



Silverleaf CDD

February 2026 Financial Package

February 28, 2026

PFM Group Consulting, LLC
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Suite 270
Orlando, FL 32817
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Silverleaf CDD
Statement of Financial Position
As of 2/28/2026

	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	\$176,284.84					\$176,284.84
Assessments Receivable	7,852.79					7,852.79
Deposits	167.00					167.00
Assessments Receivable		\$10,834.45				10,834.45
Due From Other Funds		5,189.36				5,189.36
Debt Service Reserve 2019A1		79,434.37				79,434.37
Revenue Account 2019A1		231,025.74				231,025.74
Prepayment Acct. 2019A1		3,666.38				3,666.38
Assessments Receivable			\$16,603.22			16,603.22
Due from Other Funds			1,828.17			1,828.17
Debt Service Reserve 2018A1 Bond			46,550.18			46,550.18
Revenue 2018A Bond			177,131.01			177,131.01
Prepayment 2018A1 Bond			1,207.79			1,207.79
Prepayment 2018A2 Bond			1,249.82			1,249.82
Assessments Receivable				\$19,431.75		19,431.75
Due From Other Funds				2,139.63		2,139.63
Revenue Account 2025				211,739.38		211,739.38
Interest Account 2025				1.61		1.61
Prepayment 2025				3,416.68		3,416.68
Total Current Assets	\$184,304.63	\$330,150.30	\$244,570.19	\$236,729.05	\$0.00	\$995,754.17
<u>Investments</u>						
Amount Available in Debt Service Funds					\$753,853.22	\$753,853.22
Amount To Be Provided					5,643,146.78	5,643,146.78
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$6,397,000.00	\$6,397,000.00
Total Assets	\$184,304.63	\$330,150.30	\$244,570.19	\$236,729.05	\$6,397,000.00	\$7,392,754.17
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Due To Other Funds	\$5,557.16					\$5,557.16
Deferred Revenue	7,852.79					7,852.79
Deferred Revenue		\$10,834.45				10,834.45
Deferred Revenue			\$16,603.22			16,603.22
Deferred Revenue				\$19,431.75		19,431.75
Total Current Liabilities	\$13,409.95	\$10,834.45	\$16,603.22	\$19,431.75	\$0.00	\$60,279.37
<u>Long Term Liabilities</u>						
Revenue Bonds Payable LongTerm					\$6,397,000.00	\$6,397,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$6,397,000.00	\$6,397,000.00
Total Liabilities	\$13,409.95	\$10,834.45	\$16,603.22	\$19,431.75	\$6,397,000.00	\$6,457,279.37
<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	186,694.83					186,694.83
Net Assets, Unrestricted		\$231,811.09				231,811.09
Current Year Net Assets, Unrestricted		87,504.76				87,504.76
Net Assets, Unrestricted			\$131,356.12			131,356.12
Current Year Net Assets, Unrestricted			96,610.85			96,610.85
Net Assets, Unrestricted				\$91,589.27		91,589.27
Current Year Net Assets, Unrestricted				125,708.03		125,708.03
Total Net Assets	\$170,894.68	\$319,315.85	\$227,966.97	\$217,297.30	\$0.00	\$935,474.80
Total Liabilities and Net Assets	\$184,304.63	\$330,150.30	\$244,570.19	\$236,729.05	\$6,397,000.00	\$7,392,754.17



Silverleaf CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service - 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
<u>Revenues</u>						
On-Roll Assessments	\$260,446.95					\$260,446.95
Other Assessments	6,147.80					6,147.80
Other Revenue	2,583.89					2,583.89
On-Roll Assessments		\$141,993.64				141,993.64
On-Roll Assessments			\$159,187.40			159,187.40
On Roll Assessments				\$186,308.51		186,308.51
Total Revenues	<u>\$269,178.64</u>	<u>\$141,993.64</u>	<u>\$159,187.40</u>	<u>\$186,308.51</u>	<u>\$0.00</u>	<u>\$756,668.19</u>
<u>Expenses</u>						
Supervisor Fees	\$5,000.00					\$5,000.00
Public Officials' Insurance	3,552.00					3,552.00
Trustee Services	4,781.38					4,781.38
Management	18,541.65					18,541.65
Engineering	9,771.22					9,771.22
Disclosure Agent	10,000.00					10,000.00
District Counsel	9,480.90					9,480.90
Assessment Administration	12,500.00					12,500.00
Postage & Shipping	92.13					92.13
Legal Advertising	283.85					283.85
Miscellaneous	229.79					229.79
Meeting Room	125.00					125.00
Web Site Maintenance	1,025.00					1,025.00
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>\$79,899.92</u>	<u>\$56,911.25</u>	<u>\$63,684.50</u>	<u>\$60,601.34</u>	<u>\$0.00</u>	<u>\$261,097.01</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Interest Income		\$2,422.37				\$2,422.37
Interest Income			\$1,107.95			1,107.95
Interest Income				\$0.86		0.86
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$2,422.37</u>	<u>\$1,107.95</u>	<u>\$0.86</u>	<u>\$0.00</u>	<u>\$3,531.18</u>
Change In Net Assets	\$189,278.72	\$87,504.76	\$96,610.85	\$125,708.03	\$0.00	\$499,102.36
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>\$170,894.68</u>	<u>\$319,315.85</u>	<u>\$227,966.97</u>	<u>\$217,297.30</u>	<u>\$0.00</u>	<u>\$935,474.80</u>



Silverleaf CDD
 Budget to Actual
 For The Month Ending 2/28/2026

	Year To Date			FY26 Adopted Budget	Percentage
	Actual	Budget	Variance		
Revenues					
On-Roll Assessments	\$ 209,763.45	\$ 91,051.25	\$ 118,712.20	\$ 218,523.00	96.0%
Other Assessments	6,147.80	-	6,147.80	-	-
Other Revenue	2,583.89	-	2,583.89	-	-
Carry Forward Revenue	50,683.50	22,000.00	28,683.50	52,800.00	96.0%
Net Revenues	\$269,178.64	\$113,051.25	\$156,127.39	\$ 271,323.00	99.2%
General & Administrative Expenses					
Supervisor Fees	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 12,000.00	41.7%
Public Officials' Insurance	3,552.00	1,570.85	1,981.15	3,770.00	94.2%
Trustee Services	4,781.38	5,562.50	(781.12)	13,350.00	35.8%
Management	18,541.65	18,541.65	-	44,500.00	41.7%
Engineering	9,771.22	12,500.00	(2,728.78)	30,000.00	32.6%
Disclosure Agent	10,000.00	4,583.35	5,416.65	11,000.00	90.9%
District Counsel	9,480.90	8,333.35	1,147.55	20,000.00	47.4%
Assessment Administration	12,500.00	5,208.35	7,291.65	12,500.00	100.0%
Reamortization Schedules	-	312.50	(312.50)	750.00	0.0%
Audit	-	1,958.35	(1,958.35)	4,700.00	0.0%
Arbitrage Calculation	-	416.65	(416.65)	1,000.00	0.0%
Tax Preparation	-	20.85	(20.85)	50.00	0.0%
Postage & Shipping	92.13	625.00	(532.87)	1,500.00	6.1%
Legal Advertising	283.85	625.00	(341.15)	1,500.00	18.9%
Miscellaneous	229.79	208.35	21.44	500.00	46.0%
Meeting Room	125.00	-	125.00	-	0.0%
Web Site Maintenance	1,025.00	1,425.00	(400.00)	3,420.00	3.7%
Dues, Licenses, and Fees	175.00	72.90	102.10	175.00	585.7%
Wetland Maintenance Reserve	-	8,333.35	(8,333.35)	20,000.00	0.9%
Wetlands Monitoring	-	416.65	(416.65)	1,000.00	0.0%
Hurricane Clean Up	-	8,333.35	(8,333.35)	20,000.00	0.0%
Stormwater Management	-	12,500.00	(12,500.00)	30,000.00	0.0%
Stormwater Improvements	-	4,166.65	(4,166.65)	10,000.00	0.0%
General Insurance	4,342.00	1,920.00	2,422.00	4,608.00	0.0%
General Repair & Maintenance	-	2,083.35	(2,083.35)	5,000.00	86.8%
Hardscape Maintenance	-	8,333.25	(8,333.25)	20,000.00	0.0%
Total General & Administrative Expenses	79,899.92	113,051.25	(33,151.33)	271,323.00	0.0%
Total Expenses	79,899.92	113,051.25	(33,151.33)	-	
Net Income (Loss)	189,278.72	-	189,278.72	-	