |                       |                     | \$19,130.02         |                     |                       | 19,130.02             |
| Prepayment 2018A1 Bond                   |                       |                     | 1,196.88            |                     |                       | 1,196.88              |
| Debt Service Reserve 2018A1 Bond         |                       |                     | 46,550.18           |                     |                       | 46,550.18             |
| Prepayment 2018A2 Bond                   |                       |                     | 1,238.54            |                     |                       | 1,238.54              |
| Due from Other Funds                     |                       |                     | 2,385.96            |                     |                       | 2,385.96              |
| Assessments Receivable                   |                       |                     | 173,404.66          |                     |                       | 173,404.66            |
| Revenue Account 2025                     |                       |                     | \$27,570.10         |                     |                       | 27,570.10             |
| Interest Account 2025                    |                       |                     | 1.59                |                     |                       | 1.59                  |
| Due From Other Funds                     |                       |                     | 2,792.65            |                     |                       | 2,792.65              |
| 2025 Prepayment                          |                       |                     | 3,416.64            |                     |                       | 3,416.64              |
| Assessments Receivable                   |                       |                     | 202,947.62          |                     |                       | 202,947.62            |
| <b>Total Current Assets</b>              | <b>\$282,799.35</b>   | <b>\$328,511.48</b> | <b>\$243,906.24</b> | <b>\$236,728.60</b> | <b>\$0.00</b>         | <b>\$1,091,945.67</b> |
| <b>Investments</b>                       |                       |                     |                     |                     |                       |                       |
| Amount Available in Debt Service Funds   |                       |                     |                     |                     | \$274,787.35          | \$274,787.35          |
| Amount To Be Provided                    |                       |                     |                     |                     | 6,122,212.65          | 6,122,212.65          |
| <b>Total Investments</b>                 | <b>\$0.00</b>         | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$6,397,000.00</b> | <b>\$6,397,000.00</b> |
| <b>Total Assets</b>                      | <b>\$282,799.35</b>   | <b>\$328,511.48</b> | <b>\$243,906.24</b> | <b>\$236,728.60</b> | <b>\$6,397,000.00</b> | <b>\$7,488,945.67</b> |
| <b><u>Liabilities and Net Assets</u></b> |                       |                     |                     |                     |                       |                       |
| <b>Current Liabilities</b>               |                       |                     |                     |                     |                       |                       |
| Accounts Payable                         | \$59,701.05           |                     |                     |                     |                       | \$59,701.05           |
| Due To Other Funds                       | 7,252.92              |                     |                     |                     |                       | 7,252.92              |
| Deferred Revenue                         | 215,502.64            |                     |                     |                     |                       | 215,502.64            |
| Deferred Revenue - Special Tax Assmt.    | 49,775.00             |                     |                     |                     |                       | 49,775.00             |
| Deferred Revenue                         |                       | \$150,753.77        |                     |                     |                       | 150,753.77            |
| Deferred Revenue                         |                       |                     | \$173,404.66        |                     |                       | 173,404.66            |
| Deferred Revenue                         |                       |                     |                     | \$202,947.62        |                       | 202,947.62            |
| <b>Total Current Liabilities</b>         | <b>\$332,231.61</b>   | <b>\$150,753.77</b> | <b>\$173,404.66</b> | <b>\$202,947.62</b> | <b>\$0.00</b>         | <b>\$859,337.66</b>   |
| <b>Long Term Liabilities</b>             |                       |                     |                     |                     |                       |                       |
| Revenue Bonds Payable LongTerm           |                       |                     |                     |                     | \$6,397,000.00        | \$6,397,000.00        |
| <b>Total Long Term Liabilities</b>       | <b>\$0.00</b>         | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$6,397,000.00</b> | <b>\$6,397,000.00</b> |
| <b>Total Liabilities</b>                 | <b>\$332,231.61</b>   | <b>\$150,753.77</b> | <b>\$173,404.66</b> | <b>\$202,947.62</b> | <b>\$6,397,000.00</b> | <b>\$7,256,337.66</b> |
| <b>Net Assets</b>                        |                       |                     |                     |                     |                       |                       |
| Net Assets, Unrestricted                 | \$147,458.36          |                     |                     |                     |                       | \$147,458.36          |
| Current Year Net Assets, Unrestricted    | (59,618.87)           |                     |                     |                     |                       | (59,618.87)           |
| Net Assets - General Government          | (165,842.40)          |                     |                     |                     |                       | (165,842.40)          |
| Current Year Net Assets - General Govt   | (32,030.69)           |                     |                     |                     |                       | (32,030.69)           |
| Net Assets, Unrestricted                 |                       | \$231,811.09        |                     |                     |                       | 231,811.09            |
| Current Year Net Assets, Unrestricted    | (54,053.38)           |                     |                     |                     |                       | (54,053.38)           |
| Net Assets, Unrestricted                 |                       |                     | \$131,356.12        |                     |                       | 131,356.12            |
| Current Year Net Assets, Unrestricted    | (60,854.54)           |                     |                     |                     |                       | (60,854.54)           |
| Net Assets, Unrestricted                 |                       |                     |                     | \$91,589.27         |                       | 91,589.27             |
| Current Year Net Assets, Unrestricted    |                       |                     |                     | 2,793.05            |                       | 2,793.05              |
| <b>Total Net Assets</b>                  | <b>(\$110,033.60)</b> | <b>\$177,757.71</b> | <b>\$70,501.58</b>  | <b>\$94,382.32</b>  | <b>\$0.00</b>         | <b>\$232,608.01</b>   |
| <b>Total Liabilities and Net Assets</b>  | <b>\$222,198.01</b>   | <b>\$328,511.48</b> | <b>\$243,906.24</b> | <b>\$297,329.94</b> | <b>\$6,397,000.00</b> | <b>\$7,488,945.67</b> |



**Silverleaf CDD**  
Statement of Activities  
As of 11/30/2025

|   | General Fund         | Debt Service - 2019 | Debt Service - 2018 | Debt Service - 2025 | Long Term Debt Group | Total               |
|---|----------------------|---------------------|---------------------|---------------------|----------------------|---------------------|
| <b>Revenues</b>                                       |                      |                     |                     |                     |                      |                     |
| On-Roll Assessments                                   | \$3,020.36           |                     |                     |                     |                      | \$3,020.36          |
| Other Assessments                                     | 3,357.90             |                     |                     |                     |                      | 3,357.90            |
| Other Revenue   | 982.47               |                     |                     |                     |                      | 982.47              |
| Other Income & Other Financing Sources                | 2,789.90             |                     |                     |                     |                      | 2,789.90            |
| On-Roll Assessments                                   |                      | \$2,074.31          |                     |                     |                      | 2,074.31            |
| On-Roll Assessments                                   |                      |                     | \$2,385.96          |                     |                      | 2,385.96            |
| On Roll Assessments                                   |                      |                     |                     | \$2,792.65          |                      | 2,792.65            |
| Total Revenues  | \$10,150.63          | \$2,074.31          | \$2,385.96          | \$2,792.65          | \$0.00               | \$17,403.55         |
| <b>Expenses</b>                                       |                      |                     |                     |                     |                      |                     |
| Supervisor Fees                                       | \$2,000.00           |                     |                     |                     |                      | \$2,000.00          |
| Public Officials' Insurance                           | 3,552.00             |                     |                     |                     |                      | 3,552.00            |
| Trustee Services                                      | 4,781.38             |                     |                     |                     |                      | 4,781.38            |
| Management  | 7,416.66             |                     |                     |                     |                      | 7,416.66            |
| Engineering   | 4,468.88             |                     |                     |                     |                      | 4,468.88            |
| District Counsel                                      | 1,352.00             |                     |                     |                     |                      | 1,352.00            |
| Assessment Administration                             | 12,500.00            |                     |                     |                     |                      | 12,500.00           |
| Postage & Shipping                                    | 90.65                |                     |                     |                     |                      | 90.65               |
| Miscellaneous   | 55.28                |                     |                     |                     |                      | 55.28               |
| Web Site Maintenance                                  | 290.00               |                     |                     |                     |                      | 290.00              |
| Dues, Licenses, and Fees                              | 350.00               |                     |                     |                     |                      | 350.00              |
| General Insurance                                     | 4,342.00             |                     |                     |                     |                      | 4,342.00            |
| Interest Payments - 2019A1 Bond                       |                      | \$56,911.25         |                     |                     |                      | \$56,911.25         |
| Interest Payment - 2018A1 Bond                        |                      |                     | \$57,755.00         |                     |                      | 57,755.00           |
| Interest Payment - 2018A2 Bond                        |                      |                     | 5,929.50            |                     |                      | 5,929.50            |
| Principal Payment - S2025                             |                      |                     |                     | \$5,000.00          |                      | 5,000.00            |
| Interest Payment - S2025                              |                      |                     |                     | 55,601.34           |                      | 55,601.34           |
| Total Expenses  | \$41,198.85          | \$56,911.25         | \$63,684.50         | \$60,601.34         | \$0.00               | \$222,395.94        |
| <b>Other Revenues (Expenses) &amp; Gains (Losses)</b> |                      |                     |                     |                     |                      |                     |
| Interest Income                                       |                      | \$783.56            |                     |                     |                      | \$783.56            |
| Interest Income                                       |                      |                     | \$444.00            |                     |                      | 444.00              |
| Interest Income                                       |                      |                     |                     | \$0.40              |                      | 0.40                |
| Total Other Revenues (Expenses) & Gains (Losses)      | \$0.00               | \$783.56            | \$444.00            | \$0.40              | \$0.00               | \$1,227.96          |
| <b>Change In Net Assets</b>                           | (\$31,048.22)        | (\$54,053.38)       | (\$60,854.54)       | (\$57,808.29)       | \$0.00               | (\$203,764.43)      |
| <b>Net Assets At Beginning Of Year</b>                | (\$18,384.04)        | \$231,811.09        | \$131,356.12        | \$91,589.27         | \$0.00               | \$436,372.44        |
| <b>Net Assets At End Of Year</b>                      | <u>(\$49,432.26)</u> | <u>\$177,757.71</u> | <u>\$70,501.58</u>  | <u>\$33,780.98</u>  | <u>\$0.00</u>        | <u>\$232,608.01</u> |



**Silverleaf CDD**  
Budget to Actual  
For The Month Ending 11/30/2025

|  | <b>Year To Date</b>   |                     |                       | <b>FY26<br/>Adopted<br/>Budget</b> | <b>Percentage</b> |
|--|-----------------------|---------------------|-----------------------|------------------------------------|-------------------|
|  | <b>Actual</b>         | <b>Budget</b>       | <b>Variance</b>       |                                    |                   |
| <b>Revenues</b>                                    |                       |                     |                       |                                    |                   |
| On-Roll Assessments                                | \$ 3,020.36           | \$ 36,420.50        | \$ (33,400.14)        | \$ 218,523.00                      | 1.4%              |
| Other Assessments                                  | 6,147.80              | -                   | 6,147.80              | -                                  | -                 |
| Other Revenue                                      | 982.47                | -                   | 982.47                | -                                  | -                 |
| Carry Forward Revenue                              | -                     | 8,800.00            | (8,800.00)            | 52,800.00                          | 0.0%              |
| <b>Net Revenues</b>                                | <b>\$ 10,150.63</b>   | <b>\$ 45,220.50</b> | <b>\$ (35,069.87)</b> | <b>\$ 271,323.00</b>               | <b>3.7%</b>       |
| <b>General &amp; Administrative Expenses</b>       |                       |                     |                       |                                    |                   |
| Supervisor Fees                                    | \$ 2,000.00           | \$ 2,000.00         | \$ -                  | \$ 12,000.00                       | 16.7%             |
| Public Officials' Insurance                        | 3,552.00              | 628.34              | 2,923.66              | 3,770.00                           | 94.2%             |
| Trustee Services                                   | 4,781.38              | 2,225.00            | 2,556.38              | 13,350.00                          | 35.8%             |
| Management   | 7,416.66              | 7,416.66            | -                     | 44,500.00                          | 16.7%             |
| Engineering  | 4,468.88              | 5,000.00            | (531.12)              | 30,000.00                          | 14.9%             |
| Disclosure Agent                                   | -                     | 1,833.34            | (1,833.34)            | 11,000.00                          | 0.0%              |
| District Counsel                                   | 1,352.00              | 3,333.34            | (1,981.34)            | 20,000.00                          | 6.8%              |
| Assessment Administration                          | 12,500.00             | 2,083.34            | 10,416.66             | 12,500.00                          | 100.0%            |
| Reamortization Schedules                           | -                     | 125.00              | (125.00)              | 750.00                             | 0.0%              |
| Audit  | -                     | 783.34              | (783.34)              | 4,700.00                           | 0.0%              |
| Arbitrage Calculation                              | -                     | 166.66              | (166.66)              | 1,000.00                           | 0.0%              |
| Tax Preparation                                    | -                     | 8.34                | (8.34)                | 50.00                              | 0.0%              |
| Postage & Shipping                                 | 90.65                 | 250.00              | (159.35)              | 1,500.00                           | 6.0%              |
| Legal Advertising                                  | -                     | 250.00              | (250.00)              | 1,500.00                           | 0.0%              |
| Miscellaneous                                      | 55.28                 | 83.34               | (28.06)               | 500.00                             | 11.1%             |
| Web Site Maintenance                               | 290.00                | 570.00              | (280.00)              | 3,420.00                           | 8.5%              |
| Dues, Licenses, and Fees                           | 350.00                | 29.16               | 320.84                | 175.00                             | 200.0%            |
| Wetland Maintenance Reserve                        | -                     | 3,333.34            | (3,333.34)            | 20,000.00                          | 0.0%              |
| Wetlands Monitoring                                | -                     | 166.66              | (166.66)              | 1,000.00                           | 0.0%              |
| Hurricane Clean Up                                 | -                     | 3,333.34            | (3,333.34)            | 20,000.00                          | 0.0%              |
| Stormwater Management                              | -                     | 5,000.00            | (5,000.00)            | 30,000.00                          | 0.0%              |
| Stormwater Improvements                            | -                     | 1,666.66            | (1,666.66)            | 10,000.00                          | 0.0%              |
| General Insurance                                  | 4,342.00              | 768.00              | 3,574.00              | 4,608.00                           | 94.2%             |
| General Repair & Maintenance                       | -                     | 833.34              | (833.34)              | 5,000.00                           | 0.0%              |
| Hardscape Maintenance                              | -                     | 3,333.30            | (3,333.30)            | 20,000.00                          | 0.0%              |
| <b>Total General &amp; Administrative Expenses</b> | <b>\$ 41,198.85</b>   | <b>\$ 45,220.50</b> | <b>\$ (4,021.65)</b>  | <b>\$ 271,323.00</b>               | <b>15.2%</b>      |
| <b>Total Expenses</b>                              | <b>\$ 41,198.85</b>   | <b>\$ 45,220.50</b> | <b>\$ (4,021.65)</b>  | <b>\$ -</b>                        |                   |
| <b>Net Income (Loss)</b>                           | <b>\$ (31,048.22)</b> | <b>\$ -</b>         | <b>\$ (31,048.22)</b> | <b>\$ -</b>                        |                   |



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# **Silverleaf Community Development District**

## **Staff Reports**