



# Silverleaf CDD

## December 2025 Financial Package

December 31, 2025

**PFM Group Consulting, LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
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**Silverleaf CDD**  
Statement of Financial Position  
As of 12/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
<b>Assets</b>						
<b>Current Assets</b>						
GF Checking account	\$684,595.36					\$684,595.36
Assessments Receivable	19,611.04					19,611.04
Deposits	167.00					167.00
Assessments Receivable		\$19,927.01				19,927.01
Due From Other Funds		132,901.07				132,901.07
Revenue Account 2019A1		93,157.00				93,157.00
Prepayment Acct. 2019A1		3,644.46				3,644.46
Debt Service Reserve 2019A1		79,434.37				79,434.37
Revenue 2018A Bond			\$19,345.23			19,345.23
Prepayment 2018A1 Bond			1,200.56			1,200.56
Debt Service Reserve 2018A1 Bond			46,550.18			46,550.18
Prepayment 2018A2 Bond			1,242.35			1,242.35
Due from Other Funds			152,869.57			152,869.57
Assessments Receivable			22,921.05			22,921.05
Revenue Account 2025			\$27,570.21			27,570.21
Interest Account 2025			1.61			1.61
Due From Other Funds			178,914.31			178,914.31
2025 Prepayment			3,416.66			3,416.66
Assessments Receivable			26,825.96			26,825.96
<b>Total Current Assets</b>	<b>\$704,373.40</b>	<b>\$329,063.91</b>	<b>\$244,128.94</b>	<b>\$236,728.75</b>	<b>\$0.00</b>	<b>\$1,514,295.00</b>
<b>Investments</b>						
Amount Available in Debt Service Funds					\$275,562.63	\$275,562.63
Amount To Be Provided					6,121,437.37	6,121,437.37
<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>\$704,373.40</b>	<b>\$329,063.91</b>	<b>\$244,128.94</b>	<b>\$236,728.75</b>	<b>\$6,397,000.00</b>	<b>\$7,911,295.00</b>
<b>Liabilities and Net Assets</b>						
<b>Current Liabilities</b>						
Accounts Payable	\$42,362.21					\$42,362.21
Due To Other Funds	464,684.95					464,684.95
Deferred Revenue	19,611.04					19,611.04
Deferred Revenue		\$19,927.01				19,927.01
Deferred Revenue			\$22,921.05			22,921.05
Deferred Revenue				\$26,825.96		26,825.96
<b>Total Current Liabilities</b>	<b>\$526,658.20</b>	<b>\$19,927.01</b>	<b>\$22,921.05</b>	<b>\$26,825.96</b>	<b>\$0.00</b>	<b>\$596,332.22</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>\$526,658.20</b>	<b>\$19,927.01</b>	<b>\$22,921.05</b>	<b>\$26,825.96</b>	<b>\$6,397,000.00</b>	<b>\$6,993,332.22</b>
<b>Net Assets</b>						
Net Assets, Unrestricted	\$147,458.36					\$147,458.36
Current Year Net Assets, Unrestricted	982.47					982.47
Net Assets - General Government	(165,842.40)					(165,842.40)
Current Year Net Assets - General Govt	195,116.77					195,116.77
Net Assets, Unrestricted		\$231,811.09				231,811.09
Current Year Net Assets, Unrestricted		77,325.81				77,325.81
Net Assets, Unrestricted			\$131,356.12			131,356.12
Current Year Net Assets, Unrestricted			89,851.77			89,851.77
Net Assets, Unrestricted				\$91,589.27		91,589.27
Current Year Net Assets, Unrestricted				118,313.52		118,313.52
<b>Total Net Assets</b>	<b>\$177,715.20</b>	<b>\$309,136.90</b>	<b>\$221,207.89</b>	<b>\$209,902.79</b>	<b>\$0.00</b>	<b>\$917,962.78</b>
<b>Total Liabilities and Net Assets</b>	<b>\$704,373.40</b>	<b>\$329,063.91</b>	<b>\$244,128.94</b>	<b>\$236,728.75</b>	<b>\$6,397,000.00</b>	<b>\$7,911,295.00</b>



**Silverleaf CDD**  
Statement of Activities  
As of 12/31/2025

	General Fund	Debt Service - 2019	Debt Service - 2018A	Debt Service - 2025	Long Term Debt Group	Total
<b>Revenues</b>						
On-Roll Assessments	\$248,688.70					\$248,688.70
Other Assessments	6,147.80					6,147.80
Other Revenue	982.47					982.47
On-Roll Assessments		\$132,901.07				132,901.07
On-Roll Assessments			\$152,869.57			152,869.57
On Roll Assessments				\$178,914.31		178,914.31
<b>Total Revenues</b>	<b>\$255,818.97</b>	<b>\$132,901.07</b>	<b>\$152,869.57</b>	<b>\$178,914.31</b>	<b>\$0.00</b>	<b>\$720,503.92</b>
<b>Expenses</b>						
Supervisor Fees	\$3,000.00					\$3,000.00
Public Officials' Insurance	3,552.00					3,552.00
Trustee Services	4,781.38					4,781.38
Management	11,124.99					11,124.99
Engineering	5,672.38					5,672.38
Disclosure Agent	10,000.00					10,000.00
District Counsel	3,971.50					3,971.50
Assessment Administration	12,500.00					12,500.00
Postage & Shipping	90.65					90.65
Miscellaneous	74.83					74.83
Web Site Maintenance	435.00					435.00
Dues, Licenses, and Fees	175.00					175.00
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
<b>Total Expenses</b>	<b>\$59,719.73</b>	<b>\$56,911.25</b>	<b>\$63,684.50</b>	<b>\$60,601.34</b>	<b>\$0.00</b>	<b>\$240,916.82</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>						
Interest Income		\$1,335.99				\$1,335.99
Interest Income			\$666.70			666.70
Interest Income				\$0.55		0.55
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$0.00</b>	<b>\$1,335.99</b>	<b>\$666.70</b>	<b>\$0.55</b>	<b>\$0.00</b>	<b>\$2,003.24</b>
<b>Change In Net Assets</b>	<b>\$196,099.24</b>	<b>\$77,325.81</b>	<b>\$89,851.77</b>	<b>\$118,313.52</b>	<b>\$0.00</b>	<b>\$481,590.34</b>
<b>Net Assets At Beginning Of Year</b>	<b>(\$18,384.04)</b>	<b>\$231,811.09</b>	<b>\$131,356.12</b>	<b>\$91,589.27</b>	<b>\$0.00</b>	<b>\$436,372.44</b>
<b>Net Assets At End Of Year</b>	<b>\$177,715.20</b>	<b>\$309,136.90</b>	<b>\$221,207.89</b>	<b>\$209,902.79</b>	<b>\$0.00</b>	<b>\$917,962.78</b>



**Silverleaf CDD**  
Budget to Actual  
For The Month Ending 12/31/2025

	<b>Year To Date</b>			<b>FY26 Adopted Budget</b>	<b>Percentage</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 202,550.33	\$ 54,630.75	\$ 147,919.58	\$ 218,523.00	92.7%
Other Assessments	6,147.80	-	6,147.80	-	-
Other Revenue	982.47	-	982.47	-	-
Carry Forward Revenue	46,138.37	13,200.00	32,938.37	52,800.00	87.4%
<b>Net Revenues</b>	<b>\$ 255,818.97</b>	<b>\$ 67,830.75</b>	<b>\$ 187,988.22</b>	<b>\$ 271,323.00</b>	<b>94.3%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	25.0%
Public Officials' Insurance	3,552.00	942.51	2,609.49	3,770.00	94.2%
Trustee Services	4,781.38	3,337.50	1,443.88	13,350.00	35.8%
Management	11,124.99	11,124.99	-	44,500.00	25.0%
Engineering	5,672.38	7,500.00	(1,827.62)	30,000.00	18.9%
Disclosure Agent	10,000.00	2,750.01	7,249.99	11,000.00	90.9%
District Counsel	3,971.50	5,000.01	(1,028.51)	20,000.00	19.9%
Assessment Administration	12,500.00	3,125.01	9,374.99	12,500.00	100.0%
Reamortization Schedules	-	187.50	(187.50)	750.00	0.0%
Audit	-	1,175.01	(1,175.01)	4,700.00	0.0%
Arbitrage Calculation	-	249.99	(249.99)	1,000.00	0.0%
Tax Preparation	-	12.51	(12.51)	50.00	0.0%
Postage & Shipping	90.65	375.00	(284.35)	1,500.00	6.0%
Legal Advertising	-	375.00	(375.00)	1,500.00	0.0%
Miscellaneous	74.83	125.01	(50.18)	500.00	15.0%
Web Site Maintenance	435.00	855.00	(420.00)	3,420.00	12.7%
Dues, Licenses, and Fees	175.00	43.74	131.26	175.00	100.0%
Wetland Maintenance Reserve	-	5,000.01	(5,000.01)	20,000.00	0.0%
Wetlands Monitoring	-	249.99	(249.99)	1,000.00	0.0%
Hurricane Clean Up	-	5,000.01	(5,000.01)	20,000.00	0.0%
Stormwater Management	-	7,500.00	(7,500.00)	30,000.00	0.0%
Stormwater Improvements	-	2,499.99	(2,499.99)	10,000.00	0.0%
General Insurance	4,342.00	1,152.00	3,190.00	4,608.00	94.2%
General Repair & Maintenance	-	1,250.01	(1,250.01)	5,000.00	0.0%
Hardscape Maintenance	-	4,999.95	(4,999.95)	20,000.00	0.0%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 59,719.73</b>	<b>\$ 67,830.75</b>	<b>\$ (8,110.02)</b>	<b>\$ 271,323.00</b>	<b>22.0%</b>
<b>Total Expenses</b>	<b>\$ 59,719.73</b>	<b>\$ 67,830.75</b>	<b>\$ (8,110.02)</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 196,099.24</b>	<b>\$ -</b>	<b>\$ 196,099.24</b>	<b>\$ -</b>	