

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, November 2, 2026, at 1:00 p.m. at 3805 Shimmering Oaks Drive, Parrish, FL 34219.**

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 (*where members of the public desiring to speak on a specific agenda item may address the Board, limited to 3 minutes per person*)

Administrative Matters

1. Review and Consideration of the Minutes of the October 6, 2026, Board of Supervisors Meeting
2. Consideration of Resolution 2027-01, Adopting an Amended Fiscal Year 2026 Budget

Old Business Matters

3. Update from Pond Professionals LLC
4. Lake Bank Erosion Repair Discussion Proposal
5. Discussion of District Current Projects
6. Update Regarding Work Order Request on the District Website

New Business Matters

7. Ratification of Payment Authorization #s 279- 282
8. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - FY 2026 Goals and Objectives
 - Next Meeting: December 7, 2026

Supervisors Request & Comments

Adjournment



Silverleaf Community Development District

Review and Consideration of the Minutes of the:

- **October 6, 2026, Board of Supervisors
Meeting**

MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING MINUTES

**Monday, October 5, 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	Chair	(via phone)
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 Management Servies LLC	
Gazmin Kerr	PFM Management Services LLC	(via phone)
Rick Montejano	PFM Management Services	(via phone)
Alan Rayl	Rayl Engineering	
Karla Armstrong	PCMF & J P.A.	
George Colbath	Pond Professionals	
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.

Public Comment Period

A resident commented on the erosion of pond 20 and the herbicides used.

There was brief discussion regarding pond regulations, removal of invasive species and erosion.

Ms. Ripoll informed the residents she will add the erosion on pond 20 to the list of current District projects.

A resident shared photos of the pond edge in its current state. She also noted dead fish in the pond.

There was continued discussion regarding the maintenance of pond 20.

A resident had questions regarding CDD and HOA maps.

There was brief discussion regarding the clarification of maps.

A resident asked when will the algae will be treated.

Mr. Colbath stated the Pond was treated the week prior.

There was continued discussion regarding water lettuce.

SECOND ORDER OF BUSINESS

Administrative Matters

Review and Consideration of the Minutes of the August 3, 2026, 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 August 3, 2026, Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Old Business Matters

Update from Pond Professionals LLC

Mr. Colbath noted that the Ponds will continue to be monitored through the winter. Cold snaps will kill off the shad.

Mr. Davis noted an incident regarding not being properly informed about fish netting in the community.

Mr. Colbath explained the reasons for the lack of notification and moving forward, there will be timely notifications.

Lake Bank Erosion Repair Discussion Proposal

Mr. Colbath gave a brief overview regarding lake bank erosion maintenance throughout the community.

Discussion of District Current Projects

Ms. Ripoll noted the addition of pond 20 regarding mowing.

Mr. Davis noted he received a bid to clean the overgrown foliage covering drains that empty into pond 10.

Mr. Davis noted he received a proposal for the cleaning up of Crooked Creek for \$8,750.

FOURTH ORDER OF BUSINESS

New Business Matters

Consideration of Clean Up Proposal With Finn Outdoor

Ms. Ripoll requested a motion to ratify the clean-up with Finn Outdoors.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board ratified the Clean-up work with Finn Outdoors.

Ms. Ripoll noted the need to get on a preventative maintenance plan to clean out storm drains.

Discussion Regarding Concerns of Water Lettuce in Pond 5

Mr. Davis noted that he contacted Pond Professionals and they came out immediately. He noted that pond 3 has an aerator out. He also noted that there was an issue with maps regarding the swale on Grass Pointe Dr.

Mr. Colbath noted there was an inspection completed for two drains. He noted pond 20 has been sprayed with weed killer. He also stated the dead fish on pond 9 has been cleared.

Ratification of Payment Authorization #s 273 - 278

Ms. Ripoll noted that these are contractual obligations that have been filtered through the Chair and District staff.

ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board approved ratified Payment Authorization #s 273 – 278.

Review of the District Financial Statements

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

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

Mr. Davis noted that the District saved the residents over \$50,000 by refinancing the bonds last year.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- No report.

District Engineer- Mr. Rayl mentioned he is waiting on a good bid for the Crooked Creek swale relocation.

District Manager-

- **Next Meeting November 2, 2026**

Ms. Ripoll noted that there will be an additional \$10 charge each month to input work orders on the District website with our current vendor.

The Board discussed implementation on a trial basis.

Supervisor Requests and Audience Comments

Mr. Davis noted that the manager of the property contacted him about walking around the property to review the clogged drains.

Mr. Davis reviewed an email that was received regarding the edging of the ponds.

A member of the landscape committee for the association noted issues with the landscape company.

A resident commented on the association landscaping.

A resident commented on rocks to stop the erosion.

There was brief discussion on the most effective and cost-efficient alternatives.

A resident commented on the Publix ponds and noted that it was grown back.

SIXTH ORDER OF BUSINESS

Adjournment

There were no additional comments from the Board.

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Mr. Davis, seconded by Mr. Powell, with all in favor, the October 5, 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 2027-01,
Adopting an Amended Fiscal Year 2026
Budget**

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 4, 2025, the Board of Supervisors (the “**Board**”) of the Silverleaf Community Development District (the “**District**”) adopted Resolution 2025-10 providing for the adoption of the District’s fiscal year 2025/2026 annual budget (the “**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2025-10 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are 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 amended Budget, attached hereto as **Exhibit A**, and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, the “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2025/2026.
- c. The Adopted Annual Budget, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Adopted Budget for the Amelia National Community Development District for the Fiscal Year Ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 2, 2026.”

SECTION 2. APPROPRIATIONS.

There is hereby appropriated out of the revenues of the District, for Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-10, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-10 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect upon passage and adoption by the Board.

PASSED AND ADOPTED THIS 2ND DAY OF NOVEMBER, 2026.

ATTEST:

**SILVERLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Amended Fiscal Year 2025/2026 Budget

Exhibit A

Amended Fiscal Year 2025/2026 Budget



Silverleaf CDD

FY2026 Proposed Revised O&M Budget

PFM Management Services LLC

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



Why A Revised Proposed Budget for FY26?

We're amending the FY26 budget, so it matches what's actually happened this year. It doesn't change what residents pay, and the budget stays balanced.

- Under s. 189.016(6), *Florida Statutes*, a Board can amend its budget at any time during the fiscal year or within 60 days after it ends. Changes within a fund can be made by recorded motion if total appropriations don't increase.
- The adopted budget was a forecast. With most of the year's activities posted several line items are running under or over the 10% threshold.
- Adjustments were made to these line items while overall the budget remains in balance.
- Amending keeps spending within authorized amounts while maintaining accurate records for the audit.



Silverleaf CDD
FY26 Proposed Revised Budget

	Year To Date		
	FY26 Actual	FY26 Adopted Budget	FY26 Proposed Revised Budget
<u>Revenues</u>			
On-Roll Assessments	\$ 218,523.00	\$ 218,523.00	\$ 218,523.00
Other Assessments	6,147.80	-	6,147.80
Other Revenue	3,020.80	-	3,020.80
Carry Forward Revenue	50,690.72	52,800.00	50,690.72
Net Revenues	\$ 278,382.32	\$ 271,323.00	\$ 278,382.32
<u>General & Administrative Expenses</u>			
Supervisor Fees	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00
Public Officials' Insurance	3,552.00	3,770.00	3,770.00
Trustee Services	12,164.05	13,350.00	13,350.00
Management	44,500.00	44,500.00	46,000.00
Engineering	33,075.09	30,000.00	32,000.00
Disclosure Agent	10,000.00	11,000.00	11,000.00
District Counsel	17,880.20	20,000.00	20,000.00
Assessment Administration	12,500.00	12,500.00	12,500.00
Reamortization Schedules	125.00	750.00	750.00
Audit	3,900.00	4,700.00	4,700.00
Arbitrage Calculation	3,500.00	50.00	3,500.00
Tax Preparation	58.30	1,000.00	65.00
Postage & Shipping	1,307.76	1,500.00	1,500.00
Legal Advertising	2,089.62	1,500.00	2,000.00
Miscellaneous	247.61	500.00	500.00
Meeting Room	200.00	-	200.00
Web Site Maintenance	2,940.00	3,420.00	3,420.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Wetland Maintenance Reserve	24,503.76	20,000.00	24,000.00
Wetlands Monitoring	3,597.12	1,000.00	3,600.00
Hurricane Clean Up	-	20,000.00	18,000.00
Stormwater Management	-	30,000.00	26,000.00
Stormwater Improvements	9,785.00	10,000.00	10,000.00
General Insurance	4,342.00	4,608.00	4,608.00
General Repair & Maintenance	-	5,000.00	5,000.00
Hardscape Maintenance	19,495.00	20,000.00	19,744.32
Total General & Administrative Expenses	\$ 220,737.51	\$ 271,323.00	\$ 278,382.32
Total Expenses	\$ 220,737.51	\$ 271,323.00	\$ 278,382.32
Net Income (Loss)	\$ 57,644.81	\$ -	\$ -



Silverleaf Community Development District

Update from Pond Professionals LLC



Silverleaf Community Development District

Lake Bank Erosion Repair Discussion Proposal



Silverleaf Community Development District

Discussion of District Current Projects

Project		Current Update	Completed/Target Date
Pond Professionals Presentation		Presentation held for residents regarding pond maintenance and management.	18-Jun-26
Pond Professionals Ongoing Pond Maintenance		Routine pond maintenance and monitoring continue throughout the district.	Ongoing
District Engineer Maintenance Responsibility Map		Maintenance Responsibility Map completed and posted to the CDD website.	Completed
Pond Professionals Grant for Ponds 17 & 20 (No Mow Zones)		Grant initiative for establishing No Mow Zones at Ponds 17 and 20 is underway.	Completed
Crooked Creek Rear Yard Swale Project		Project is being presented to the Southwest Florida Water Management District for review.	In Progress
Updat on ZNS Permit Modification (Phase 6)		Permit modification remains under review. The District Engineer is coordinating with the Southwest Florida Water Management District on the design of the relocated swale, including connections to stormwater structures and rear-yard swales.	Under Review
Lake Bank Erosion Repair		Lake bank erosion repair proposal is being presented by Pond Professionals for Board consideration.	In Progress
Street Drain openings Ponds 12 &13)		Working with Pond Professionals on a Soultion. Board Direction needed to move forward.	In Progress
Swale at Bridge Located Behind the Amentiy Center		Maintained	Completed
Pond 20'		Paul met regarding concers and provided clarification	
301 Clean up		Finn outdoor perform clean up	Completed
Deep Creek Terrace'		Drain Cleared	



Silverleaf Community Development District

**Update Regarding Work Order Request on
the District Website**



Silverleaf Community Development District

**Ratification of Payment Authorization
#s 279-282**

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #279

9/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-09-2026-64	PFM Management Services LLC (SILVEL)	09/01/2026	Silverleaf CDD	3,708.37
8874	VGlobalTech (SILVEL)	09/01/2026	Silverleaf CDD	145.00

Total: 3,853.37

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 No. 280

10/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.10.05	Frank Davis (SILVEL)	10/05/2026	Silverleaf CDD	200.00
2026.10.05	Jonathan Decker (SILVEL)	10/05/2026	Silverleaf CDD	200.00
2026.10.05	Lawrence Powell (SILVEL)	10/05/2026	Silverleaf CDD	200.00
2026.10.05	Paul Gressin (SILVEL)	10/05/2026	Silverleaf CDD	200.00
2026.10.05	Timothy Abramski (SILVEL)	10/05/2026	Silverleaf CDD	200.00
Total:				1,000.00

District Manager / Assistant D.M.

Chairperson / Vice Chair

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

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 281

10/15/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
95196	FloridaCommerce (SILVEL)	10/01/2026	FY 2027	175.00
7403	Persson, Cohen, Mooney, Fernan (SILVEL)	10/05/2026	FY 2026	84.50
144083	PFM Management Services LLC (SILVEL)	09/28/2026	FY 2026	603.20
8949	VGlobalTech (SILVEL)	09/30/2026	FY 2026	300.00
9013	VGlobalTech (SILVEL)	10/01/2026	FY 2027	155.00
Total:				1,317.70

District Manager / Assistant D.M.

Chairperson / Vice Chair

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

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 282

10/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
3074	Finn Outdoor (SILVEL)	10/19/2026	Silverleaf CDD	4,400.00
SLFishkill2	Pond Professional LLC (SILVEL)	10/19/2026	Silverleaf CDD	824.72
SLPonds74	Pond Professional LLC (SILVEL)	10/01/2026	Silverleaf CDD	1,719.83
SLPonds75	Pond Professional LLC (SILVEL)	10/19/2026	Silverleaf CDD	1,719.83
Total:				8,664.38

District Manager / Assistant D.M.

Chairperson / Vice Chair

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



Silverleaf Community Development District

Review of District Financial Statements



Silverleaf CDD

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC

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



Silverleaf CDD
Statement of Financial Position
As of 9/30/2026

	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	\$26,230.01					\$26,230.01
Prepaid Expenses	13,851.46					13,851.46
Deposits	167.00					167.00
Interest Receivable		\$681.57				681.57
Debt Service Reserve 2019A1		79,434.37				79,434.37
Revenue Account 2019A1		154,022.03				154,022.03
Prepayment Acct. 2019A1		3,741.46				3,741.46
Interest Receivable			\$386.61			386.61
Debt Service Reserve 2018A1 Bond			46,550.18			46,550.18
Revenue 2018A Bond			85,490.76			85,490.76
Prepayment 2018A1 Bond			1,232.54			1,232.54
Prepayment 2018A2 Bond			1,275.41			1,275.41
Interest Receivable				\$0.32		0.32
Revenue Account 2025				76,597.43		76,597.43
Interest Account 2025				1.61		1.61
Prepayment 2025				3,416.75		3,416.75
Total Current Assets	<u>\$40,248.47</u>	<u>\$237,879.43</u>	<u>\$134,935.50</u>	<u>\$80,016.11</u>	<u>\$0.00</u>	<u>\$493,079.51</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$451,762.54	\$451,762.54
Amount To Be Provided					5,780,237.46	5,780,237.46
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,232,000.00</u>	<u>\$6,232,000.00</u>
Total Assets	<u><u>\$40,248.47</u></u>	<u><u>\$237,879.43</u></u>	<u><u>\$134,935.50</u></u>	<u><u>\$80,016.11</u></u>	<u><u>\$6,232,000.00</u></u>	<u><u>\$6,725,079.51</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$987.70					\$987.70
Total Current Liabilities	<u>\$987.70</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$987.70</u>
<u>Long Term Liabilities</u>						
Revenue Bonds Payable LongTerm					\$6,232,000.00	\$6,232,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,232,000.00</u>	<u>\$6,232,000.00</u>
Total Liabilities	<u><u>\$987.70</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,232,000.00</u></u>	<u><u>\$6,232,987.70</u></u>
<u>Net Assets</u>						
Net Assets, Unrestricted	\$147,458.36					\$147,458.36
Current Year Net Assets, Unrestricted	3,020.80					3,020.80
Net Assets - General Government	(165,842.40)					(165,842.40)
Current Year Net Assets - General Government	54,624.01					54,624.01
Net Assets, Unrestricted		\$231,811.09				231,811.09
Current Year Net Assets, Unrestricted		6,068.34				6,068.34
Net Assets, Unrestricted			\$131,356.12			131,356.12
Current Year Net Assets, Unrestricted			3,579.38			3,579.38
Net Assets, Unrestricted				\$91,589.27		91,589.27
Current Year Net Assets, Unrestricted				(11,573.16)		(11,573.16)
Total Net Assets	<u><u>\$39,260.77</u></u>	<u><u>\$237,879.43</u></u>	<u><u>\$134,935.50</u></u>	<u><u>\$80,016.11</u></u>	<u><u>\$0.00</u></u>	<u><u>\$492,091.81</u></u>
Total Liabilities and Net Assets	<u><u>\$40,248.47</u></u>	<u><u>\$237,879.43</u></u>	<u><u>\$134,935.50</u></u>	<u><u>\$80,016.11</u></u>	<u><u>\$6,232,000.00</u></u>	<u><u>\$6,725,079.51</u></u>



Silverleaf CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service - 2019	Debt Service - 2018	Debt Service - 2025	Long Term Debt Group	Total
<u>Revenues</u>						
On-Roll Assessments	\$269,213.72					\$269,213.72
Other Assessments	6,147.80					6,147.80
Other Revenue	3,020.80					3,020.80
On-Roll Assessments		\$156,484.83				156,484.83
On-Roll Assessments			\$175,070.24			175,070.24
On Roll Assessments				\$169,452.18		169,452.18
Total Revenues	<u>\$278,382.32</u>	<u>\$156,484.83</u>	<u>\$175,070.24</u>	<u>\$169,452.18</u>	<u>\$0.00</u>	<u>\$779,389.57</u>
<u>Expenses</u>						
Supervisor Fees	\$10,800.00					\$10,800.00
Public Officials' Insurance	3,552.00					3,552.00
Trustee Services	12,164.05					12,164.05
Management	44,500.00					44,500.00
Engineering	33,075.09					33,075.09
Disclosure Agent	10,000.00					10,000.00
District Counsel	17,880.20					17,880.20
Assessment Administration	12,500.00					12,500.00
Reamortization Schedules	125.00					125.00
Audit	3,900.00					3,900.00
Arbitrage Calculation	3,500.00					3,500.00
Tax Preparation	58.30					58.30
Postage & Shipping	1,307.76					1,307.76
Legal Advertising	2,089.62					2,089.62
Miscellaneous	247.61					247.61
Meeting Room	200.00					200.00
Web Site Maintenance	2,940.00					2,940.00
Dues, Licenses, and Fees	175.00					175.00
Wetland Maintenance Reserve	24,503.76					24,503.76
Wetlands Monitoring	3,597.12					3,597.12
Stormwater Improvements	9,785.00					9,785.00
General Insurance	4,342.00					4,342.00
Hardscape Maintenance	19,495.00					19,495.00
Principal Payment - 2019A1 Bond		\$45,000.00				45,000.00
Interest Payments - 2019A1 Bond		113,822.50				113,822.50
Principal Payment - 2018A1 Bond			\$45,000.00			45,000.00
Principal Payment - 2018A2 Bond			4,000.00			4,000.00
Interest Payment - 2018A1 Bond			115,510.00			115,510.00
Interest Payment - 2018A2 Bond			11,859.00			11,859.00
Principal Payment - S2025				\$76,000.00		76,000.00
Interest Payment - S2025				105,030.84		105,030.84
Total Expenses	<u>\$220,737.51</u>	<u>\$158,822.50</u>	<u>\$176,369.00</u>	<u>\$181,030.84</u>	<u>\$0.00</u>	<u>\$736,959.85</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Interest Income		\$8,406.01				\$8,406.01
Interest Income			\$4,878.14			4,878.14
Interest Income				\$5.50		5.50
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$8,406.01</u>	<u>\$4,878.14</u>	<u>\$5.50</u>	<u>\$0.00</u>	<u>\$13,289.65</u>
Change In Net Assets	\$57,644.81	\$6,068.34	\$3,579.38	(\$11,573.16)	\$0.00	\$55,719.37
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>\$39,260.77</u>	<u>\$237,879.43</u>	<u>\$134,935.50</u>	<u>\$80,016.11</u>	<u>\$0.00</u>	<u>\$492,091.81</u>



Silverleaf CDD
Budget to Actual
For The Month Ending 9/30/2026

	Year To Date				
	Actual	Budget	Variance	FY26 Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 218,523.00	\$ 218,523.00	\$ 50,690.72	\$ 218,523.00	100.0%
Other Assessments	6,147.80	-	6,147.80	-	-
Other Revenue	3,020.80	-	3,020.80	-	-
Carry Forward Revenue	50,690.72	52,800.00	(52,800.00)	52,800.00	96.0%
Net Revenues	\$ 278,382.32	\$ 271,323.00	\$ 7,059.32	\$ 271,323.00	102.6%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 10,800.00	\$ 12,000.00	\$ (1,200.00)	\$ 12,000.00	90.0%
Public Officials' Insurance	3,552.00	3,770.00	(218.00)	3,770.00	94.2%
Trustee Services	12,164.05	13,350.00	(1,185.95)	13,350.00	91.1%
Management	44,500.00	44,500.00	-	44,500.00	100.0%
Engineering	33,075.09	30,000.00	3,075.09	30,000.00	110.3%
Disclosure Agent	10,000.00	11,000.00	(1,000.00)	11,000.00	90.9%
District Counsel	17,880.20	20,000.00	(2,119.80)	20,000.00	89.4%
Assessment Administration	12,500.00	12,500.00	-	12,500.00	100.0%
Reamortization Schedules	125.00	750.00	(625.00)	750.00	16.7%
Audit	3,900.00	4,700.00	(800.00)	4,700.00	83.0%
Arbitrage Calculation	3,500.00	1,000.00	2,500.00	1,000.00	350.0%
Tax Preparation	58.30	50.00	8.30	50.00	116.6%
Postage & Shipping	1,307.76	1,500.00	(192.24)	1,500.00	87.2%
Legal Advertising	2,089.62	1,500.00	589.62	1,500.00	139.3%
Miscellaneous	247.61	500.00	(252.39)	500.00	49.5%
Meeting Room	200.00	-	200.00	-	-
Web Site Maintenance	2,940.00	3,420.00	(480.00)	3,420.00	86.0%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.0%
Wetland Maintenance Reserve	24,503.76	20,000.00	4,503.76	20,000.00	122.5%
Wetlands Monitoring	3,597.12	1,000.00	2,597.12	1,000.00	359.7%
Hurricane Clean Up	-	20,000.00	(20,000.00)	20,000.00	0.0%
Stormwater Management	-	30,000.00	(30,000.00)	30,000.00	0.0%
Stormwater Improvements	9,785.00	10,000.00	(215.00)	10,000.00	97.9%
General Insurance	4,342.00	4,608.00	(266.00)	4,608.00	94.2%
General Repair & Maintenance	-	5,000.00	(5,000.00)	5,000.00	0.0%
Hardscape Maintenance	19,495.00	20,000.00	(505.00)	20,000.00	97.5%
Total General & Administrative Expenses	\$ 220,737.51	\$ 271,323.00	\$ (50,585.49)	\$ 271,323.00	81.4%
Total Expenses	\$ 220,737.51	\$ 271,323.00	\$ (50,585.49)	\$ -	
Net Income (Loss)	\$ 57,644.81	\$ -	\$ 57,644.81	\$ -	



Silverleaf Community Development District

- **District Manager**
 - **FY 2026 Goals and Objectives**

Silverleaf CDD

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the

district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____