

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, June 1, 2026, at 1:00 p.m. at “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://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]*
 1. Letter From Supervisor of Elections – Manatee County

Old Business Matters

2. Update from Pond Professionals LLC
 - a. Discussion of Holding a Q&A Meeting with Residents
3. Update from Engineer on meeting with Southwest Florida Water Management

General Business Matters

4. Consideration of the Minutes of the May 4, 2026, Board of Supervisors Meeting
5. Consideration of Resolution 2026-04, **Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing date** *[suggested: August 3, 2026]*
6. Lake Bank Erosion Repair Discussion Proposal
7. Ratification of Payment Authorization #s 263-268
8. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Final Notice of As-Built Deviations
 - District Manager
 - Next Meeting July 6, 2026
- Audience Comments
- Supervisors Requests

Adjournment



Silverleaf Community Development District

**Letter from Supervisor of Elections –
Manatee County**

Scott Farrington

Supervisor of Elections



**MAKE FREEDOM COUNT...
REGISTER AND VOTE!**

Manatee County, Florida

April 15, 2026

Silverleaf Community Development District
PFM Group Consulting, LLC
Attn: Venessa Ripoll
3501 Quadrangle Blvd Suite 270
Orlando, FL. 32817

Dear Venessa Ripoll:

We are in receipt of your request for the number of registered voters in the Silverleaf Community Development District of April 15, 2026. According to our records, there were 1,217 persons registered in the Silverleaf Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington
Supervisor of Elections

SF/sas



Silverleaf Community Development District

Update from Pond Professionals LLC

- Discussion of Holding Q&A Meeting with
Residents**



Silverleaf Community Development District

**Update from Engineer on Meeting with
Southwest Florida Water Management**



Silverleaf Community Development District

**Consideration of the Minutes of the May 4, 2026
Board of Supervisors Meeting**

MINUTES OF MEETING

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

**Monday, May 4, 2026, at 1:00 p.m.
3805 Shimmering Oaks Drive (Pavillion)
Parrish, FL 34219**

Board Members in attendance via conference call or in person:

Paul Gressin	Chairperson	
Lawrence Powell	Vice Chairperson	(via phone)
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.	
Various members of the public 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 allowed Mr. Powell to vote by phone.

Public Comment Period

A resident, living on Grass Pointe Drive, commented regarding their swale drainage ditch that needs to be cleaned out.

Mr. Davis gave an update and noted he has viewed the area. It was noted the swale has not been attended to and in the middle of the swale is a pepper tree that needs removal.

Mr. Rayl noted he has also viewed the area and noted this drainage ditch was created during Phase 2 of the development. It was noted this area is owned by the CDD but is to be maintained by the HOA according to the conveyance documents.

Mr. Gressin requested that a letter be sent to the HOA regarding the issue and noting their responsibility to maintain that ditch. A copy will be sent to the residents. District Management will follow up.

There was brief discussion regarding the areas of responsibility.

A resident requested an update regarding the swale project and feasibility study. It was noted that it would be reviewed during the District Engineer's report.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Update from Pond Professionals LLC

There was no update at this time.

Discussion of Engineering Services

There was no discussion at this time.

Consideration of the Minutes of the April 6, 2026, Board of Supervisors Meeting

The Board reviewed the minutes.

It was noted the Mr. Cohen attended in person, not via phone.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the April 6, 2026, Board of Supervisors Meeting, with noted changes.

Consideration of Resolution 2026-03, General Election

Ms. Ripoll gave an overview of the resolution and noted that Seat 1, Seat 2, and Seat 4 will be up in the General Election. The qualifying period is June 8, 2026, through June 12, 2026. Anyone interested can contact the Supervisor of Elections Office.

ON MOTION by Mr. Abramski, seconded by Mr. Decker, with all in favor, the Board approved Resolution 2026-03, General Election.

FY 2027 Budget Discussion

Ms. Ripoll gave an overview. She noted any upcoming projects, such as a reserve study, need to be within the budget.

Mr. Davis gave an overview of a needed swale project. The estimated cost is \$50,000.00 to \$60,000.00. It was noted that area needs to be maintained by the landscaping company.

There was discussion regarding the projects needed within the District. It was noted there have been several unexpected projects this fiscal year.

There was brief discussion regarding the maintenance responsibilities and the budget.

Mr. Montejano gave an overview of the budget and recommended starting a reserve account. It was noted this would slightly increase the O&M assessments for the upcoming year.

There was discussion regarding the reserve account.

Mr. Montejano recommended having a beginning reserve of \$7,500.00, which would be a \$65.00 increase in assessments for the year.

There was discussion regarding the budget line items and the current fiscal year final financial statements. It was noted if certain line items are not used, those funds can be used for outstanding needs of the District.

Mr. Montejano noted that if hurricane related issues happen, the District can apply to FEMA for possible funding, although not a guarantee.

Mr. Cohen gave an overview of the budget timeline and required notices of the Public Hearing and assessments.

Ms. Ripoll noted the proposed budget will be reviewed by the Board at the June meeting, with the final budget being approved in August.

Lake Bank Erosion Repair Discussion Proposal

Ms. Ripoll noted a proposal has been received, but it does not have final cost. This item will need to be within the budget.

District Management will follow up regarding scheduling a resident seminar regarding the ponds.

This item will be kept on the agenda.

**Review and Consideration of
Persson, Cohen, Mooney,
Fernandez, & Jackson P.A., CPI
Attorney Fees**

Mr. Cohen gave an overview and noted the rate is increasing by \$8.00.

ON MOTION by Mr. Davis, seconded by Mr. Gressin, with all in favor, the Board approved the Persson, Cohen, Mooney, Fernandez, and Jackson P.A., CPI Attorney Fees.

**Ratification of Payment Authorization #
262**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these were contractual obligations needing ratification and they have been reviewed by District Staff.

ON MOTION by Mr. Abramski, seconded by Mr. Decker, with all in favor, the Board ratified Payment Authorization No. 262.

**Review of District Financial
Statements**

The Board reviewed the District Financial Statements as of March 2026.

Mr. Montejano gave an overview of the assessments collected.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

No report.

A resident commented regarding the assessment increase. It was noted these would be on the tax roll.

District Engineer-

- **Final Notice of As-Built Deviations**

Mr. Rayl noted the Crooked Creek rear yard swale project needs to be within the budget for the upcoming year. The previous survey has been reviewed, and it is feasible to relocate the swale. The infrastructure would remain the same. He recommended that this be presented to Southwest Florida Water Management District as a maintenance project. If approved, the estimated cost is less than \$5,000.00. If the permit modification is approved instead, the price would increase. This is a required project.

ON MOTION by Mr. Davis, seconded by Mr. Gressin, with all in favor, the Board authorized Mr. Rayl to work with the Southwest Florida Water Management District regarding relocated the swale.

There was brief discussion regarding the swale project. It was noted the HOA needs to maintain the landscaping around the swales.

Mr. Rayl noted there has been progress on the ZNS permit modifications. It is currently under review. It was noted this is under Phase 6.

Mr. Rayl commented regarding wetland maintenance. Mr. Montejano noted he receives monthly and quarterly invoices for the wetland maintenance. He will forward to Mr. Rayl to review as purchasing the mitigation credits relieved the CDD of their obligation to the wetlands. Mr. Rayl will follow up.

Mr. Rayl will send updated and corrected maps to District Management. It will include the maintenance responsibility map. It was noted there will be a cross-reference of the lot numbers with addresses included on the map.

District Manager-

- **Next Meeting June 1, 2026**

Ms. Ripoll noted the next meeting is scheduled for June 1, 2026, which will include the proposed budget.

Supervisor Requests and Audience Comments

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. Decker, seconded by Mr. Davis, with all in favor, the May 4, 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

**Consideration of Resolution 2026-04, Approving
a Preliminary Budget for FY 2027 and Setting a
Public Hearing Date**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Silverleaf Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: _____

LOCATION: _____

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF JUNE, 2026.

ATTEST:

**SILVERLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair

Exhibit A: Proposed Budget

Exhibit A
Proposed Budget

[See following pages]



Silverleaf CDD

FY2027 Proposed Budgets

PFM

3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900

LLC



Silverleaf CDD
FY 2027 Proposed O&M Budget

	Actual through 4/30/26	Anticipated May-Sep	Anticipated Total FY26	FY 2026 Budget	FY 2027 Proposed Budget
<u>Revenues</u>					
On Roll Assessments (net)	\$ 214,911.93	\$3,611.07	\$218,523.00	\$ 218,523.00	\$271,323.00
Other Revenue	8,731.69	-	8,731.69	-	-
Carry Forward	51,927.49	872.51	52,800.00	52,800.00	-
Net Revenues	\$275,571.11	\$4,483.58	\$280,054.69	\$271,323.00	\$271,323.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 7,000.00	\$5,000.00	\$11,800.00	\$ 12,000.00	\$ 12,000.00
Public Officials' Insurance	3,552.00	-	3,552.00	3,770.00	4,048.00
Trustee Services	7,138.42	-	7,138.42	13,350.00	13,350.00
Management	25,958.31	18,541.69	44,500.00	44,500.00	44,500.00
Engineering	14,590.46	12,500.00	27,090.46	30,000.00	30,000.00
Disclosure	10,000.00	-	10,000.00	11,000.00	15,000.00
District Counsel	11,289.20	4,703.83	15,993.03	20,000.00	21,000.00
Assessment Administration	12,500.00	-	12,500.00	12,500.00	12,500.00
Reamortization Schedules	-	750.00	750.00	750.00	750.00
Audit	3,900.00	-	3,900.00	4,700.00	4,000.00
Tax Preparation Fee	58.30	-	58.30	50.00	60.00
Arbitrage	3,500.00	-	3,500.00	1,000.00	1,500.00
Postage & Shipping	121.74	50.73	172.47	1,500.00	200.00
Legal Advertising	393.46	625.00	1,018.46	1,500.00	1,500.00
Miscellaneous	229.79	95.75	325.54	500.00	500.00
Meeting Room	200.00	-	200.00	-	-
Web Site Maintenance	1,615.00	1,325.00	2,940.00	3,420.00	2,940.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Wetland Maintenance Reserve	13,383.82	10,318.98	23,702.80	20,000.00	21,000.00
Wetlands Monitoring	3,597.12	899.28	4,496.40	1,000.00	2,000.00
Hurricane Clean up	-	-	-	20,000.00	7,500.00
Stormwater Management	-	30,000.00	30,000.00	30,000.00	21,000.00
Stormwater Improvements	9,785.00	-	9,785.00	10,000.00	10,000.00
General Insurance	4,342.00	-	4,342.00	4,608.00	4,800.00
General Repair & Maintenance	-	-	-	5,000.00	4,000.00
Hardscape Maintenance	19,495.00	-	19,495.00	20,000.00	22,000.00
Reserve	-	-	-	-	15,000.00
Total General & Administrative Expenses	\$152,824.62	\$84,810.25	\$237,434.87	\$271,323.00	\$271,323.00
Total Expenses	\$152,824.62	\$84,810.25	\$237,434.87	\$271,323.00	\$271,323.00
Net Income (Loss)	\$122,746.49	\$(80,326.67)	\$42,619.82	\$ -	\$ -



Silverleaf Community Development District
 FY 2027
 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	399.11	377.33	\$ 776.44
37' Lots	399.11	520.89	\$ 920.00
45' Lots	399.11	622.90	\$ 1,022.01
52' Lots	399.11	704.19	\$ 1,103.30
Phase 2			
27' Lots	399.11	555.83	\$ 954.94
45' Lots	399.11	926.39	\$ 1,325.50
52' Lots	399.11	891.13	\$ 1,290.24
Phase 3			
52' Lots	399.11	891.13	\$ 1,290.24
Phase 4			
45' Lots	399.11	926.39	\$ 1,325.50
52' Lots	399.11	891.13	\$ 1,290.24
Phase 5			
52' Lots	399.11	891.13	\$ 1,290.24

Silverleaf CDD
Budget Item Descriptions
FY 2026 – 2027

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.”

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.

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.

Silverleaf CDD

Budget Item Descriptions

FY 2026 – 2027

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.

Web Site Maintenance

Website maintenance fee.

Silverleaf CDD
Budget Item Descriptions
FY 2026 – 2027

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
FY 2027 Proposed Debt Service Budgets

	Adopted Series 2018A-1 FY 2027 Budget	Adopted Series 2018A-2 FY 2027 Budget	Adopted Series 2019A-1 FY 2027 Budget	Adopted Series 2025 FY 2027 Budget
REVENUES:				
Special Assessments	\$ 213,186.00	\$ 21,670.50	\$ 211,458.75	\$ 216,592.50
TOTAL REVENUES	<u>\$ 213,186.00</u>	<u>\$ 21,670.50</u>	<u>\$ 211,458.75</u>	<u>\$ 216,592.50</u>
EXPENDITURES:				
Interest 11/01/2026	\$ 56,455.75	\$ 5,929.50	\$ 55,842.50	\$ 47,778.75
Interest 05/01/2027	56,455.75	5,929.50	55,842.50	47,778.75
Principal 05/01/2027	45,000.00	4,000.00	45,000.00	75,000.00
TOTAL EXPENDITURES	<u>\$ 157,911.50</u>	<u>\$ 15,859.00</u>	<u>\$ 156,685.00</u>	<u>\$ 170,557.50</u>
EXCESS REVENUES	<u>\$ 55,274.50</u>	<u>\$ 5,811.50</u>	<u>\$ 54,773.75</u>	<u>\$ 46,035.00</u>
Interest 11/01/2027	\$ 55,274.50	\$ 5,811.50	\$ 54,773.75	\$ 46,035.00



Silverleaf Community Development District

Lake Bank Erosion Repair Discussion Proposal



POND PROFESSIONAL, LLC

pond & wetland management

4024 Dover Drive East, Bradenton, FL 34203

Erosion Repair Pricing

April 1st, 2026

Silverleaf CDD/HOA
% PFM Group Consulting LLC
3501 Quadrangle Blvd, Suite 270
Orlando FL 32817

Pond Professional, LLC proposes to furnish labor, equipment and materials necessary for storm-water pond erosion repairs for Silverleaf subdivision, located at 301N and Silverleaf Ave, Palmetto FL.

Pond Professional, LLC recommends either method "A" or "B" for erosion repairs of all washouts along the stormwater ponds as these methods are both approved and more ideally suited for the topography and water elevation during the year in this sub-division. Both methods and materials are approved and recommended by SouthWest Florida Water Management District (SWFWMD) as well as Manatee County for erosion repair methods. This is both to keep the stormwater system compliant for the site permit as well as improving the overall water quality within the community. All work shall be performed in accordance with SouthWest Florida Water Management District (SWFWMD) and Manatee County Stormwater guidelines. **All work shall be warranted for 24 months; All homeowners shall need to provide for watering in of all new sod for approx. 1 week following initial install and watering in by Pond Professional, LLC staff.**

- A. Method A: \$50.00/ sq foot of eroded area repaired with erosion material plus \$155.00/ cubic yard of filled "hole" repaired, regraded and sodded:(See attached page for details): _____
- B. Method B: \$65.00/ sq foot of eroded area repaired with erosion material plus \$155.00/ cubic yard of filled "hole" repaired, regraded and sodded:(See attached page for details): _____
- C. Addition of 4" corrugated drain piping installed along swale with a 12" drain box at "top of bank"; \$275.00 plus \$2.50/ linear foot, trenched and installed: _____
- D. Connecting the home side to the drain box as well as gutter connections; \$2.50/linear foot plus gutter connections @ \$25.00 per side: _____
- E. Addition of concrete collar around the drain box grate for improved protections from seeder and edger damage; \$35.00 _____

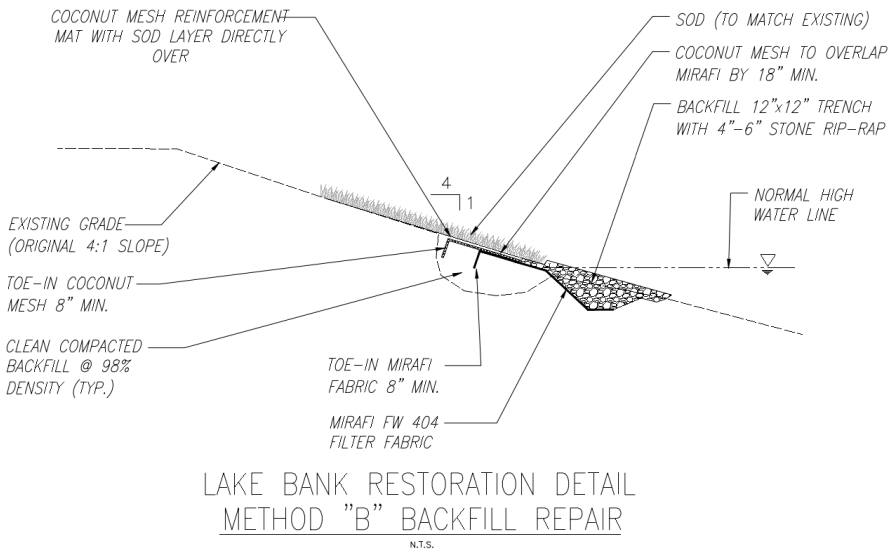
Sincerely,

George Colbath
Owner/Biologist
Pond Professional, LLC

Approved: _____ Date: _____

GENERAL SITE CONSTRUCTION NOTES

1. REFER TO ANY SUPPLEMENTAL BID REQUIREMENTS AND/OR SPECIFICATIONS, IF APPLICABLE.
2. ALL CONSTRUCTION SHALL CONFORM TO MANATEE COUNTY AND THE SOUTHWEST FLORIDA WATER MANAGEMENT STANDARD REQUIREMENTS, WHERE APPLICABLE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY, PRIOR TO BIDDING, TO INSPECT THE JOB SITE AND BECOME TOTALLY FAMILIAR WITH THE PLANS AND THEIR INTENT. SHOULD THERE BE ANY QUESTIONS, THE CONTRACTOR SHALL INQUIRE FOR CLARIFICATION.
4. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD APPARENT DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. THE ENGINEER RESERVES THE RIGHT TO ADJUST THE LOCATION OF PROPOSED IMPROVEMENTS TO MEET FIELD CONDITIONS, AS NECESSARY. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AS REQUIRED TO PROPERLY ACCOMMODATE ANY MODIFICATIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STORM DRAINS, UTILITIES AND OTHER FEATURES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
7. ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO ORIGINAL DESIGN INTENT AND GRADING UNLESS OTHERWISE NOTED. ALL AREAS SHALL BE GRADED TO ASSURE POSITIVE DRAINAGE. ALL UPLAND AREAS IMPACTED BY CONSTRUCTION SHALL BE SODDED.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL ASSURE THAT ANY AREAS IMPACTED BY CONSTRUCTION ARE PROPERLY RESTORED TO EQUAL OR BETTER PRE-CONSTRUCTION CONDITION.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY PROGRAMS/PROCEDURES AND THE IMPLEMENTATION AND COMPLIANCE THEREOF.
10. THE CONTRACTOR SHALL PROVIDE THE CONSTRUCTION MEANS, METHODS, AND MATERIALS NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS AS PROPOSED IN THESE PLANS.
11. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FILL, CLEAN AND FREE OF ORGANIC MATERIAL AND OTHER OBJECTIONABLE DEBRIS. FILL NOT MEETING THESE REQUIREMENTS WILL BE DIRECTED TO BE REMOVED AND REPLACED WITH PROPER FILL, AT NO ADDITIONAL COST TO THE OWNER.
12. ALL AREAS OF BANK RESTORATION SHALL BE FULLY RESTORED INCLUSIVE OF REQUIRED GEOTUBE, FILTER FABRIC, TURF REINFORCEMENT, BACKFILL, STABILIZATION, COMPACTION, AND SOD FOR ALL RESTORED AREAS DISTURBER BY CONSTRUCTION.



Method A

Method "A"





Silverleaf Community Development District

**Ratification of Payment Authorizations
#s 263 – 268**

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #
3/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
27673	Atlantic Pipe Services, LLC (SILVEL)	03/25/2026	Silverleaf CDD	9,785.00
Total:				9,785.00

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

3/31/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
SLPonds68	Pond Professional LLC (SILVEL)	03/23/2026	Silverleaf CDD	1,719.83
SLPreserves30	Pond Professional LLC (SILVEL)	03/23/2026	Silverleaf CDD	3,300.00
8122085	U.S. Bank (SILVEL)	03/25/2026	Silverleaf CDD	4,040.63
8334	VGlobalTech (SILVEL)	03/31/2026	Silverleaf CDD	300.00
			Total:	9,360.46

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

4/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.04.06	Frank Davis (SILVEL)	04/06/2026	Silverleaf CDD	200.00
29153	Grau & Associates (SILVEL)	04/02/2026	Silverleaf CDD	2,400.00
2026.04.06	Jonathan Decker (SILVEL)	04/06/2026	Silverleaf CDD	200.00
2026.04.06	Lawrence Powell (SILVEL)	04/06/2026	Silverleaf CDD	200.00
117088	McClatchy Company (SILVEL)	04/02/2026	Silverleaf CDD	109.61
2026.04.06	Paul Gressin (SILVEL)	04/06/2026	Silverleaf CDD	200.00
OE-EXP-04-2026-34	PFM Group Consulting (SILVEL)	04/06/2026	Silverleaf CDD	29.61
2026.04.06	Timothy Abramski (SILVEL)	04/06/2026	Silverleaf CDD	200.00
8398	VGlobalTech (SILVEL)	04/01/2026	Silverleaf CDD	145.00
			Total:	3,684.22

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

4/15/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6907	Persson, Cohen, Mooney, Fernan (SILVEL)	04/06/2026	Silverleaf CDD	169.00
DM-04-2026-65	PFM Management Services LLC (SILVEL)	04/05/2026	Silverleaf CDD	3,708.33
RES 23-126-37	Rayl Engineering & Surveying (SILVEL)	04/02/2026	Silverleaf CDD	2,131.49
			Total:	6,008.82

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

5/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.05.04	Frank Davis (SILVEL)	05/04/2026	Silverleaf CDD	200.00
2026.05.04	Jonathan Decker (SILVEL)	05/04/2026	Silverleaf CDD	200.00
2026.05.04	Lawrence Powell (SILVEL)	05/04/2026	Silverleaf CDD	200.00
2026.05.04	Paul Gressin (SILVEL)	05/04/2026	Silverleaf CDD	200.00
2026.05.04	Timothy Abramski (SILVEL)	05/04/2026	Silverleaf CDD	200.00
Total:				1,000.00

District Manager / Assistant District Manager

Chairman / Vice Chairman

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

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization

5/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6983	Persson, Cohen, Mooney, Fernan (SILVEL)	05/04/2026	Silverleaf CDD	1,352.00
DM-05-2026-62	PFM Management Services LLC (SILVEL)	05/05/2026	Silverleaf CDD	3,708.33
OE-EXP-05-2026-53	PFM Management Services LLC (SILVEL)	05/06/2026	Silverleaf CDD	0.74
SLPonds67	Pond Professional LLC (SILVEL)	03/01/2026	Silverleaf CDD	1,719.83
SLPonds69	Pond Professional LLC (SILVEL)	04/29/2026	Silverleaf CDD	1,719.83
RES 23-126-38	Rayl Engineering & Surveying (SILVEL)	05/11/2026	Silverleaf CDD	4,825.00
Total:				13,325.73

District Manager / Assistant District Manage

Chairman / Vice Chairman

Silverleaf CDD
c/o PFM Management Services
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

April 2026 Financial Package

April 30, 2026

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

LLC



Silverleaf CDD
Statement of Financial Position
As of 4/30/2026

	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	\$115,474.97					\$115,474.97
Assessments Receivable	1,460.32					1,460.32
Prepaid Expenses	1,683.59					1,683.59
Deposits	167.00					167.00
Assessments Receivable		\$10,735.44				10,735.44
Due From Other Funds		3,699.01				3,699.01
Debt Service Reserve 2019A1		79,434.37				79,434.37
Revenue Account 2019A1		234,375.22				234,375.22
Prepayment Acct. 2019A1		3,687.12				3,687.12
Assessments Receivable			\$12,348.42			12,348.42
Due from Other Funds			4,254.80			4,254.80
Debt Service Reserve 2018A1 Bond			46,550.18			46,550.18
Revenue 2018A Bond			180,228.77			180,228.77
Prepayment 2018A1 Bond			1,214.63			1,214.63
Prepayment 2018A2 Bond			1,256.89			1,256.89
Assessments Receivable				\$14,452.06		14,452.06
Due From Other Funds				4,979.69		4,979.69
Revenue Account 2025				213,880.73		213,880.73
Interest Account 2025				1.61		1.61
Prepayment 2025				3,416.70		3,416.70
Total Current Assets	<u>\$118,785.88</u>	<u>\$331,931.16</u>	<u>\$245,853.69</u>	<u>\$236,730.79</u>	<u>\$0.00</u>	<u>\$933,301.52</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$764,046.22	\$764,046.22
Amount To Be Provided					5,632,953.78	5,632,953.78
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><u>\$118,785.88</u></u>	<u><u>\$331,931.16</u></u>	<u><u>\$245,853.69</u></u>	<u><u>\$236,730.79</u></u>	<u><u>\$6,397,000.00</u></u>	<u><u>\$7,330,301.52</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$29.61					\$29.61
Due To Other Funds	12,933.50					12,933.50
Deferred Revenue	1,460.32					1,460.32
Deferred Revenue		\$10,735.44				10,735.44
Deferred Revenue			\$12,348.42			12,348.42
Deferred Revenue				\$14,452.06		14,452.06
Total Current Liabilities	<u>\$14,423.43</u>	<u>\$10,735.44</u>	<u>\$12,348.42</u>	<u>\$14,452.06</u>	<u>\$0.00</u>	<u>\$51,959.35</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><u>\$14,423.43</u></u>	<u><u>\$10,735.44</u></u>	<u><u>\$12,348.42</u></u>	<u><u>\$14,452.06</u></u>	<u><u>\$6,397,000.00</u></u>	<u><u>\$6,448,959.35</u></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	120,162.60					120,162.60
Net Assets, Unrestricted		\$231,811.09				231,811.09
Current Year Net Assets, Unrestricted		89,384.63				89,384.63
Net Assets, Unrestricted			\$131,356.12			131,356.12
Current Year Net Assets, Unrestricted			102,149.15			102,149.15
Net Assets, Unrestricted				\$91,589.27		91,589.27
Current Year Net Assets, Unrestricted				130,689.46		130,689.46
Total Net Assets	<u><u>\$104,362.45</u></u>	<u><u>\$321,195.72</u></u>	<u><u>\$233,505.27</u></u>	<u><u>\$222,278.73</u></u>	<u><u>\$0.00</u></u>	<u><u>\$881,342.17</u></u>
Total Liabilities and Net Assets	<u><u>\$118,785.88</u></u>	<u><u>\$331,931.16</u></u>	<u><u>\$245,853.69</u></u>	<u><u>\$236,730.79</u></u>	<u><u>\$6,397,000.00</u></u>	<u><u>\$7,330,301.52</u></u>



Silverleaf CDD
Statement of Activities
As of 4/30/2026

	General Fund	Debt Service - 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$266,839.42					\$266,839.42
Other Assessments	6,147.80					6,147.80
Other Revenue	2,583.89					2,583.89
On-Roll Assessments		\$142,092.65				142,092.65
On-Roll Assessments			\$163,442.20			163,442.20
On Roll Assessments				\$191,288.20		191,288.20
Total Revenues	<u>\$275,571.11</u>	<u>\$142,092.65</u>	<u>\$163,442.20</u>	<u>\$191,288.20</u>	<u>\$0.00</u>	<u>\$772,394.16</u>
Expenses						
Supervisor Fees	\$7,000.00					\$7,000.00
Public Officials' Insurance	3,552.00					3,552.00
Trustee Services	7,138.42					7,138.42
Management	25,958.31					25,958.31
Engineering	14,590.46					14,590.46
Disclosure Agent	10,000.00					10,000.00
District Counsel	11,289.20					11,289.20
Assessment Administration	12,500.00					12,500.00
Audit	3,900.00					3,900.00
Arbitrage Calculation	3,500.00					3,500.00
Tax Preparation	58.30					58.30
Postage & Shipping	121.74					121.74
Legal Advertising	393.46					393.46
Miscellaneous	229.79					229.79
Meeting Room	200.00					200.00
Web Site Maintenance	1,615.00					1,615.00
Dues, Licenses, and Fees	175.00					175.00
Wetland Maintenance Reserve	13,383.82					13,383.82
Stormwater Improvements	9,785.00					9,785.00
General Insurance	4,342.00					4,342.00
Wetland Mitigation	3,597.12					3,597.12
Hardscape Maintenance	19,495.00					19,495.00
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>\$152,824.62</u>	<u>\$56,911.25</u>	<u>\$63,684.50</u>	<u>\$60,601.34</u>	<u>\$0.00</u>	<u>\$334,021.71</u>
Other Revenues (Expenses) & Gains (Losses)						
Interest Income		\$4,203.23				\$4,203.23
Interest Income			\$2,391.45			2,391.45
Interest Income				\$2.60		2.60
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$4,203.23</u>	<u>\$2,391.45</u>	<u>\$2.60</u>	<u>\$0.00</u>	<u>\$6,597.28</u>
Change In Net Assets	\$122,746.49	\$89,384.63	\$102,149.15	\$130,689.46	\$0.00	\$444,969.73
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	<u>\$104,362.45</u>	<u>\$321,195.72</u>	<u>\$233,505.27</u>	<u>\$222,278.73</u>	<u>\$0.00</u>	<u>\$881,342.17</u>



Silverleaf CDD
 Budget to Actual
 For The Month Ending 4/30/2026

	Year To Date				Percentage
	Actual	Budget	Variance	FY26 Adopted Budget	
<u>Revenues</u>					
On-Roll Assessments	\$ 214,911.93	\$ 127,471.75	\$ 87,440.18	\$ 218,523.00	98.3%
Other Assessments	6,147.80	-	6,147.80	-	-
Other Revenue	2,583.89	-	2,583.89	-	-
Carry Forward Revenue	51,927.49	30,800.00	21,127.49	52,800.00	98.3%
Net Revenues	\$ 275,571.11	\$ 158,271.75	\$ 117,299.36	\$ 271,323.00	101.6%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 7,000.00	\$ 7,000.00	\$ -	\$ 12,000.00	58.3%
Public Officials' Insurance	3,552.00	2,199.19	1,352.81	3,770.00	94.2%
Trustee Services	7,138.42	7,787.50	(649.08)	13,350.00	53.5%
Management	25,958.31	25,958.31	-	44,500.00	58.3%
Engineering	14,590.46	17,500.00	(2,909.54)	30,000.00	48.6%
Disclosure Agent	10,000.00	6,416.69	3,583.31	11,000.00	90.9%
District Counsel	11,289.20	11,666.69	(377.49)	20,000.00	56.4%
Assessment Administration	12,500.00	7,291.69	5,208.31	12,500.00	100.0%
Reamortization Schedules	-	437.50	(437.50)	750.00	0.0%
Audit	3,900.00	2,741.69	1,158.31	4,700.00	83.0%
Arbitrage Calculation	3,500.00	583.31	2,916.69	1,000.00	350.0%
Tax Preparation	58.30	29.19	29.11	50.00	116.6%
Postage & Shipping	121.74	875.00	(753.26)	1,500.00	8.1%
Legal Advertising	393.46	875.00	(481.54)	1,500.00	26.2%
Miscellaneous	229.79	291.69	(61.90)	500.00	46.0%
Meeting Room	200.00	-	200.00	-	-
Web Site Maintenance	1,615.00	1,995.00	(380.00)	3,420.00	47.2%
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00	100.0%
Wetland Maintenance Reserve	13,383.82	11,666.69	1,717.13	20,000.00	66.9%
Wetlands Monitoring	3,597.12	583.31	3,013.81	1,000.00	359.7%
Hurricane Clean Up	-	11,666.69	(11,666.69)	20,000.00	0.0%
Stormwater Management	-	17,500.00	(17,500.00)	30,000.00	0.0%
Stormwater Improvements	9,785.00	5,833.31	3,951.69	10,000.00	97.9%
General Insurance	4,342.00	2,688.00	1,654.00	4,608.00	94.2%
General Repair & Maintenance	-	2,916.69	(2,916.69)	5,000.00	-
Hardscape Maintenance	19,495.00	11,666.55	7,828.45	20,000.00	97.5%
Total General & Administrative Expenses	\$ 152,824.62	\$ 158,271.75	\$ (5,447.13)	\$ 271,323.00	56.3%
Total Expenses	\$ 152,824.62	\$ 158,271.75	\$ (5,447.13)	\$ 271,323.00	
Net Income (Loss)	\$ 122,746.49	\$ -	\$ 122,746.49	\$ -	



Silverleaf Community Development District

Staff Reports



Silverleaf Community Development District

District Engineer