

Silverleaf Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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, December 1, 2025, 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/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 November 3, 2025, Board of Supervisors Meeting
2. Update from Pond Professionals LLC
3. Lake Bank Erosion Repair Discussion
4. Consideration of Payment Authorization # 248
5. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Update on Falling Leaf and Deep Creek
 - District Manager
 - Next Meeting January 5, 2026
- Audience Comments
- Supervisors Requests

Adjournment



Silverleaf Community Development District

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

MINUTES OF MEETING

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

**Monday, November 3, 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
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)
Caleb Wingo	Rayl Engineering	(via phone)
Andy Cohen	PCMF & J P.A.	
Karla Armstrong	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.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of
the October 6, 2025, Board of
Supervisors Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Davis, seconded by Mr. Gressin, with all in favor, the Board approved the Minutes of the October 6, 2025, Board of Supervisors Meeting.

**Update from Pond Professionals,
LLC**

There was no update at this time.

Mr. Gressin and Mr. Davis will invite Pond Professionals to the next meeting.

It was noted the grant program has been approved and the no-mow zones have been confirmed with the HOA.

**Lake Bank Erosion Repair
Discussion**

Ms. Ripoll noted a letter was sent to the resident on Friday, as a follow up regarding the lake bank erosion.

There was brief discussion regarding the letter and the issue. Mr. Cohen noted the letter requests communication with the resident.

It was noted that the CDD could install riprap where the erosion is taking place. The issue needs to be corrected prior to any repair by the CDD.

This item will be kept on the agenda.

**Review and Consideration of
Resolution 2026-02, Adopting a
Revised Budget for FY25**

Ms. Ripoll gave an overview of the revised budget and the increase in various line items.

District Counsel noted this is to clean up the line items for the auditor.

There was brief discussion regarding advertising notices.

It was noted the overall budget did not increase, but line items have been adjusted.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board approved Resolution 2026-02, Adopting a Revised Budget for FY25.

**Consideration of Payment
Authorization Nos. 246-247**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these have been reviewed by District Staff. This is solely for ratification.

There was brief discussion regarding the lawn service payment authorization.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board ratified Payment Authorization Nos. 246-247.

**Review of District Financial
Statements**

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

Mr. Montejano noted the funds should start coming in mid-November from assessments.

There was brief discussion regarding the assessment payments.

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

ON MOTION by Mr. Decker, 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-

Mr. Cohen gave an update on the Publix Pond. The first Publix payment has been received.

Mr. Cohen has reviewed the HOA memo regarding the easement maintenance. He noted it is accurately reflecting maintenance. Mr. Cohen will send a letter to the HOA of his review.

District Engineer-

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

Mr. Rayl noted there has been no updated regarding the South Florida Water Management District violation. There is nothing required from the CDD at this time.

Mr. Rayl noted he will get proposals to do the rear yard swale along Crooked Creek. These will be brought back to the Board for review.

Mr. Rayl gave an overview of the Deep Creek swale and noted it needs to be regrading.

There was brief discussion regarding proposals for the Deep Creek grading needed. The Board agreed to move forward with requesting proposals. Mr. Davis noted he can be the on site liaison for the vendors. Mr. Rayl will send Mr. Davis and overview of the site.

There was also brief discussion regarding ditch maintenance done by the County. It was noted this is an HOA project.

It was noted proposals will be gathered for landscaping vendors to complete the ditch area south of the wooden bridge, once there is money in the budget.

Mr. Rayl noted his team will be taking survey elevations and gave an overview of the location.

Mr. Rayl noted the CDD has taken care of many unforeseen issues within the District. These should not be issues moving forward and will save money within the Engineering budget.

District Manager-

- **FY 2025 Goals and Objectives**
- **Next Meeting December 1, 2025**

Ms. Ripoll gave an overview of the FY 2025 Goals and Objectives and noted the report will be posted on the District's website. She stated the District has achieved all goals and objectives.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved the FY 2025 Goals and Objectives.

Ms. Ripoll noted the next Board meeting is December 1, 2025.

Supervisor Requests and Audience Comments.

There was brief discussion regarding cleaning out the inlets throughout the community. It was noted the overgrowth makes sure there is no earth wash out.

Mr. Cohen noted certain vendors require an RFP process.

There was brief discussion regarding reviewing the services and the RFP process.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board authorized District Management to review services versus cost with all vendors in order to lower costs and proceed with the RFP process if needed.

A resident requested an update on Falling Leaf. Ms. Ripoll noted she is waiting on funds for this item.

Another resident commented regarding the Crooked Creek invasive species.

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. Davis, with all in favor, the November 3, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:32 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Silverleaf Community Development District

Update from Pond Professionals LLC



Silverleaf Community Development District

Lake Bank Erosion Repair Discussion



Silverleaf Community Development District

Consideration of Payment Authorization # 248

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #248

10/22/2025

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
93083	FloridaCommerce (SILVEL)	10/01/2025	FY 2026	175.00
2025.10.06	Frank Davis (SILVEL)	10/06/2025	FY 2026	200.00
2025.10.06	Jonathan Decker (SILVEL)	10/06/2025	FY 2026	200.00
2025.10.06	Lawrence Powell (SILVEL)	10/06/2025	FY 2026	200.00
59269	McClatchy Company (SILVEL)	09/30/2025	FY 2025	113.49
2025.10.06	Paul Gressin (SILVEL)	10/06/2025	FY 2026	200.00
6393	Persson, Cohen, Mooney, Fernan (SILVEL)	09/30/2025	FY 2025	330.00
DM-10-2025-55	PFM Group Consulting (SILVEL)	10/01/2025	FY 2026	3,708.33
RES 23-126-31	Rayl Engineering & Surveying (SILVEL)	09/30/2025	FY 2025	8,222.74
2025.10.06	Timothy Abramski (SILVEL)	10/06/2025	FY 2026	200.00
7746	VGlobalTech (SILVEL)	09/30/2025	FY 2025	300.00
7788	VGlobalTech (SILVEL)	10/01/2025	FY 2026	145.00
Total:				13,994.56

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

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93083
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Silverleaf Community Development District

Ms. Venessa Ripoll
 3501 Quadrangle Boulevard, Suite 270
 Orlando, Florida 32817



- 2. Telephone:** 407-723-5900 Ext:
- 3. Fax:** 407-723-5901
- 4. Email:** lanea@pfm.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** silverleafcdd.com
- 8. County(ies):** Manatee
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 03/02/2007
- 11. Creation Document on File:** 03/02/2007
- 12. Date Established:** 12/14/2006
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Manatee County
- 15. Creation Document(s):** County Ordinance 06-32
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Frank Davis

4646 Deep Creek Ter
Parrish, FL 34219-2916

INVOICE # 2025.10.06

Date: 10/6/25

BILL TO

Silverleaf CDD
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

FOR

Supervisor Fee

ITEM DESCRIPTION	AMOUNT
Supervisor Fee - October 6, 2025 Meeting	\$200.00
TOTAL COST	\$200.00

Jonathan Decker

4306 Deep Creek Terrace
Parrish, FL 34219

INVOICE # 2025.10.06

Date: 10/6/25

BILL TO

Silverleaf CDD
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

FOR

Supervisor Fee

ITEM DESCRIPTION	AMOUNT
Supervisor Fee - October 6, 2025 Meeting	\$200.00
TOTAL COST	\$200.00

Lawrence Powell

4204 Cottage Hill Avenue
Parrish, FL 34219

INVOICE # 2025.10.06

Date: 10/6/25

BILL TO

Silverleaf CDD
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

FOR

Supervisor Fee

ITEM DESCRIPTION	AMOUNT
Supervisor Fee - October 6, 2025 Meeting	\$200.00
TOTAL COST	\$200.00



McClatchy Media

The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph – Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News | Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

Document No. 59269
 Document Date 10/1/2025
 Due Date Due upon Receipt
 Account No. 52340

INVOICE AND STATEMENT OF ACCOUNT

Bill-to

SILVERLEAF CDD
 ATTN: ACCOUNTS PAYABLE
 3501 Quadrangle Blvd., Ste. 270
 Orlando, FL 32817

Please remit payment to

McClatchy Company LLC

PO Box 510150
 Livonia, MI 48151

[Click Here to Pay Online](#)

Questions? advertisingaccountsreceivables@mcclatchy.com
 or visit us at mcclatchy.com/mars

Aging summary

0 - 30	31 - 60	61 - 90	91 - 120	121+	Cash on Account	Total Due
113.49	0.00	0.00	0.00	0.00	0.00	\$ 113.49

Invoices can be paid via the provided portal. The user name will be your email, and the password for your initial login is your account number. You will be prompted to create a custom password. For more details, visit <https://mcc.navigahub.com/portal/client/mcc/> Recent payments may not appear in the balance shown.

Balance Forward Amount: \$ 0.00

Invoice Date	Invoice No.	PO No.	Description	Amount	Balance
9/30/2025	IN59212	Meeting dates	Campaign: 48648 - IPL0273195	113.49	113.49
Bradenton Herald	09/24/2025-09/24/2025	IPL0273195		106.07	
Service Fee	09/24/2025-09/24/2025	IPL0273195		7.42	

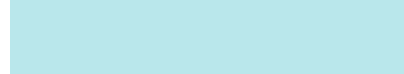
document no.	account no.	document date
59269	52340	10/1/2025

PAYMENT REMITTANCE

SEND PAYMENT TO

McClatchy Company LLC
 PO Box 510150
 Livonia, MI 48151

PAYMENT AMOUNT ENCLOSED



REMEMBER: DETACH AND RETURN THIS PORTION WITH REMITTANCE FOR PROPER CREDIT

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
 PO Box 510150
 Livonia, MI 48151

Document No: 59269
 Account No: 52340
 Account Name: SILVERLEAF CDD
 Amount Due: \$ 113.49

ADVERTISING INVOICE

SILVERLEAF CDD
 ATTN: ACCOUNTS PAYABLE
 3501 Quadrangle Blvd., Ste. 270
 Orlando, FL 32817

Pay online or contact the AR Team at mcclatchy.com/mars

McClatchy Company LLC
 PO Box 510150
 Livonia, MI 48151

52340 0000 59269 11349

Paul Gressin

4208 Cottage Hill Ave
Parrish, FL 34219

INVOICE # 2025.10.06

Date: 10/6/25

BILL TO

Silverleaf CDD
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

FOR

Supervisor Fee

ITEM DESCRIPTION	AMOUNT
Supervisor Fee - October 6, 2025 Meeting	\$200.00
TOTAL COST	\$200.00



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6393
Date: 10/01/2025
Due On: 11/01/2025

Silverleaf Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,062.50	+ \$330.00) - (\$0.00) = \$2,392.50

1 - District Attorney Services

District Attorney Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	09/17/2025	Review and reply to e-mails re: audit issues. Review historical documents re: HOA/CDD O&M responsibilities and exchange e-mails re: lake bank erosion repairs.	0.75	\$330.00	\$247.50
Service	AHC	09/29/2025	Initial review of agenda package for October CDD meeting.	0.25	\$330.00	\$82.50
Subtotal						\$330.00
Total						\$330.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6220	09/01/2025	\$990.00	\$0.00	\$990.00
6304	10/02/2025	\$1,072.50	\$0.00	\$1,072.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6393	11/01/2025	\$330.00	\$0.00	\$330.00
Outstanding Balance				\$2,392.50
Total Amount Outstanding				\$2,392.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



Date	Invoice Number
October 1, 2025	DM-10-2025-55
Payment Terms	Due Date
Upon Receipt	October 1, 2025

Bill To:
Silverleaf CDD
c/o PFM Group Consulting District Accounting
Department
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:
1735 Market Street
42nd Floor
Philadelphia, PA 19103
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: District Management Fee: October 2025

Professional Fees

\$3,708.33

Total Amount Due

\$3,708.33



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

INVOICE

INVOICE DATE: 10/1/2025
INVOICE NO: RES 23-126-31
BILLING THROUGH: 9/30/2025

Silverleaf Community Development District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

23-126 | Silverleaf CDD District Engineer RFQ/Services

23-126 | SILVERLEAF CDD DISTRICT ENGINEER RFQ/SERVICES

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
9/2/2025	Sr. Design Technician <i>Add revision, note, lot #s, FFEs and Asbuilt elevations to Deep Creek plan (swale regrading south of Publix pond).</i>	1.00	\$110.00	\$110.00
9/3/2025	Sr. Professional/Principal <i>Flooding investigation call with Supervisor Davis</i>	0.50	\$225.00	\$112.50
9/4/2025	Project Engineer/EI <i>Researching the equivalent design storm intensity for 1/2" of rain in an hour and printing out the bubbler detail for our Principal Engineer's site visit tomorrow. Coordinating with our firm's CAD technician and Principal Engineer regarding the drainage infrastructure south of Falling Leaf Court.</i>	1.00	\$150.00	\$150.00
9/4/2025	Sr. Designer <i>Research drainage network for flooding on lots 408 & 456 and print set for field inspection per principal engineer</i>	3.00	\$125.00	\$375.00
9/5/2025	Project Engineer/EI <i>Coordinating with our firm's Principal Engineer over the phone and in person regarding the drainage issues near the Publix Pond and the inlets on Falling Leaf Court. Identified possible blockage causing issues on Falling Leaf Court, need more research into on-site wetland drainage infrastructure for the publix pond drainage issues.</i>	1.00	\$150.00	\$150.00
9/5/2025	Sr. Professional/Principal <i>Site flooding investigation for Falling Leaf Court and Deep Creek Terrace Publix Pond</i>	5.50	\$225.00	\$1,237.50
9/10/2025	Project Engineer/EI <i>Marking up the site map for our firm's CAD Technician to create an exhibit of the findings from Alan's field investigation last Friday. Reviewing the plat with Alan to ensure the proposed clearing area can be maintained legally and reviewing the Phase 1-3 plats for site map accuracy.</i>	2.50	\$150.00	\$375.00
9/10/2025	Sr. Designer <i>Changes to concept, modify legend callouts, verify, drainage, utility easements, landscape & buffers per project engineer, print (1) 8.5x11 & (1) 36x24 survey sheets</i>	4.50	\$125.00	\$562.50



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Bartow, FL 33830, United States
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www.raylengineering.com

Silverleaf Community Development District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

INVOICE

INVOICE DATE: 10/1/2025
INVOICE NO: RES 23-126-31
BILLING THROUGH: 9/30/2025

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
9/10/2025	Sr. Professional/Principal <i>Review field notes from Falling Leaf Court flooding; calculate water elevations; exhibit preparation; map updates regarding maintenance areas</i>	3.00	\$225.00	\$675.00
9/11/2025	Sr. Design Technician <i>Check platted easements. Discuss with engineer. Change hatch for easements.</i>	4.50	\$110.00	\$495.00
9/11/2025	Sr. Designer <i>CCreate Drainage Exhibit for Silver Leaf Phase 2&3 with drainage conditions callout and existing pipe networks per project engineer</i>	3.00	\$125.00	\$375.00
9/15/2025	Project Engineer/EI <i>Reviewing and redlining the Falling Leaf Court exhibit two times and coordinating with our firm's CAD technician regarding the edits.</i>	1.00	\$150.00	\$150.00
9/15/2025	Sr. Designer <i>Changes to Investigation Exhibit per project engineer</i>	4.50	\$125.00	\$562.50
9/16/2025	Project Engineer/EI <i>Reviewing the Falling Leaf Investigation exhibit and reviewing the exhibit with our firm's Principal Engineer. Coordinating with our firm's CAD technician regarding the edits, making some final minor edits, and sending the resulting exhibit to CDD management.</i>	1.00	\$150.00	\$150.00
9/16/2025	Sr. Design Technician <i>Change lines and hatches for drainage areas.</i>	4.50	\$110.00	\$495.00
9/16/2025	Sr. Designer <i>Changes per project engineer</i>	2.00	\$125.00	\$250.00
9/24/2025	Project Engineer/EI <i>Researching nearby SWFWMD ERPs and previously permitted Silverleaf Construction plans to determine the method from which the Publix outfall wetland drains to search for possible solutions to the flooding problems on Deep Creek.</i>	1.50	\$150.00	\$225.00
9/25/2025	Project Engineer/EI <i>Reviewing the researched information for Silverleaf with our firm's Principal Engineer and determining steps forward for presentation to the CDD Board. Coordinating with our firm's CAD technician to put together the needed exhibit.</i>	1.50	\$150.00	\$225.00
9/25/2025	Sr. Design Technician <i>Start drawing of Investigation Exhibit lying north of Deep Creek Terrace. Add pipes and label. Add FDOT A+ aerial.</i>	3.00	\$110.00	\$330.00



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
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Silverleaf Community Development District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

INVOICE

INVOICE DATE: 10/1/2025
INVOICE NO: RES 23-126-31
BILLING THROUGH: 9/30/2025

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
9/25/2025	Sr. Professional/Principal <i>Identify wetland drainage solution for Publix pond; conference with CDD Chair Gressin regarding next steps</i>	1.00	\$225.00	\$225.00
9/26/2025	Project Engineer/EI <i>Coordinating with our firm's Principal Engineer regarding the needed exhibits for the wetland areas to the north of Deep Creek.</i>	0.50	\$150.00	\$75.00
9/26/2025	Sr. Designer <i>Changes, updates to Investigation Exhibit for drainage area for observation and repair per project engineer</i>	2.00	\$125.00	\$250.00
9/26/2025	Sr. Professional/Principal <i>Exhibit/design for Publix Pond outfall maintenance</i>	1.00	\$225.00	\$225.00
9/29/2025	Project Engineer/EI <i>Reviewing the swale exhibit north of Deep Creek and coordinating with our firm's CAD technician regarding edits to the exhibit.</i>	0.50	\$150.00	\$75.00
9/29/2025	Sr. Design Technician <i>Add swale tob and toe to Deep Creek Drainage Investigation. Make pdf and email to project engineer.</i>	1.00	\$110.00	\$110.00
9/29/2025	Sr. Designer <i>Continue markup changes to drainage Investigation Exhibit per project engineer.</i>	1.00	\$125.00	\$125.00
TOTAL SERVICES		55.50		\$8,090.00
TOTAL (23-126)		55.50		\$8,090.00

EXPENSES

EXPENSE	DESCRIPTION	AMOUNT
InHousePrintsCopies:	In House Prints/Copies	\$30.50
Mileage:	Mileage	\$102.24
TOTAL EXPENSES		\$132.74
SUBTOTAL		\$8,222.74
AMOUNT DUE THIS INVOICE		\$8,222.74

This invoice is due upon receipt



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

Silverleaf Community Development District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

INVOICE

INVOICE DATE: 10/1/2025
INVOICE NO: RES 23-126-31
BILLING THROUGH: 9/30/2025

Thank you for allowing Rayl Engineering & Surveying, LLC to assist you. Invoices are due upon receipt and are considered past due after 25 days.
Please contact us if you have any questions regarding these invoices.

Timothy Abramski

4215 Cottage Hill Ave
Parrish, FL 34219-1642

INVOICE # 2025.10.06

Date: 10/6/25

BILL TO

Silverleaf CDD
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

FOR

Supervisor Fee

ITEM DESCRIPTION	AMOUNT
Supervisor Fee - October 6, 2025 Meeting	\$200.00
TOTAL COST	\$200.00

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Silverleaf CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 7746
DATE 09/30/2025
DUE DATE 09/30/2025
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

Invoice for Quarter 3 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Silverleaf CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 7788

DATE 10/01/2025

DUE DATE 10/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	145.00	145.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$145.00



Silverleaf Community Development District

Review of District Financial Statements



Silverleaf CDD

October 2025 Financial Package

October 31, 2025

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



Silverleaf CDD
Statement of Financial Position
As of 10/31/2025

	General Fund	Debt Service - 2014, 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
<u>Assets</u>						
<u>Current Assets</u>						
GF Checking account	\$6,983.81					\$6,983.81
Assessments Receivable	218,523.00					218,523.00
Deposits	167.00					167.00
Special Tax Assmt. Receivable	49,775.00					49,775.00
Revenue Account 2019A1		\$148,755.68				148,755.68
Prepayment Acct. 2019A1		3,621.04				3,621.04
Debt Service Reserve 2019A1		79,434.37				79,434.37
Revenue 2018A Bond			\$82,378.72			82,378.72
Prepayment 2018A1 Bond			1,192.85			1,192.85
Debt Service Reserve 2018A1 Bond			46,550.18			46,550.18
Prepayment 2018A2 Bond			1,234.37			1,234.37
Revenue Account 2025				\$27,569.98		27,569.98
Interest Account 2025				55,602.69		55,602.69
2025 Prepayment				8,416.60		8,416.60
Total Current Assets	<u>\$275,448.81</u>	<u>\$231,811.09</u>	<u>\$131,356.12</u>	<u>\$91,589.27</u>	<u>\$0.00</u>	<u>\$730,205.29</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$454,756.48	\$454,756.48
Amount To Be Provided					5,947,243.52	5,947,243.52
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,402,000.00</u>
Total Assets	<u>\$275,448.81</u>	<u>\$231,811.09</u>	<u>\$131,356.12</u>	<u>\$91,589.27</u>	<u>\$6,402,000.00</u>	<u>\$7,132,205.29</u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$39,092.67					\$39,092.67
Due To Other Funds	2,619.96					2,619.96
Deferred Revenue	218,523.00					218,523.00
Deferred Revenue - Special Tax Assmt.	49,775.00					49,775.00
Total Current Liabilities	<u>\$310,010.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$310,010.63</u>
<u>Long Term Liabilities</u>						
Revenue Bonds Payable LongTerm					\$6,402,000.00	\$6,402,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,402,000.00</u>
Total Liabilities	<u>\$310,010.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,402,000.00</u>	<u>\$6,712,010.63</u>
<u>Net Assets</u>						
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 Government	(17,160.25)					(17,160.25)
Net Assets, Unrestricted		\$231,811.09				231,811.09
Net Assets, Unrestricted			\$131,356.12			131,356.12
Net Assets, Unrestricted				\$91,589.27		91,589.27
Total Net Assets	<u>(\$34,561.82)</u>	<u>\$231,811.09</u>	<u>\$131,356.12</u>	<u>\$91,589.27</u>	<u>\$0.00</u>	<u>\$420,194.66</u>
Total Liabilities and Net Assets	<u>\$275,448.81</u>	<u>\$231,811.09</u>	<u>\$131,356.12</u>	<u>\$91,589.27</u>	<u>\$6,402,000.00</u>	<u>\$7,132,205.29</u>



Silverleaf CDD
Statement of Activities
As of 10/31/2025

	General Fund	Debt Service - 2014, 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
<u>Revenues</u>						
Other Assessments	\$737.94					\$737.94
Other Revenue	982.47					982.47
Total Revenues	\$1,720.41	\$0.00	\$0.00	\$0.00	\$0.00	\$1,720.41
<u>Expenses</u>						
Supervisor Fees	\$1,000.00					\$1,000.00
Public Officials' Insurance	3,552.00					3,552.00
Trustee Services	4,781.38					4,781.38
Management	3,708.33					3,708.33
Miscellaneous	19.48					19.48
Web Site Maintenance	145.00					145.00
Dues, Licenses, and Fees	175.00					175.00
General Insurance	4,342.00					4,342.00
Total Expenses	\$17,723.19	\$0.00	\$0.00	\$0.00	\$0.00	\$17,723.19
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Change In Net Assets	(\$16,002.78)	\$0.00	\$0.00	\$0.00	\$0.00	(\$16,002.78)
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	(\$34,386.82)	\$231,811.09	\$131,356.12	\$91,589.27	\$0.00	\$420,369.66



Silverleaf CDD
 Budget to Actual
 For The Month Ending 10/31/2025

	Year To Date			FY26 Adopted Budget
	Actual	Budget	Variance	
Revenues				
On-Roll Assessments	\$ -	\$ 18,210.25	\$ (18,210.25)	\$ 218,523.00
Other Assessments	737.94	-	737.94	-
Other Revenue	982.47	-	982.47	-
Carry Forward Revenue	-	4,400.00	(4,400.00)	52,800.00
Net Revenues	\$ 1,720.41	\$ 22,610.25	\$ (20,889.84)	\$ 271,323.00
General & Administrative Expenses				
Supervisor Fees	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 12,000.00
Public Officials' Insurance	3,552.00	314.17	3,237.83	3,770.00
Trustee Services	4,781.38	1,112.50	3,668.88	13,350.00
Management	3,708.33	3,708.33	-	44,500.00
Engineering	-	2,500.00	(2,500.00)	30,000.00
Disclosure	-	916.67	(916.67)	11,000.00
District Counsel	-	1,666.67	(1,666.67)	20,000.00
Assessment Administration	-	1,041.67	(1,041.67)	12,500.00
Reamortization Schedules	-	62.50	(62.50)	750.00
Audit	-	391.67	(391.67)	4,700.00
Arbitrage	-	83.33	(83.33)	1,000.00
Tax Preparation	-	4.17	(4.17)	50.00
Postage & Shipping	-	125.00	(125.00)	1,500.00
Legal Advertising	-	125.00	(125.00)	1,500.00
Miscellaneous	19.48	41.67	(22.19)	500.00
Web Site Maintenance	145.00	285.00	(140.00)	3,420.00
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00
Wetland Maintenance Reserve	-	1,666.67	(1,666.67)	20,000.00
Wetlands Monitoring	-	83.33	(83.33)	1,000.00
Hurricane Clean Up	-	1,666.67	(1,666.67)	20,000.00
Stormwater Management	-	2,500.00	(2,500.00)	30,000.00
Stormwater Improvements	-	833.33	(833.33)	10,000.00
General Insurance	4,342.00	384.00	3,958.00	4,608.00
General Repair & Maintenance	-	416.67	(416.67)	5,000.00
Hardscape Maintenance	-	1,666.65	(1,666.65)	20,000.00
Total General & Administrative Expenses	\$ 17,723.19	\$ 22,610.25	\$ (4,887.06)	\$ 271,323.00
Total Expenses	\$ 17,723.19	\$ 22,610.25	\$ (4,887.06)	\$ -
Net Income (Loss)	\$ (16,002.78)	\$ -	\$ (16,002.78)	\$ -



Silverleaf Community Development District

Staff Reports