

Silverleaf Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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www.silverleafcdd.com

The meeting of the Board of Supervisors for the **Silverleaf Community Development District** will be held **Monday, March 2, 2026, at 1:00 p.m. at Parrish United Methodist Church located at 12180 US 301 N 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://pfmccdd.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 February 2, 2026, Board of Supervisors Meeting
2. Update from Pond Professionals LLC
3. Update of Drainage on Deep Creek
4. Update on Crooked Creek Drainage
5. Discussion of Engineering Services
6. Lake Bank Erosion Repair Discussion
7. Ratification of Payment Authorization #s 255-258
8. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Update on Falling Leaf and Deep Creek
 - Final Notice of As-Built Deviations
 - District Manager
 - Next Meeting April 6, 2026
- Audience Comments
- Supervisors Requests

Adjournment



Silverleaf Community Development District

Consideration of the Minutes of the
February 2, 2026, Board of Supervisors Meeting

MINUTES OF MEETING

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

**Monday, February 2, 2026, at 1:00 p.m.
Parrish United Methodist Church at 12180 US 301 N
Parrish, FL 34219**

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	(via phone)
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.	
George Colbath	Pond Professionals LLC	
Various Residents in Audience and via Webex		

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.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved allowing Mr. Abramski to vote via phone.

Public Comment Period

A resident requested an update on the invasive plant species behind Crooked Creek. Mr. Davis gave an update and noted that the proposal has been approved. The work is expected to begin next week.

Mr. Smith, a resident on Deep Creek, commented on the issues with the pond behind his home. Pond Professionals gave an update and recommended aquatic planting in that pond. He noted there are no algae concerns at this time.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of the
January 5, 2026, Board of Supervisors
Meeting**

The Board reviewed the minutes.

It was noted the attendance needs to be updated, as Mr. Powell attended in person and Mr. Gressin attended via phone. Ms. Ripoll will amend the minutes as requested.

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

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board approved the Minutes of the January 5, 2026, Board of Supervisors Meeting, with amended changes.

**Update from Pond Professionals
LLC**

Mr. Colbath gave an update regarding the Start Grant and noted there have been 1,500 plantings completed thus far. Ponds 17 and 20 have been approved for planting via the grant and two ponds are being paid for by the CDD. It was noted the no mow zones are still not in place for Ponds 17 and 20. The HOA Manager will follow up with the landscaping vendor.

District Management is working on applying for the Start Grant for two additional ponds.

Pond Professionals will hold a Q&A community meeting for residents. The HOA President will follow up.

**Update on Drainage on Deep
Creek**

Mr. Rayl gave an update and noted he has been surveying the rear yard swales on Crooked Creek, Deep Creek and the Publix Pond outfall. He noted in order to stop the Publix Pond storm water drain from overflowing into the Deep Creek rear yard swale, engineering will need to enter the wetland buffer and clear the vegetation and obstruction. It was noted this will be a minimal amount of work and can be added to the vendor's scope of work who will be completing the rear yard swale grading.

Mr. Cohen noted there is a not-to-exceed approved amount of \$12,500.00 already in place.

Mr. Rayl has received three proposals for the Crooked Creek rear yard swale grading, and two proposals for the Deep Creek rear yard swale grading. Mr. Rayl gave an overview of the proposals

received. He recommended that he follow up with Southern Landscaping for a complete scope of work proposal, to include all projects.

District Counsel will prepare a contract once a proposal is approved.

There was discussion regarding the scope of work for Crooked Creek. Mr. Rayl gave clarification and noted this project is for the rear yard swale that was in violation and is part of Southwest Florida Water Management District permitting. This is separate from the waterway that runs behind the homes on Crooked Creek.

Mr. Davis noted that the Crooked Creek issue will be completed by Harley's Tree Service.

There was continued discussion regarding clarification of the projects needing completion and cost. Mr. Rayl noted there was previous approval of proposals for a vacuum truck. Mr. Davis recommended removing Crooked Creek from the scope of work as there will be work starting on Tuesday in that location.

The Board agreed to proceed with a proposal for a vacuum truck for Deep Creek and proposal for the Publix Pond outfall.

Update on Crooked Creek Drainage

Mr. Davis gave an update. He noted the work will begin on February 10, 2026. The vendor will be parking across from the Amenity Center. Homeowners have been notified. Harley's Tree Service will be working on three projects: invasive species behind Crooked Creek, invasive species behind the Dog Park, and tree trimming on Falling Leaf.

Discussion of Engineering Services

Mr. Davis requested an update on ZNS Engineering and Southwest Florida Water Management District.

Mr. Rayl gave an update. It was noted that Southwest Florida Water Management District has issued a final notice of violation to ZNS Engineering for two items. ZNS is going to submit new calculations for the connection to the wetlands to show that it is satisfactory. The permit still needs to be transferred to the CDD, but all material items related to original engineer's work need to be completed prior to permit transfer acceptance. Mr. Rayl is waiting on a final update from ZNS.

There was brief discussion regarding recovering funds for the CDD.

This item will be kept on the agenda.

Lake Bank Erosion Repair Discussion

Mr. Colbath noted he reviewed the erosion issues and will send the information to Ms. Ripoll. The ponds that have the most erosion are Ponds 20-23. Some of the issues have been caused by resident construction.

Ms. Ripoll noted that residents have been contacted regarding the issues.

Mr. Colbath noted that all are in need of repair and would cost approximately \$26,000.00. The breakdown will be sent to Ms. Ripoll and issues caused by residents will be sent to the HOA.

There was brief discussion regarding resident pools draining into the ponds.

This item will be kept on the agenda.

Review and Consideration of the Arbitrage Rebate Report, Series 2018 Engagement Letter with GNP Services

Ms. Ripoll gave an overview of the report.

ON MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board approved the Arbitrage Rebate Report, Series 2018 Engagement Letter with GNP Services.

Ratification of Payment Authorization Nos. 253-254

The Board reviewed the payment authorizations.

Ms. Ripoll noted these were contractual obligations needing ratification.

ON MOTION by Mr. Davis, seconded by Mr. Decker, with all in favor, the Board approved Payment Authorization Nos. 253 - 254.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of December 2025 and noted any questions can be directed to Mr. Montejano.

There was brief discussion regarding the special assessments. Ms. Ripoll noted these are placed on the tax roll. Mr. Montejano noted approximately 90% of the special assessments have been paid.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- There was brief discussion regarding Ethics Training and the Form 1. Ms. Ripoll will follow up with class options.

District Engineer-

- **Update on Falling Leaf and Deep Creek**
- **Final Notice of As-Built Deviations**

Mr. Rayl gave an update on Manatee County’s waterway work that will be taking place.

District Manager-

- **Next Meeting March 2, 2026**

Ms. Ripoll noted the next Board meeting is March 2, 2026. It was noted the budget will begin at the March meeting.

Supervisor Requests and Audience Comments

Mr. Gressin recognized and thanked Mr. Davis for his work on the Board.

There were no 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. Davis, with all in favor, the February 2, 2026, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:56 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Silverleaf Community Development District

Update from Pond Professionals LLC



Silverleaf Community Development District

Update of Drainage on Deep Creek



Silverleaf Community Development District

Update on Crooked Creek Drainage



Silverleaf Community Development District

Discussion of Engineering Services



Silverleaf Community Development District

Lake Bank Erosion Repair Discussion



Silverleaf Community Development District

Ratification of Payment Authorization
#s 255-258

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #255

1/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.02.02	Parrish United Methodist Churc (SILVEL)	01/08/2026	Silverleaf CDD	75.00
DM-01-2026-60	PFM Group Consulting (SILVEL)	01/05/2026	Silverleaf CDD	3,708.33
			Total:	3,783.33

District Manager / Assistant District Manager

Chairman / Vice Chairman

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #256

1/28/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
8100	VGlobalTech (SILVEL)	01/01/2026	Silverleaf CDD	145.00
Total:				145.00

District Manager / Assistant District Manager

Chairman / Vice Chairman

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #257

2/4/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.02.02	Frank Davis (SILVEL)	02/02/2026	Silverleaf CDD	200.00
2026.02.02	Jonathan Decker (SILVEL)	02/02/2026	Silverleaf CDD	200.00
2026.02.02	Lawrence Powell (SILVEL)	02/02/2026	Silverleaf CDD	200.00
2026.02.02	Paul Gressin (SILVEL)	02/02/2026	Silverleaf CDD	200.00
SLponds64	Pond Professional LLC (SILVEL)	11/23/2025	Silverleaf CDD	1,840.22
SLponds65	Pond Professional LLC (SILVEL)	01/01/2026	Silverleaf CDD	1,840.22
SLponds66	Pond Professional LLC (SILVEL)	02/01/2026	Silverleaf CDD	1,840.22
SLpreserves29	Pond Professional LLC (SILVEL)	01/01/2026	Silverleaf CDD	3,300.00
2026.02.02	Timothy Abramski (SILVEL)	02/02/2026	Silverleaf CDD	200.00
Total:				9,820.66

District Manager / Assistant District Manage

Chairman / Vice Chairman

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #258

2/11/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6710	Persson, Cohen, Mooney, Fernan (SILVEL)	02/03/2026	Silverleaf CDD	4,410.90
DM-02-2026-60	PFM Group Consulting (SILVEL)	02/05/2026	Silverleaf CDD	3,708.33
OE-EXP-02-2026-17	PFM Group Consulting (SILVEL)	02/06/2026	Silverleaf CDD	0.74
140726	PFM Group Consulting (SILVEL)	02/09/2026	Silverleaf CDD	119.86
RES 23-126-35	Rayl Engineering & Surveying (SILVEL)	02/04/2026	Silverleaf CDD	3,757.59
8180	VGlobalTech (SILVEL)	02/01/2026	Silverleaf CDD	145.00
Total:				12,142.42

District Manager / Assistant District Manager

Chairman / Vice Chairman

Silverleaf CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951



Silverleaf Community Development District

Review of District Financial Statements



Silverleaf CDD

January 2026 Financial Package

January 31, 2026

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



Silverleaf CDD
Statement of Financial Position
As of 1/31/2026

	General Fund	Debt Service - 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
<u>Assets</u>						
<u>Current Assets</u>						
GF Checking account	\$185,742.55					\$185,742.55
Assessments Receivable	11,718.11					11,718.11
Deposits	167.00					167.00
Assessments Receivable		\$16,023.81				16,023.81
Debt Service Reserve 2019A1		79,434.37				79,434.37
Revenue Account 2019A1		230,485.56				230,485.56
Prepayment Acct. 2019A1		3,655.53				3,655.53
Assessments Receivable			\$18,431.39			18,431.39
Debt Service Reserve 2018A1 Bond			46,550.18			46,550.18
Revenue 2018A Bond			176,904.63			176,904.63
Prepayment 2018A1 Bond			1,204.21			1,204.21
Prepayment 2018A2 Bond			1,246.12			1,246.12
Assessments Receivable				\$21,571.38		21,571.38
Revenue Account 2025				211,739.21		211,739.21
Interest Account 2025				1.61		1.61
2025 Prepayment				3,416.67		3,416.67
Total Current Assets	<u>\$197,627.66</u>	<u>\$329,599.27</u>	<u>\$244,336.53</u>	<u>\$236,728.87</u>	<u>\$0.00</u>	<u>\$1,008,292.33</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$1,030,200.72	\$1,030,200.72
Amount To Be Provided					5,366,799.28	5,366,799.28
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,397,000.00</u>	<u>\$6,397,000.00</u>
Total Assets	<u>\$197,627.66</u>	<u>\$329,599.27</u>	<u>\$244,336.53</u>	<u>\$236,728.87</u>	<u>\$6,397,000.00</u>	<u>\$7,405,292.33</u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$5,532.81					\$5,532.81
Deferred Revenue	11,718.11					11,718.11
Deferred Revenue		\$16,023.81				16,023.81
Deferred Revenue			\$18,431.39			18,431.39
Deferred Revenue				\$21,571.38		21,571.38
Total Current Liabilities	<u>\$17,250.92</u>	<u>\$16,023.81</u>	<u>\$18,431.39</u>	<u>\$21,571.38</u>	<u>\$0.00</u>	<u>\$73,277.50</u>
<u>Long Term Liabilities</u>						
Revenue Bonds Payable LongTerm					\$6,397,000.00	\$6,397,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,397,000.00</u>	<u>\$6,397,000.00</u>
Total Liabilities	<u>\$17,250.92</u>	<u>\$16,023.81</u>	<u>\$18,431.39</u>	<u>\$21,571.38</u>	<u>\$6,397,000.00</u>	<u>\$6,470,277.50</u>
<u>Net Assets</u>						
Net Assets, Unrestricted	\$147,458.36					\$147,458.36
Current Year Net Assets, Unrestricted	2,583.89					2,583.89
Net Assets - General Government	(165,842.40)					(165,842.40)
Current Year Net Assets - General Govt	196,176.89					196,176.89
Net Assets, Unrestricted		\$231,811.09				231,811.09
Current Year Net Assets, Unrestricted		81,764.37				81,764.37
Net Assets, Unrestricted			\$131,356.12			131,356.12
Current Year Net Assets, Unrestricted			94,549.02			94,549.02
Net Assets, Unrestricted				\$91,589.27		91,589.27
Current Year Net Assets, Unrestricted				123,568.22		123,568.22
Total Net Assets	<u>\$180,376.74</u>	<u>\$313,575.46</u>	<u>\$225,905.14</u>	<u>\$215,157.49</u>	<u>\$0.00</u>	<u>\$935,014.83</u>
Total Liabilities and Net Assets	<u>\$197,627.66</u>	<u>\$329,599.27</u>	<u>\$244,336.53</u>	<u>\$236,728.87</u>	<u>\$6,397,000.00</u>	<u>\$7,405,292.33</u>



Silverleaf CDD
Statement of Activities
As of 1/31/2026

	General Fund	Debt Service - 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$256,581.63					\$256,581.63
Other Assessments	6,147.80					6,147.80
Other Revenue	2,583.89					2,583.89
On-Roll Assessments		\$136,804.28				136,804.28
On-Roll Assessments			\$157,359.23			157,359.23
On Roll Assessments				\$184,168.88		184,168.88
Total Revenues	<u>\$265,313.32</u>	<u>\$136,804.28</u>	<u>\$157,359.23</u>	<u>\$184,168.88</u>	<u>\$0.00</u>	<u>\$743,645.71</u>
Expenses						
Supervisor Fees	\$4,000.00					\$4,000.00
Public Officials' Insurance	3,552.00					3,552.00
Trustee Services	4,781.38					4,781.38
Management	14,833.32					14,833.32
Engineering	6,013.63					6,013.63
Disclosure Agent	10,000.00					10,000.00
District Counsel	5,070.00					5,070.00
Assessment Administration	12,500.00					12,500.00
Postage & Shipping	91.39					91.39
Legal Advertising	163.99					163.99
Miscellaneous	149.83					149.83
Web Site Maintenance	880.00					880.00
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
Total Expenses	<u>\$66,552.54</u>	<u>\$56,911.25</u>	<u>\$63,684.50</u>	<u>\$60,601.34</u>	<u>\$0.00</u>	<u>\$247,749.63</u>
Other Revenues (Expenses) & Gains (Losses)						
Interest Income		\$1,871.34				\$1,871.34
Interest Income			\$874.29			874.29
Interest Income				\$0.68		0.68
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$1,871.34</u>	<u>\$874.29</u>	<u>\$0.68</u>	<u>\$0.00</u>	<u>\$2,746.31</u>
Change In Net Assets	\$198,760.78	\$81,764.37	\$94,549.02	\$123,568.22	\$0.00	\$498,642.39
Net Assets At Beginning Of Year	<u>(\$18,384.04)</u>	<u>\$231,811.09</u>	<u>\$131,356.12</u>	<u>\$91,589.27</u>	<u>\$0.00</u>	<u>\$436,372.44</u>
Net Assets At End Of Year	<u>\$180,376.74</u>	<u>\$313,575.46</u>	<u>\$225,905.14</u>	<u>\$215,157.49</u>	<u>\$0.00</u>	<u>\$935,014.83</u>



Silverleaf CDD
Budget to Actual
For The Month Ending 1/31/2026

	Year To Date				Percentage
	Actual	Budget	Variance	FY26 Adopted Budget	
Revenues					
On-Roll Assessments	\$ 206,650.33	\$ 72,841.00	\$ 133,809.33	\$ 218,523.00	94.6%
Other Assessments	6,147.80	-	6,147.80	-	-
Other Revenue	2,583.89	-	2,583.89	-	-
Carry Forward Revenue	49,931.30	17,600.00	32,331.30	52,800.00	94.6%
Net Revenues	\$ 265,313.32	\$ 90,441.00	\$ 174,872.32	\$ 271,323.00	97.8%
General & Administrative Expenses					
Supervisor Fees	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 12,000.00	33.3%
Public Officials' Insurance	3,552.00	1,256.68	2,295.32	3,770.00	94.2%
Trustee Services	4,781.38	4,450.00	331.38	13,350.00	35.8%
Management	14,833.32	14,833.32	-	44,500.00	33.3%
Engineering	6,013.63	10,000.00	(3,986.37)	30,000.00	20.0%
Disclosure Agent	10,000.00	3,666.68	6,333.32	11,000.00	90.9%
District Counsel	5,070.00	6,666.68	(1,596.68)	20,000.00	25.4%
Assessment Administration	12,500.00	4,166.68	8,333.32	12,500.00	100.0%
Reamortization Schedules	-	250.00	(250.00)	750.00	0.0%
Audit	-	1,566.68	(1,566.68)	4,700.00	0.0%
Arbitrage Calculation	-	333.32	(333.32)	1,000.00	0.0%
Tax Preparation	-	16.68	(16.68)	50.00	0.0%
Postage & Shipping	91.39	500.00	(408.61)	1,500.00	6.1%
Legal Advertising	163.99	500.00	(336.01)	1,500.00	10.9%
Miscellaneous	149.83	166.68	(16.85)	500.00	30.0%
Web Site Maintenance	880.00	1,140.00	(260.00)	3,420.00	25.7%
Dues, Licenses, and Fees	175.00	58.32	116.68	175.00	100.0%
Wetland Maintenance Reserve	-	6,666.68	(6,666.68)	20,000.00	0.0%
Wetlands Monitoring	-	333.32	(333.32)	1,000.00	0.0%
Hurricane Clean Up	-	6,666.68	(6,666.68)	20,000.00	0.0%
Stormwater Management	-	10,000.00	(10,000.00)	30,000.00	0.0%
Stormwater Improvements	-	3,333.32	(3,333.32)	10,000.00	0.0%
General Insurance	4,342.00	1,536.00	2,806.00	4,608.00	94.2%
General Repair & Maintenance	-	1,666.68	(1,666.68)	5,000.00	0.0%
Hardscape Maintenance	-	6,666.60	(6,666.60)	20,000.00	0.0%
Total General & Administrative Expenses	\$ 66,552.54	\$ 90,441.00	\$ (23,888.46)	\$ 271,323.00	24.5%
Total Expenses	\$ 66,552.54	\$ 90,441.00	\$ (23,888.46)	\$ -	
Net Income (Loss)	\$ 198,760.78	\$ -	\$ 198,760.78	\$ -	