



Silverleaf CDD

November 2025 Financial Package

November 30, 2025

PFM Group Consulting, LLC
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Orlando, FL 32817
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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
Assets						
Current Assets						
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
Total Current Assets	\$282,799.35	\$328,511.48	\$243,906.24	\$236,728.60	\$0.00	\$1,091,945.67
Investments						
Amount Available in Debt Service Funds					\$274,787.35	\$274,787.35
Amount To Be Provided					6,122,212.65	6,122,212.65
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$6,397,000.00	\$6,397,000.00
Total Assets	\$282,799.35	\$328,511.48	\$243,906.24	\$236,728.60	\$6,397,000.00	\$7,488,945.67
Liabilities and Net Assets						
Current Liabilities						
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
Total Current Liabilities	\$332,231.61	\$150,753.77	\$173,404.66	\$202,947.62	\$0.00	\$859,337.66
Long Term Liabilities						
Revenue Bonds Payable LongTerm					\$6,397,000.00	\$6,397,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$6,397,000.00	\$6,397,000.00
Total Liabilities	\$332,231.61	\$150,753.77	\$173,404.66	\$202,947.62	\$6,397,000.00	\$7,256,337.66
Net Assets						
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
Total Net Assets	(\$110,033.60)	\$177,757.71	\$70,501.58	\$94,382.32	\$0.00	\$232,608.01
Total Liabilities and Net Assets	\$222,198.01	\$328,511.48	\$243,906.24	\$297,329.94	\$6,397,000.00	\$7,488,945.67



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
Revenues						
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
Expenses						
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
Other Revenues (Expenses) & Gains (Losses)						
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
Change In Net Assets						
	(\$31,048.22)	(\$54,053.38)	(\$60,854.54)	(\$57,808.29)	\$0.00	(\$203,764.43)
Net Assets At Beginning Of Year						
	(\$18,384.04)	\$231,811.09	\$131,356.12	\$91,589.27	\$0.00	\$436,372.44
Net Assets At End Of Year						
	(\$49,432.26)	\$177,757.71	\$70,501.58	\$33,780.98	\$0.00	\$232,608.01



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

	Year To Date			FY26 Adopted Budget	Percentage
	Actual	Budget	Variance		
Revenues					
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%
Net Revenues	\$ 10,150.63	\$ 45,220.50	\$ (35,069.87)	\$ 271,323.00	3.7%
General & Administrative Expenses					
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%
Total General & Administrative Expenses	\$ 41,198.85	\$ 45,220.50	\$ (4,021.65)	\$ 271,323.00	15.2%
Total Expenses	\$ 41,198.85	\$ 45,220.50	\$ (4,021.65)	\$ -	
Net Income (Loss)	\$ (31,048.22)	\$ -	\$ (31,048.22)	\$ -	