

Silverleaf Community Development District

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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, August 4, 2025, at 1:00 p.m. located at 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 July 7, 2025, Board of Supervisors Meeting
2. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of **Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds**
3. Consideration of **Resolution 2025-11, Certifying an Assessment Roll**
4. Consideration of **Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026**
5. Update from Pond Professionals LLC
6. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Tree Proposal Update
 - Silverleaf Community Updates July 25

Adjournment

- Audience Comments
- Supervisors Requests



Silverleaf Community Development District

**Minutes of the July 7, 2025,
Board of Supervisors' Meeting**

MINUTES OF MEETING

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

**Monday, July 7, 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	
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.	(via phone)
George Colbath	Pond Professionals	
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.

Public Comment Period

There were no public comments.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the June 2, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the June 2, 2025, Board of Supervisors Meeting.

Review and Consideration of the Arbitrage Rebate Proposal for the Series 2019A-1 and 2019A-2 Capital Improvement Revenue Bonds with GNP Services

Ms. Ripoll gave an overview of the rebate proposal and noted the next installment date is February 20, 2029. The installments are when the District owes money.

Mr. Cohen noted this is a statutory requirement. As of now, everything is accurate.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved the Arbitrage Rebate Proposal for the Series 2019A-1 and 2019A-2 Capital Improvement Revenue Bonds with GNP Services.

Update from Pond Professionals LLC
• **Inspection of all stormwater structures**
• **Start Grant Program**

Mr. Gressin stated he met with an HOA representative and gave an overview. The meeting addressed several projects that the CDD has completed, and Mr. Gressin made a request that the HOA change the type of lawnmower being used for landscaping, in order for grass not to go into the ponds. Currently, a mulching mower is being used. He also noted there are many residents not paying HOA dues and he discussed the possibility of merging the list with those who have not paid their assessments.

Mr. Cohen noted there cannot be a cross over between HOA Dues and Assessments. The CDD cannot do anything if residents do not pay their HOA dues. The list can be viewed, but that would be the extent of using the list. There can be no restrictions made by the CDD.

Mr. Colbath gave an update on the grant program and the inspection of the stormwater structures. The inspection has been completed for the ponds. The wetlands inspection will happen later this week. He noted there have been no blockages found at this time, but a lot of skimmer plates are missing.

Mr. Colbath noted Pond Professionals is ready to move forward with the plantings under the grant program. The Start program is awaiting information on the no-mow zones. Ms. Ripoll noted everything was sent to them, but they have requested an interview/walkthrough. Mr. Colbath will follow up with them to schedule.

There was brief discussion regarding the type of lawnmowers being used and how that affects the ponds. This included discussion on the no mow zones. Mr. Colbath recommended areas of no more than 3 feet wide and 12 inches high. He noted there will not be any algaecide applied for 45-60 days after planting.

The Board requested a completion letter be sent to the District once all stormwater structures have been inspected Mr. Colbath confirmed.

There was discussion regarding the number of fish in the ponds. Pond Professionals will take care of this, but most likely this will not take place until August. He will notify Mr. Gressin when this will take place in order to notify the HOA.

A resident had a question regarding the Publix pond. It was noted this pond was included in the inspection.

Mr. Colbath reviewed the process of inspection and possible issues with drainage. Mr. Gressin recommended residents to send any issues with the ponds to himself or Ms. Ripoll via email in order to forward to Pond Professionals.

Discussion of Current Financial Position

Mr. Montejano gave an update on the District's current financial position. He noted that 74% of the Special Tax Assessments have been received. There are 187 outstanding payments that need to be paid, which account for approximately \$51,000.00. He gave an overview of the timeline for payments on the tax roll.

Mr. Cohen noted this was mentioned in the notice that just went out regarding the Public Hearing.

Mr. Montejano noted no payments have been received as of yet from Publix regarding the pond. Mr. Cohen noted this should be expected soon, as he and Ms. Ripoll have been communicating with their staff.

Ratification of Payment Authorization # 239-241

Ms. Ripoll noted these are for contractual obligations and previously approved by the Chair. These are solely for ratification.

ON MOTION by Mr. Decker, seconded by Mr. Abramski, with all in favor, the Board ratified Payment Authorization No. 239-241.

Review of District Financial Statements

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

Mr. Gressin noted he is still having issues with the approval system.

There was brief discussion regarding the payments to LMP. Mr. Montejano noted there are still outstanding invoices that were just approved.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, 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-

Mr. Rayl gave an update on the rear yard swale issues and noted that it is in a drainage easement. There should be no alterations done in that location, but they should only be restored to a functioning condition. The Deep Creek and the Crooked Creek swale will need a contractor to complete. The Board agreed to wait until the new fiscal year to start this project. If there is a significant increase in cost, it will be brought back before the Board.

Mr. Rayl noted Southwest Florida Water Management has not received a response from ZNS regarding the permit. This will continue to be pursued. He recommended District Counsel to reach out if needed, should no response be received by the next Board meeting.

Mr. Rayl noted he has coordinated with Southwest Florida Water Management about the tree removal at 3831 Woodmont in order to make sure they have no objection.

It was noted once the pond maps are provided, they will be available on the website.

District Manager-

- **Website Update**
- **LMP Proposal**

Ms. Ripoll stated the next meeting is scheduled for August 4, 2025, at the same location. She has updated the website with the Manager's update.

She noted that she received a landscaping proposal from LMP, but is also going to get two more proposals to bring before the Board.

Mr. Davis had a comment regarding the standing water that is not draining around 4722 Deep Creek. It was noted this is not CDD property. There was discussion regarding the location, the issue,

and whose responsibility it is to fix. Rayl Engineering is working on a map to define what is HOA and what is CDD as it relates to the drainage.

Supervisor Requests and Audience Comments

There was a resident comment regarding the proposed increase in assessments. Ms. Ripoll noted this is due to the operating and maintenance budget needing an increase.

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. Abramski, with all in favor, the July 8, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:52 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Silverleaf Community Development District

Public Hearing on the Adoption of the District's Annual Budget

a. Public Comments and Testimony

b. Board Comments

**c. Consideration of Resolution 2025-10,
Adopting the Fiscal Year 2026 Budget
and Appropriating Funds**

RESOLUTION 2025-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Silverleaf Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Silverleaf Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board 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 2025)	\$ _____
DEBT SERVICE FUND (SERIES 2018A-1)	\$ _____
DEBT SERVICE FUND (SERIES 2018A-2)	\$ _____
DEBT SERVICE FUND (SERIES 2019A-1)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2025.

ATTEST:

**SILVERLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

EXHIBIT A



Silverleaf CDD

FY2026 Approved Proposed Budgets

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



Silverleaf CDD
FY 2026 Approved Proposed O&M Budget

	FY 2025 Budget	FY 2026 Approved Proposed Budget
<u>Revenues</u>		
On Roll Assessments (net)	\$ 150,275.00	\$ 218,523.00
Special Tax Assessments	201,025.00	52,800.00
Net Revenues	\$351,300.00	\$271,323.00
<u>General & Administrative Expenses</u>		
Supervisor Fees	\$ 12,000.00	\$ 12,000.00
Public Officials' Insurance	3,544.00	3,770.00
Trustee Services	13,350.00	13,350.00
Management	42,350.00	44,500.00
Engineering	30,000.00	30,000.00
Disclosure	15,000.00	11,000.00
District Counsel	20,000.00	20,000.00
Assessment Administration	12,500.00	12,500.00
Reamortization Schedules	750.00	750.00
Audit	5,250.00	4,700.00
Tax Preparation Fee	-	50.00
Arbitrage	1,000.00	1,000.00
Postage & Shipping	200.00	1,500.00
Legal Advertising	1,500.00	1,500.00
Miscellaneous	500.00	500.00
Office Supplies	250.00	-
Web Site Maintenance	2,820.00	3,420.00
Dues, Licenses, and Fees	175.00	175.00
Wetland Maintenance Reserve	20,000.00	20,000.00
Wetlands Monitoring	2,000.00	1,000.00
Hurricane Clean up	-	20,000.00
Stormwater Management	27,400.73	30,000.00
Stormwater Improvements	10,000.00	10,000.00
General Insurance	4,332.00	4,608.00
General Repair & Maintenance	5,000.00	5,000.00
Hardscape Maintenance	11,743.17	20,000.00
Special Assessment Contingency	109,635.10	-
Total General & Administrative Expenses	\$351,300.00	\$271,323.00
Total Expenses	\$351,300.00	\$271,323.00
Net Income (Loss)	\$ -	\$ -



Silverleaf CDD Budget Item Descriptions FY 2025 – 2026

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Special Tax Assessments

Assigned to each unit of the District from the prior fiscal year. For the units where funds were not collected, this is the remaining amount to be collected through the upcoming tax bill.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials’ Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Engineering

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.



Silverleaf CDD

Budget Item Descriptions

FY 2025 – 2026

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Tax Preparation Fee

Creating and issuing 1099s to independent contractors.

Arbitrage

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

Other general & administrative expenses incurred throughout the year.



Silverleaf CDD Budget Item Descriptions FY 2025 – 2026

Office Supplies

General office supplies associated with the District.

Web Site Maintenance

Website maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Wetlands Maintenance Reserve

Reserve for wetlands maintenance.

Wetlands Monitoring

Aeration meter reading that occurs monthly.

Hurricane Clean Up

An estimate voted by the Board to determine the possibility of damage done to the District from a hurricane.

Stormwater Management

Expenses related to the effort to reduce runoff of rainwater into streets and lawns. Funds from the Carryforward Surplus are anticipated to be used towards this expense.

Stormwater Improvements

Expenses related to the effort of improving the stormwater system through permanent structural changes.

General Insurance

General Liability Insurance issued for the District.

General Repair & Maintenance

Repair & maintenance of District equipment, plant, or property.

Hardscape Maintenance

Expenses related to the purchase or maintenance of hard, yet “movable,” parts of landscape, such as tree removals, gravel, paving, and stones.



Silverleaf CDD
FY2026 Approved Proposed DS Budget

	Proposed Series 2018A-1 FY 2026 Budget	Proposed Series 2018A-2 FY 2026 Budget	Proposed Series 2019A-1 FY 2026 Budget	Proposed Series 2025 FY 2026 Budget
REVENUES:				
Special Assessments	\$ 217,083.75	\$ 21,670.50	\$ 214,665.00	\$ 154,692.84
TOTAL REVENUES	<u>\$ 217,083.75</u>	<u>\$ 21,670.50</u>	<u>\$ 214,665.00</u>	<u>\$ 154,692.84</u>
EXPENDITURES:				
Interest 11/01/2025	\$ 57,755.00	\$ 5,929.50	\$ 56,911.25	\$ 55,601.34
Interest 05/01/2026	57,755.00	5,929.50	56,911.25	49,545.75
Principal 05/01/2026	45,000.00	4,000.00	45,000.00	-
TOTAL EXPENDITURES	<u>\$ 160,510.00</u>	<u>\$ 15,859.00</u>	<u>\$ 158,822.50</u>	<u>\$ 105,147.09</u>
EXCESS REVENUES	<u>\$ 56,573.75</u>	<u>\$ 5,811.50</u>	<u>\$ 55,842.50</u>	<u>\$ 49,545.75</u>
Interest 11/01/2026	\$ 56,573.75	\$ 5,811.50	\$ 55,842.50	\$ 49,545.75



Silverleaf Community Development District
 FY 2026
 Approved Proposed Assessment Schedule

<u>Unit Type</u>	<u>O&M Assessment (Gross)</u>	<u>Debt Assessment (Gross)</u>	<u>Total (Gross)</u>
Phase 1			
27' Lots	321.44	377.33	\$ 698.77
37' Lots	321.44	520.89	\$ 842.33
45' Lots	321.44	622.90	\$ 944.34
52' Lots	321.44	704.19	\$ 1,025.63
Phase 2			
27' Lots	321.44	555.83	\$ 877.27
45' Lots	321.44	926.39	\$ 1,247.83
52' Lots	321.44	891.13	\$ 1,212.57
Phase 3			
52' Lots	321.44	891.13	\$ 1,212.57
Phase 4			
45' Lots	321.44	926.39	\$ 1,247.83
52' Lots	321.44	891.13	\$ 1,212.57
Phase 5			
52' Lots	321.44	891.13	\$ 1,212.57



Silverleaf Community Development District

**Consideration of Resolution 2025-11,
Certifying an Assessment Roll**

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Silverleaf Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Silverleaf Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2025.

ATTEST:

**SILVERLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

EXHIBIT A



Silverleaf CDD

FY2026 Approved Proposed Budgets

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



Silverleaf CDD
FY 2026 Approved Proposed O&M Budget

	FY 2025 Budget	FY 2026 Approved Proposed Budget
<u>Revenues</u>		
On Roll Assessments (net)	\$ 150,275.00	\$ 218,523.00
Special Tax Assessments	201,025.00	52,800.00
Net Revenues	\$351,300.00	\$271,323.00
<u>General & Administrative Expenses</u>		
Supervisor Fees	\$ 12,000.00	\$ 12,000.00
Public Officials' Insurance	3,544.00	3,770.00
Trustee Services	13,350.00	13,350.00
Management	42,350.00	44,500.00
Engineering	30,000.00	30,000.00
Disclosure	15,000.00	11,000.00
District Counsel	20,000.00	20,000.00
Assessment Administration	12,500.00	12,500.00
Reamortization Schedules	750.00	750.00
Audit	5,250.00	4,700.00
Tax Preparation Fee	-	50.00
Arbitrage	1,000.00	1,000.00
Postage & Shipping	200.00	1,500.00
Legal Advertising	1,500.00	1,500.00
Miscellaneous	500.00	500.00
Office Supplies	250.00	-
Web Site Maintenance	2,820.00	3,420.00
Dues, Licenses, and Fees	175.00	175.00
Wetland Maintenance Reserve	20,000.00	20,000.00
Wetlands Monitoring	2,000.00	1,000.00
Hurricane Clean up	-	20,000.00
Stormwater Management	27,400.73	30,000.00
Stormwater Improvements	10,000.00	10,000.00
General Insurance	4,332.00	4,608.00
General Repair & Maintenance	5,000.00	5,000.00
Hardscape Maintenance	11,743.17	20,000.00
Special Assessment Contingency	109,635.10	-
Total General & Administrative Expenses	\$351,300.00	\$271,323.00
Total Expenses	\$351,300.00	\$271,323.00
Net Income (Loss)	\$ -	\$ -



Silverleaf CDD
FY2026 Approved Proposed DS Budget

	Proposed Series 2018A-1 FY 2026 Budget	Proposed Series 2018A-2 FY 2026 Budget	Proposed Series 2019A-1 FY 2026 Budget	Proposed Series 2025 FY 2026 Budget
REVENUES:				
Special Assessments	\$ 217,083.75	\$ 21,670.50	\$ 214,665.00	\$ 154,692.84
TOTAL REVENUES	<u>\$ 217,083.75</u>	<u>\$ 21,670.50</u>	<u>\$ 214,665.00</u>	<u>\$ 154,692.84</u>
EXPENDITURES:				
Interest 11/01/2025	\$ 57,755.00	\$ 5,929.50	\$ 56,911.25	\$ 55,601.34
Interest 05/01/2026	57,755.00	5,929.50	56,911.25	49,545.75
Principal 05/01/2026	45,000.00	4,000.00	45,000.00	-
TOTAL EXPENDITURES	<u>\$ 160,510.00</u>	<u>\$ 15,859.00</u>	<u>\$ 158,822.50</u>	<u>\$ 105,147.09</u>
EXCESS REVENUES	<u>\$ 56,573.75</u>	<u>\$ 5,811.50</u>	<u>\$ 55,842.50</u>	<u>\$ 49,545.75</u>
Interest 11/01/2026	\$ 56,573.75	\$ 5,811.50	\$ 55,842.50	\$ 49,545.75

EXHIBIT B

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Silverleaf Community Development District

**Consideration of Resolution 2025-12,
Adopting the Annual Meeting Schedule for
Fiscal Year 2025-2026**

RESOLUTION 2025-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR
FISCAL YEAR 2025-2026**

WHEREAS, the Silverleaf Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF THE SILERLEAF COMMUNITY DEVELOPMENT
DISTRICT**

1. The Fiscal Year 2025-2026 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST 2025.

ATTEST:

**SILVERLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

Monday, October 6, 2025
Monday, November 3, 2025
Monday, December 1, 2025
Monday, January 5, 2026
Monday, February 2, 2026
Monday, March 2, 2026
Monday, April 6, 2026
Monday, May 4, 2026
Monday, June 1, 2026
Monday, July 6, 2026
Monday, August 3, 2026
Monday, September 7, 2026

All meetings will convene at 3805 Shimmering Oaks Dr, Parrish, FL 34219 at 1:00 p.m.



Silverleaf Community Development District

Update from Pond Professionals LLC



Silverleaf Community Development District

Review of District Financial Statements



Silverleaf CDD

June 2025 Financial Package

June 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 6/30/2025

	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	\$26,932.93								\$26,932.93
GF Checking account	3,025.46								3,025.46
Prepaid Expenses	4,781.38								4,781.38
Deposits	167.00								167.00
Revenue Account 2019A1		\$145,572.62							145,572.62
Prepayment Acct. 2019A1		3,570.52							3,570.52
Debt Service Reserve 2019A1		79,434.37							79,434.37
Revenue 2018A Bond				\$80,581.09					80,581.09
Prepayment 2018A1 Bond				1,176.21					1,176.21
Debt Service Reserve 2018A1 Bond				46,550.18					46,550.18
Prepayment 2018A2 Bond				1,217.15					1,217.15
Revenue Account 2025					\$15,924.75				15,924.75
Interest Account 2025					55,601.75				55,601.75
Cost of Issuance 2025							\$43,448.82		
Total Current Assets	\$34,906.77	\$228,577.51	\$0.00	\$129,524.63	\$71,526.50	\$0.00	\$43,448.82	\$0.00	\$507,984.23 43,448.82
<u>Investments</u>									
Amount Available in Debt Service Funds								\$429,628.64	\$429,628.64
Amount To Be Provided								5,972,371.36	5,972,371.36
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	\$34,906.77	\$228,577.51	\$0.00	\$129,524.63	\$71,526.50	\$0.00	\$43,448.82	\$6,402,000.00	\$6,909,984.23



Silverleaf CDD
Statement of Financial Position
As of 6/30/2025

	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	\$10,220.00								\$10,220.00
Total Current Liabilities	\$10,220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,220.00
<u>Long Term Liabilities</u>									
Revenue Bonds Payable LongTerm								\$6,036,445.47	\$6,036,445.47
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,036,445.47	\$6,036,445.47
Total Liabilities	\$10,220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,036,445.47	\$6,046,665.47
<u>Net Assets</u>									
Net Assets, Unrestricted	(\$4,139.20)								(\$4,139.20)
Current Year Net Assets, Unrestricted	149,604.88								149,604.88
Net Assets - General Government	(85,755.13)								(85,755.13)
Current Year Net Assets - General Govt	(35,023.78)								(35,023.78)
Net Assets, Unrestricted		\$467,509.03							467,509.03
Current Year Net Assets, Unrestricted		(238,931.52)							(238,931.52)
Net Assets, Unrestricted				\$143,376.65					143,376.65
Current Year Net Assets, Unrestricted				(13,852.02)					(13,852.02)
Current Year Net Assets, Unrestricted					\$71,526.50				71,526.50
Net Assets, Unrestricted						\$50,000.00			50,000.00
Net Assets - General Government						(50,000.00)			(50,000.00)
Current Year Net Assets, Unrestricted							\$43,448.82		43,448.82
Current Year Net Assets, Unrestricted								\$365,554.53	365,554.53
Total Net Assets	\$24,686.77	\$228,577.51	\$0.00	\$129,524.63	\$71,526.50	\$0.00	\$43,448.82	\$365,554.53	\$863,318.76
Total Liabilities and Net Assets	\$34,906.77	\$228,577.51	\$0.00	\$129,524.63	\$71,526.50	\$0.00	\$43,448.82	\$6,402,000.00	\$6,909,984.23



Silverleaf CDD
Statement of Activities
 As of 6/30/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
Revenues									
On-Roll Assessments	\$152,409.95								\$152,409.95
Special Tax Assessment	149,604.88								149,604.88
On-Roll Assessments		\$358,836.54							358,836.54
Inter-Fund Group Transfers In		(410,268.32)							(410,268.32)
Inter-Fund Group Transfers In			(\$26,366.47)						(26,366.47)
On-Roll Assessments				\$176,026.37	\$445.79				176,472.16
Interfund Transfer In									71,080.26
Debt Proceeds							\$159,948.28		159,948.28
Interfund Transfer In					71,080.26			\$365,554.53	365,554.53
Total Revenues	\$302,014.83	(\$51,431.78)	(\$26,366.47)	\$176,026.37	\$71,526.05	\$0.00	\$0.00	\$365,554.53	\$997,271.81
Expenses									
Supervisor Fees	\$8,800.00								\$8,800.00
Public Officials' Insurance	3,351.00								3,351.00
Trustee Services	13,334.03								13,334.03
Management	31,762.53								31,762.53
Engineering	39,095.69								39,095.69
Disclosure Agent	11,000.00								11,000.00
District Counsel	11,883.79								11,883.79
Assessment Administration	12,500.00								12,500.00
Reamortization Schedules	250.00								250.00
Audit	3,800.00								3,800.00
Postage & Shipping	1,484.00								1,484.00
Legal Advertising	2,012.79								2,012.79
Miscellaneous	40.82								40.82
Web Site Maintenance	1,680.00								1,680.00
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
Landscape Improvements	35,806.50								35,806.50
Contingency	5,000.00								5,000.00
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
Interest Payments - 2014A2 bond			\$61,593.75						61,593.75
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							20,000.00		20,000.00
Total Expenses	\$189,515.14	\$200,670.22	\$61,593.75	\$194,295.00	\$0.00	\$0.00	\$116,500.00	\$0.00	\$762,574.11



Silverleaf CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service - 2019	Debt Service - 2014A2	Debt Service - 2018A	Debt Service - 2025	Construction Fund - 2019	Construction Fund - 2025	Long Term Debt Group	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Interest Income	\$2,081.41								\$2,081.41
Interest Income		\$13,170.48							13,170.48
Interest Income			\$1,960.03						1,960.03
Interest Income				\$4,416.61	\$0.45		\$0.54		4,417.60
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,081.41</u>	<u>\$13,170.48</u>	<u>\$1,960.03</u>	<u>\$4,416.61</u>	<u>\$0.45</u>	<u>\$0.00</u>	<u>\$0.54</u>	<u>\$0.00</u>	<u>\$21,629.52</u>
Change In Net Assets	\$114,581.10	(\$238,931.52)	(\$86,000.19)	(\$13,852.02)	\$71,526.50	\$0.00	\$43,448.82	\$365,554.53	\$256,327.22
Net Assets At Beginning Of Year	<u>(\$89,894.33)</u>	<u>\$467,509.03</u>	<u>\$86,000.19</u>	<u>\$143,376.65</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$606,991.54</u>
Net Assets At End Of Year	<u><u>\$24,686.77</u></u>	<u><u>\$228,577.51</u></u>	<u><u>\$0.00</u></u>	<u><u>\$129,524.63</u></u>	<u><u>\$71,526.50</u></u>	<u><u>\$0.00</u></u>	<u><u>\$43,448.82</u></u>	<u><u>\$365,554.53</u></u>	<u><u>\$863,318.76</u></u>



Silverleaf CDD
 Budget to Actual
 For The Month Ending 6/30/2025

	Year To Date			FY 2025 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$ 152,409.95	\$ 112,706.25	\$ 39,703.70	\$150,275.00
Special Tax Assessment	149,604.88	150,768.75	(1,163.87)	201,025.00
Net Revenues	\$ 302,014.83	\$ 263,475.00	\$ 38,539.83	\$351,300.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 8,800.00	\$ 9,000.00	\$ (200.00)	\$ 12,000.00
Public Officials' Insurance	3,351.00	2,657.97	693.03	3,544.00
Trustee Services	13,334.03	10,012.50	3,321.53	13,350.00
Management	31,762.53	31,762.53	-	42,350.00
Engineering	39,095.69	22,500.00	16,595.69	30,000.00
Disclosure Agent	11,000.00	11,250.00	(250.00)	15,000.00
District Counsel	11,883.79	15,000.03	(3,116.24)	20,000.00
Assessment Administration	12,500.00	9,375.03	3,124.97	12,500.00
Reamortization Schedules	250.00	562.50	(312.50)	750.00
Audit	3,800.00	3,937.50	(137.50)	5,250.00
Arbitrage Calculation	-	749.97	(749.97)	1,000.00
Postage & Shipping	1,484.00	150.03	1,333.97	200.00
Legal Advertising	2,012.79	1,125.00	887.79	1,500.00
Miscellaneous	40.82	375.03	(334.21)	500.00
Office Supplies	-	187.47	(187.47)	250.00
Web Site Maintenance	1,680.00	2,115.00	(435.00)	2,820.00
Dues, Licenses, and Fees	175.00	131.22	43.78	175.00
Wetland Maintenance Reserve	3,327.10	15,000.03	(11,672.93)	20,000.00
Wetlands Monitoring	115.89	1,500.03	(1,384.14)	2,000.00
Stormwater Management	-	20,625.57	(20,625.57)	27,400.73
Stormwater Improvements	-	7,499.97	(7,499.97)	10,000.00
General Insurance	4,096.00	3,249.00	847.00	4,332.00
General Repair & Maintenance	5,000.00	3,750.03	1,249.97	5,000.00
Hardscape Maintenance	35,806.50	82,226.34	(46,419.84)	11,743.17
Special Assessment Contingency	-	8,732.25	(8,732.25)	109,635.10
Total General & Administrative Expenses	\$ 189,515.14	\$ 263,475.00	\$ (73,959.86)	\$351,300.00
Total Expenses	\$ 189,515.14	\$ 263,475.00	\$ (73,959.86)	\$351,300.00
Income (Loss) from Operations	\$ 112,499.69	\$ -	\$ 112,499.69	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 2,081.41	\$ -	\$ 2,081.41	\$ -
Total Other Income (Expense)	\$ 2,081.41	\$ -	\$ 2,081.41	\$ -
Net Income (Loss)	\$ 114,581.10	\$ -	\$ 114,581.10	\$ -



Silverleaf Community Development District

District Manager

- **Tree Proposal**
- **Silverleaf Community Updates
July 25**



Proposal

Proposal No.: 349264
Proposed Date: 06/26/25

PROPERTY:	FOR:
Silverleaf CDD Venessa Ripoll 3805 Shimmering Oaks Drive Parrish, FL 34219	Stake up Cedar trees behind 4828 Deep Creek Terrace

Stake up multiple leaning cedar trees behind home from previous hurricane damage. Access is tough and we have permission from homeowner.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Cedar Tree staking					
Landscape Material					\$2,239.84
tree staking	1.00	1	\$2,239.84	\$2,239.84	
				Total:	\$2,239.84

ESTIMATE

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

Estimate details

Estimate no.: 1247
Estimate date: 07/29/2025

#	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

Accepted date

Accepted by

Silverleaf Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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

www.silverleafcdd.com

Community Updates July 2025

Hello Residents of Silverleaf CDD,

- RAYL District Engineer has been following up with the Homebuilding Development Team to determine the scope and purpose of grading activity at 10421 Crooked Creek Court.
- Budget Meeting is Schedule for August 4, 2025 at the Amenity Center at 1:00 PM
- The District is obtaining proposals on various landscape maintenance behind Deep Creek.
- District Counsel, District Engineer and District Staff have been working with Publix on the Drainage Easement Maintenance and Costs associated with the drainage improvements by Publix located at 11245 US Highway 301 N, Parrish, FL and will continue to seek payment for the District vendor servicing the pond.
- The District has been working with the current Aquatics Vendor on various pond maintenance issues and a grant program to add vegetation to the perimeter of the ponds
- Crooked Creek Rear Yard Swale: The project has been postponed until the next fiscal year.