Palermo Community Development District

Lee County, FL

Meeting Agenda November 19, 2026



PFM Management Services LLC
James P. Ward | Vivian Carvalho
District Manager
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Phone: 954.658.4900 | 407.723.5945

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
407.723.5900 | pfmmanagement.com

Palermo Community Development District

http://www.palermocdd.org

Board of Supervisors

Scott Edwards, Chairman
Dalton Drake, Vice Chairman
Matthew Masters, Assistant Secretary
Diana Murray, Assistant Secretary
Bradley Euster, Assistant Secretary

James P. Ward, District Manager
Vivian Carvalho, District Manager
wardj@pfm.com | carvalhov@pfm.com
Phone: (954) 658-4900 | (407) 723-5945
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=mcf64b85a0387cb23a9d9d56e5b55d256
Phone: (844) 621-3956; Code: **2532 962 1770**; Event Password**: Jpward**

NOVEMBER 2026

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The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks should be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

The following is the agenda for the upcoming Meeting of the Board of Supervisors for the Palermo Community Development District ("District"), scheduled to be held at **10:00 a.m. on Thursday, November 19, 2026**, at Lennar Homes, 10461 Six-Mile Cypress Parkway, Fort Myers, Florida 33966.

AGENDA

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1. Call to Order & Roll Call.

2. Notice of Advertisement of Fiscal Year 2027 Board of Supervisors Meeting Dates and Times.
   Pages 6-8

3. Minutes:
   I. September 17, 2026 – Regular Meeting.
   Pages 9-13

4. Consideration of **Resolution 2027-1,** Declaring Vacancies in Certain Seats (3&4) on the Board of Supervisors pursuant to section 190.006(3)(B), Florida Statutes; and providing for severability and an effective date.
   Pages 14-16

5. Consideration of **Resolution 2027-2,** a Resolution of the Board of Supervisors Re-Designating Officers of the Palermo Community Development District, Providing for Severability and Invalid Provisions; Providing for Conflict and Providing for an Effective Date.
   Pages 17-19

6. Consideration of **Resolution 2027-3**, a Resolution Designating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions; and Providing an Effective Date.
   Pages 20-22

7. Consideration of **Resolution 2027-4**, a Resolution of the Board of Supervisors Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.
   Pages 23-28

8. Consideration of **Resolution 2027-5**, a Resolution of the Board of Supervisors of the Palermo Community Development District Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date.
   Pages 29-35

9. Consideration of **Resolution 2027-6**, a Resolution of the Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.
   Pages 36-53

10. Staff Reports.
    I. District Attorney
       a) Discussion on the Water Use Permit
    II. District Engineer
    III. District Asset Manager
    IV. District Manager

    a) ***Meeting Dates for Fiscal Year 2027:***

    - NEXT MEETING: **Thursday, December 17, 2026,** Regular Meeting.

    b) Commission on Ethics Required Annual Ethics Training Memorandum.

    c) Financial Statements for the period ending September 30, 2026 (unaudited).

Pages 54-71

11. Supervisors' Requests.

12. Public Comments for Non-Agenda items.
    These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

13. Adjournment.

Meeting Schedule – FY 2027	
Thursday, October 15, 2026	**Thursday, November 19, 2026**
Thursday, December 17, 2026	**Thursday, January 21, 2027**
Thursday, February 18, 2027	**Thursday, March 18, 2027**
Thursday, April 15, 2027	**Thursday, May 20, 2027**
Thursday, June 17, 2027	**Thursday, July 15, 2027**
Thursday, August 19, 2027	**Thursday, September 16, 2027**

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: Minutes – September 17, 2026 – Regular Meeting.

Item 4: **Resolution 2027-1,** Declaring Vacancies in Certain Seats (3&4) on the Board of Supervisors pursuant to section 190.006(3)(B), Florida Statutes; and providing for severability and an effective date.

Item 5: **Resolution 2027-2**, a Resolution Designating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions; and Providing an Effective Date.

The current Officers of the Board are:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	SCOTT EDWARDS
VICE-CHAIRPERSON	DALTON DRAKE
ASSISTANT SECRETARY	MATTHEW MASTERS
ASSISTANT SECRETARY	DIANA MURRAY
ASSISTANT SECRETARY	BRADLEY EUSTER
SECRETARY & TREASURER	VIVIAN CARVALHO
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	CORI DISSINGER

Item 6: **Resolution 2027-3**, a Resolution Designating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions; and Providing an Effective Date.

Item 7: **Resolution 2027-4**, a Resolution of the Board of Supervisors Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.

Item 8: **Resolution 2027-5**, a Resolution of the Board of Supervisors of the Palermo Community Development District Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date.

Item 9: Resolution **2027-6**, a Resolution of the Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Item 10: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

Item 11: Supervisors' Requests.

Notice of Advertisement of Meeting

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katey Selchan
Katey Selchan
2301 NE 37th Street
Fort Lauderdale FL 33308

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 09/20/2026
FNP news-press.com 09/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/20/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$279.16	
Tax Amount:	$0.00	
Payment Cost:	$279.16	
Order No:	12575388	# of Copies:
Customer No:	1126257	1
PO #:	LSAR0581214	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF MEETINGS
PALERMO COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2027 Regular Meetings of the Palermo Community Development District, which covers the period October 1, 2026 through September 30, 2027, are scheduled to be held at **10:00 A.M.**, on the third Thursday of each month, at the offices of **Lennar Homes, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966**, on the following dates:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

These meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained by contacting the District's Manager, PFM Management Services LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, or by phoning (954) 658-4900 at least seven (7) days prior to the date of the meetings. In addition, the agendas will be posted on the District's website at www.Palermocdd.org.

These meetings may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Palermo Community Development District
James P. Ward, District Manager
September 20 2026
LSAR0581214

Minutes 9/17/2026

MINUTES OF MEETING
PALERMO
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Palermo Community Development District was held on Thursday, September 17, 2026 at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 10:00 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

Present:

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Diana Murray	Assistant Secretary
Matthew Masters	Assistant Secretary

Absent:

Bradley Euster	Assistant Secretary

Also present were:

Jim Ward	District Manager w/PFM
Vivian Carvalho	District Manager w/PFM
Susan Singer	Senior Accountant w/PFM
Greg Urbancic	District Counsel

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Vivian Carvalho called the meeting to order at approximately 10:01 a.m. She conducted roll call; all Members of the Board were present, constituting a quorum. She listed the board members and staff members who were present as listed above.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

June 18, 2026 – Regular Meeting Minutes

Ms. Vivian Carvalho asked if there were any additions, corrections, or deletions to the Minutes; hearing none, she called for a motion.

DRAFT

On MOTION made by Diana Murray, seconded by Dalton Drake, and with all in favor, the June 18, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS Consideration of Proposals

Consideration of proposals to provide Audit Services to the District for Fiscal Years 2027 – 2031

Mr. Ward stated statute required the CDD to advertise competitively for auditing services on a periodic basis; the CDD did this on a five year basis. He explained the CDD went through this process, received two proposals, one from Grau and Associates and one from Berger Toombs. He stated the CDD was required to evaluate both mandatory elements, technical qualifications, audit approach, expertise and price. He reported he had his team go through and evaluate these for the CDD; Grau was rated number one with 35 points and Berger Toombs was rated number two with 31 points. He noted in terms of pricing, over the five year term, Grau's total fee was $26,000 dollars and Berger Toomb's fee was $36,500 dollars. He asked if there were any questions.

Ms. Diana Murray asked if Grau and Associates was the current auditor.

Mr. Ward responded in the affirmative. He noted Grau and Associates was an excellent company; Grau was fast, efficient, and easy to work with.

On MOTION made by Scott Edwards, seconded by Diana Murray, and with all in favor, Grau and Associates was ranked number one; Berger Toombs was ranked number two; and staff was authorized to enter into an agreement with Grau and Associates.

FOURTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training requirement before the end of the calendar year.

II. District Engineer

No report.

III. District Manager

a) **GOALS AND OBJECTIVES FY2026**
b) **Important Meeting Dates for Fiscal Year 2027:**
   - **NEXT MEETING: Thursday, October 15, 2026 – Regular Meeting**
c) **Commission on Ethics Required Annual Ethics Training Memorandum**
d) **Financial Statements for period ending June 30, 2026 (unaudited)**
e) **Financial Statements for period ending July 31, 2026 (unaudited)**
f) **Financial Statements for period ending August 31, 2026 (unaudited)**

Ms. Carvalho stated the goals and objectives were approved earlier in the fiscal year; the Board met those goals and objectives. She asked the Board to approve the met goals and objectives and noted this would be posted on the District's website.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the met goals and objectives were approved.

Ms. Carvalho indicated there was a meeting scheduled for October 15, 2026; she would work with staff and the Chairperson to determine if this meeting was needed or could be canceled.

Mr. Ward stated he believed the meeting was unnecessary.

Ms. Carvalho noted there were three sets of financial statements. She asked if there were any questions about these financial statements; hearing none, she called for a motion.

On MOTION made by Diana Murray, seconded by Scott Edwards, and with all in favor, the financial statements were accepted.

FIFTH ORDER OF BUSINESS Supervisor's Requests

Ms. Carvalho asked if there were any Supervisor's requests; there were none.

SIXTH ORDER OF BUSINESS Public Comments

Ms. Carvalho noted there were no members of the public present.

DRAFT

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Carvalho adjourned the meeting at approximately 10:06 a.m.

On MOTION made by Dalton Drake, seconded by Diana Murray, and with all in favor, the Meeting was adjourned.

Palermo Community Development District

_____ _____

James P. Ward, Secretary Scott Edwards, Chairperson

DRAFT

Resolution 2027-1

RESOLUTION 2027-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Palermo Community Development District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat #3 (currently held by Dalton Drake)
Seat #4 (currently held by Scott Edwards)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. 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.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District, Lee County, Florida, this 19th day of November 2026.

ATTEST:	**PALERMO COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Vivian Carvalho, Secretary	Scott Edwards, Chairperson

Resolution 2027-2

RESOLUTION 2027-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palermo Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Broward County, Florida, and

WHEREAS, pursuant to Chapter 190.006, *Florida Statutes*, the Board of Supervisors ("**Board**") shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary; and

WHEREAS the Board of Supervisors of the Palermo Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & TREASURER	VIVIAN CARVALHO
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	CORI DISSINGER

SECTION 1. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 2. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 3. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District, Lee County, Florida, this 19th day of November, 2026.

ATTEST:

Vivian Carvalho, Secretary

PALERMO COMMUNITY DEVELOPMENT DISTRICT

, Chairperson

Resolution 2027-3

RESOLUTION 2027-3

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE OFFICE AND LOCATION OF THE REGISTERED OFFICE; AND PROVIDING FOR CONFLICTS AND INVALID PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Palermo Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the Palermo Community Development District desire to appoint Vivian Carvalho as the Registered Agent and designate the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, as the Registered Office.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT: Vivian Carvalho is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, is hereby designated as the Registered Office.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT: That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District, Lee County, Florida, this 19th day of November, 2026.

ATTEST:	**PALERMO COMMUNITY DEVELOPMENT DISTRICT**
Vivian Carvalho, Secretary	Scott Edwards, Chairperson

Resolution 2027-4

RESOLUTION 2027-4

THE RESOLUTION OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2026 BUDGET WHICH BEGAN ON OCTOBER 1, 2025, AND ENDS ON SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2026 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2026 Budget in accordance with Exhibit A attached hereto;

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

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2026 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2026.

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. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Palermo Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District, Lee County, Florida, this 19th day of November, 2026.

ATTEST:

PALERMO
COMMUNITY DEVELOPMENT DISTRICT

_____
Vivian Carvalho, Secretary

_____
Name:_____ , Chairperson

Exhibit A

Fiscal Year 2026 Proposed Budget Amendment

Palermo
Community Development District

FY 2026 - Proposed Budget Amendment #1

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

Palermo Community Development District
General Fund - Budget Amendment #1
Fiscal Year 2026

Description	Actual at 9/30/2026	FY 2026 Adopted Budget	Amendment #1	FY 2026 Amended Budget	Notes
Revenues and Other Sources					
Carryforward	$ -	$ -		$ -	
Interest Income - General Account	$ 8,137	$ -	$ 8,137	$ 8,137	
Assessment Revenue					
Assessments - On-Roll	$ 220,370	$ 220,370	$ 0	$ 220,370	Assessments on Tax Bills
Total Revenue & Other Sources	**$ 228,507**	**$ 220,370**	**$ 8,137**	**$ 228,507**	
Appropriations					
Legislative					
Board of Supervisor's Fees	$ 2,000	$ 1,600	$ 400	$ 2,000	Statutory Required Fees
Executive					
Professional - Management	$ 45,000	$ 45,000	$ -	$ 45,000	District Manager
Financial and Administrative					
Audit Services	$ 7,100	$ 5,600	$ 1,500	$ 7,100	Statutory required audit yearly
Accounting Services	$ 27,900	$ 27,900	$ -	$ 27,900	Accounting (all funds)
Assessment Roll Preparation	$ 27,900	$ 27,900	$ -	$ 27,900	Tax Rolls preparation, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	$ 500	$ 1,000	$ (500)	$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	$ 3,732	$ 1,500	$ 2,232	$ 3,732	Statutory Required Legal Advertising
Trustee Services	$ 8,493	$ 8,493	$ -	$ 8,493	Trust Fees for Bonds
Dissemination Agent Services	$ 2,500	$ 10,000	$ (7,500)	$ 2,500	Required SEC Reporting Bonds
Property Appraiser Fees	$ 985	$ 750	$ 235	$ 985	Fees to place assessment on tax bills
Bank Service Fees	$ 83	$ 250	$ (167)	$ 83	Bank Fees - Governmental Bank Account
Communications and Freight Services					
Postage, Freight & Messenger	$ 715	$ 200	$ 515	$ 715	Agenda Mailings and other misc mail
Computer Services (Web Site)	$ 2,400	$ 2,400	$ -	$ 2,400	Statutory Maintenance of District Web site
Insurance	$ 6,663	$ 6,514	$ 149	$ 6,663	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ 175	$ -	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ -	$ 50	$ (50)	$ -	Agenda books and copies
Legal Services					
General Counsel	$ 8,879	$ 7,500	$ 1,379	$ 8,879	District Attorney
Series 2025 Bonds	$ 4,067	$ -	$ 4,067	$ 4,067	
Other General Government Services					
Engineering Services	$ -	$ 5,000	$ (5,000)	$ -	District Engineer
Reserves and Contingencies					
Reserve - Natural Disaster Cleanup & Restoration	$ 50,000	$ 50,000	$ 23,938	$ 73,938	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Contingencies	$ -	$ 7,050	$ (7,050)	$ -	
Other Fees and Charges					
Discounts and Tax Collector Fee	$ 5,477	$ 11,488	$ (6,011)	$ 5,477	Discount permitted when paying taxes early and Tax Collect
Total Appropriations	**$ 204,569**	**$ 220,370**	**$ 8,137**	**$ 228,507**	
Fund Balances:					
Change from Current Year Operations	$ 23,938	$ -	$ (0)	$ (0)	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning	**$ 273,358**	**$ 273,358**		**$ 273,358**	
Current Year Reserve Allocation	$ 50,000	$ 50,000	$ 23,938	$ 73,938	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	**$ 347,296**	**$ 323,358**	**$ 23,938**	**$ 347,296**	
Fund Balance - Allocations					
Extraordinary Capital/Operations Reserve	$ 296,153	$ 268,265		$ 290,169	Long Term Capital Planning - Balance of Funds
Operations Reserve	$ 51,142	$ 55,092		$ 57,127	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	**$ 347,296**	**$ 323,358**		**$ 347,296**	
Assessment Rate		**$ 179.60**		**$ 179.60**	Year over Year Assessment Rate
Total Number of Units		**1227**		**1227**	Total Anticipated Units
Cap Rate		**$ 226.82**		**$ 226.82**	Adopted Cap Rate

Prepared by:
PFM Management Services LLC

Resolution 2027-5

RESOLUTION 2027-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS FOR FISCAL YEAR 2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Palermo Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, and each year thereafter, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards for Fiscal Year 2027 and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare and publish on the District's website, on or before December 1 of each year, an annual report describing (a) the goals and objectives achieved by the District and the performance measures and standards used to make that determination, and (b) any goals or objectives the District failed to achieve, for consideration by the Board of the District.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District, Lee County, Florida, this 19th day of November 2026.

ATTEST:	**PALERMO COMMUNITY DEVELOPMENT DISTRICT**
Vivian Carvalho, Secretary	Scott Edwards, Chairperson

Exhibit A: Fiscal Year 2027 Performance Measures/Standards and Annual Reporting

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Palermo Community Development District

James P. Ward, District Manager
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Racheal Meade, District Manager
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Phone: (407) 723-5947

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

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Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

Exhibit A

PALERMO COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) 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 two (2) regular board meetings was 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. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 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 and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 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 website.

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

Achieved: Yes ☐ No ☐

Goal 2.3 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 said results 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 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 ☐

James P. Ward, District Manager	_____, Chairman
Date	Date

Resolution 2027-6

RESOLUTION 2027-6

A RESOLUTION OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS AUTHORIZING THE ADOPTION OF THE STATEWIDE MUTUAL AID AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the state or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

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

SECTION 1. In order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

SECTION 2. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification, or withdrawal of this Resolution.

SECTION 3. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District, Lee County, Florida, this 19th day of November 2026.

ATTEST:	**PALERMO COMMUNITY DEVELOPMENT DISTRICT**
Vivian Carvalho, Secretary	, Chairperson

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.

B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.

C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.

D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.

E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.

F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").

B. The "Division" is the Florida Division of Emergency Management.

C. A "Requesting Party" to this Agreement is a Participating Party who requests assistance under this agreement.

D. An "Assisting Party" to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.

E. The "Period of Assistance" is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.

F. A "Mission" is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.

G. A "local government" is any educational district, special district, or any entity that is a "local governmental entity" within the meaning of section 11.45(1)(g), *Florida Statutes.*

H. An "educational district" is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.

I. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.

J. A "tribal council" is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.

K. An "interlocal agreement" is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.

L. A "Resource Support Agreement" as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.

M. "Proof of work" as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals' emergency response activity at a tactical level.

N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.

O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.

P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.

B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the

Resource Support Agreement (RSA) Form, available via the Division approved documents SharePoint site[1].

A. A description of the Mission to be performed by the Assisting Party;

B. A description of the resources and capabilities needed to complete the Mission successfully;

C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;

D. A description of the health, safety, and working conditions expected for deploying personnel;

E. Lodging and meal availability;

F. Any logistical requirements;

G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;

H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and

I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the Division approved documents SharePoint site.

[1] FDEM approved documents such as activity logs and mutual aid forms can be found at: https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D

A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;

B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;

C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;

D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;

E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and

F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.

B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.

C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the Division approved documents SharePoint site as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;

B. Copy of a current and valid Internal Revenue Service W-9 Form;

C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;

D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);

E. Official payroll and travel reimbursement records for all claimed personnel expenses;

F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;

G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;

H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance

I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);

J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;

K. Justification for equipment repair expenses; and

L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.

B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.

C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.

B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .

C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.

D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.

E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.

F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.

B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.

C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.

D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.

B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,

regardless of whether such costs are billed or unbilled.

C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.

D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.

E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.

F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.

B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.

C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.

D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.

E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required FDEM forms for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

PALERMO
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: James P. Ward, Secretary Title: _____Chairperson

Date:_____

Approved as to Form:

By: _____

Greg Urbancic, District Attorney

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or it political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on_____.

BY: _____

TITLE: _____

DATE: _____

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT
Encompassed Entities

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management ("the Division") which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

Discussion on the Water Use Permit

Palermo Community Development District
2301 NE 37th Street
Fort Lauderdale, Florida 33308

Date: October 7, 2026

Board of Directors
Crane Landing Homeowner's Association, Inc.
10481 Six-Mile Cypress Pkwy
Fort Myers, Florida 33966

Re: Authorization for Surface Water And Use from Crane Landing Lakes

Dear Board Members:

The Palermo Community Development District ("Palermo CDD or District"), owner/operator of the stormwater management lake system located within the Crane Landing development, formerly known as the Palermo project site, hereby authorizes the Crane Landing Homeowners Association, Inc ("HOA") to withdraw water from the lakes located within the development for irrigation and landscape maintenance purposes, subject to all applicable federal, state, regional, and local laws, regulations, permit, and approvals.

This this authorization specifically includes the withdrawal and use of water from the lake receiving reclaimed water supplied by the Florida Governmental Utility Authority ("FGUA") as well as any hydraulically connected lakes within the crane landing development, provided such withdrawals are conducted in a manner that does not adversely affect the operation, maintenance, or intended of the district's storm management system.

This authorization shall become effective upon execution of this letter and shall remain in effect until the date on which ownership, operation, and maintenance responsibilities for the applicable lakes, stormwater management facilities, and other common areas within crane landing are formerly transferred and conveyed to the Crane Landing Homeowners Association, Inc., or until such earlier date as mutually agreed upon in writing by the parties. Upon completion of such transfer, this authorization shall automatically terminate, and the HOA's rights will respect with respect to the lakes and associated Facilities shall thereafter be governed by the applicable conveyance documents, easements, permits, and maintenance agreements.

The HOA shall be solely responsible for obtaining and maintaining any permits, approvals, easements, agreements, or authorizations required by regulatory agencies or utility providers in connection with the withdrawal, conveyance, storage, or use of such water. The HOA shall also operate and maintain, at its sole cost and expense, any pumps, intake structures, piping, irrigation facilities, and associated infrastructure used for water withdrawal.

This authorization does not convey ownership of the lakes, stormwater management facilities, reclaimed water, or related infrastructure. The district reserves the right to modify or revoke this authorization if necessary to protect the integrity of district facilities, maintain compliance with applicable permits, or address operational or regulatory concerns.

Please retain this letter for your records as evidence of the district's temporary authorization for the HOA's withdrawal and use of water from the lakes within the Crane Landing Development pending completion of the property transfer process.

Sincerely,

PALERMO COMMUNITY DEVELOPMENT DISTRICT
Scott Edwards
Chairperson, Board of Supervisors

Commission on Ethics Required Annual Ethics Training Memorandum

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **Free Training Programs:**

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
Video Tutorial

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
23-page presentation – no audio

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
Audio presentation – no video

d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
Florida League of Cities Website

FLC Future Ethics Workshop Dates:
12/16/2026: 10 am – 3:30 pm

2. Other Training Programs

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.
- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00

- Home - Florida Ethics Institute

District Financials

Palermo
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

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Palermo Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Funds				
		Series 2023	Series 2025	Series 2023	Series 2025	General Long Term Debt	General Fixed Assets	
Assets								
Cash and Investments								
General Fund								
Truist - Checking Account	$ 105,160	$ -	$ -	$ -	$ -	$ -	$ -	$ 105,160
FMIT - Investment Account	408,137	-	-	-	-	-	-	408,137
Debt Service Fund								
Reserve Account	-	377,788	276,913	-	-	-	-	654,700
Revenue Account	-	574,449	244,651	-	-	-	-	819,100
Interest	-	-	0	-	-	-	-	0
Prepayment Account	-	20	-	-	-	-	-	20
Construction Account	-	-	-	7,742	5,941	-	-	13,683
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	-	98,324	41,415	-	-	139,739
Amount Available in Debt Service Funds	-	-	-	-	-	952,256	-	952,256
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,082,744	-	18,082,744
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	10,540,702	10,540,702
Total Assets	**$ 513,296**	**$ 952,256**	**$ 521,564**	**$ 106,066**	**$ 47,356**	**$ 19,035,000**	**$ 10,540,702**	**$ 31,716,241**

Palermo Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Funds				
		Series 2023	Series 2025	Series 2023	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities								
Accounts Payable	1,256	-	-	-	-	-	-	1,256
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Due to Lee County	164,745	-	-	-	-	-	-	164,745
Due to Developer	-	-	-	3,214,894	-	-	-	3,214,894
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2023	-	-	-	-	-	$200,000	-	200,000
Series 2025	-	-	-	-	-	$125,000	-	125,000
Long Term								
Series 2023	-	-	-	-	-	$10,780,000	-	10,780,000
Series 2025	-	-	-	-	-	$7,930,000	-	7,930,000
Total Liabilities	**$ 166,001**	**$ -**	**$ -**	**$ 3,214,894**	**$ -**	**$ 19,035,000**	**$ -**	**$ 22,415,895**
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	10,540,702	10,540,702
Fund Balance								
Restricted								
Beginning: October 1, 2025 (Unaudited)	-	921,932	278,531	(4,506,945)	7,538,132	-	-	4,231,651
Results from Current Operations	-	30,324	243,032	1,398,116	(7,490,776)	-	-	(5,819,303)
Unassigned								
Beginning: October 1, 2025 (Unaudited)	273,358	-	-	-	-	-	-	-
Allocation of Fund Balance								
Reserve for First Three Months Operations	46,384	-	-	-	-	-	-	46,384
Extraordinary Capital/Operations	276,974	-	-	-	-	-	-	276,974
Results from Current Operations	23,938	-	-	-	-	-	-	23,938
Total Fund Equity and Other Credits	**$ 347,296**	**$ 952,256**	**$ 521,564**	**$ (3,108,829)**	**$ 47,356**	**$ -**	**$ 10,540,702**	**$ 9,300,345**
Total Liabilities, Fund Equity and Other Credits	**$ 513,296**	**$ 952,256**	**$ 521,564**	**$ 106,066**	**$ 47,356**	**$ 19,035,000**	**$ 10,540,702**	**$ 31,716,241**

Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest				
Interest - FMIT	315	8,137	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	214,893	220,370	98%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(11,488)	0%
Total Revenue and Other Sources	**$ 315**	**$ 223,029**	**$ 208,882**	**107%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	400	2,000	1,600	125%
Executive				
Professional Management	3,750	45,000	45,000	100%
Financial and Administrative				
Audit Services	-	9,425	5,600	168%
Accounting Services	2,325	27,900	27,900	100%
Assessment Roll Preparation	2,325	25,575	27,900	92%
Arbitrage Rebate Services	-	500	1,000	50%
Other Contractual Services				
Legal Advertising	279	3,732	1,500	249%
Trustee Services	-	8,493	8,493	100%
Dissemination Agent Services	-	2,500	10,000	25%
Property Appraiser Fees	-	985	750	131%
Bank Service Fees	83	83	250	33%
Communications & Freight Services				
Postage, Freight & Messenger	102	715	200	357%
Website Services	-	2,400	2,400	100%
Insurance	-	6,663	6,514	102%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	2,963	8,766	7,500	117%
Legal - Series 2023 Bonds	112	3,262	-	0%
Legal - Series 2025 Bonds	-	918	-	0%
Other General Government Services				
Engineering Services	-	-	5,000	0%

Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	7,050	0%
Reserve Allocations				
Extraordinary Capital/Operation	4,167	50,000	50,000	100%
Total Expenditures and Other Uses	**$ 16,506**	**$ 199,092**	**$ 208,882**	95%
Net Increase/ (Decrease) in Fund Balance	**(16,190)**	**23,938**	**-**	
Total Fund Balance - Beginning	359,320	273,358	273,358	
Additions to Extraordinary Capital/Operation	4,167	50,000	50,000	
Total Fund Balance - Ending	**$ 347,296**	**$ 347,296**	**$ 323,358**	

Palermo Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	-	0%
Interest Income	-			
Reserve Account	1,122	13,658	16,554	83%
Revenue Account	630	10,501	11,253	93%
Prepayment Account	20	44	-	0%
Special Assessmentn Revenue				
Special Assessments - On Roll	-	780,943	815,540	96%
Special Assessments - Prepayments	-	18,253	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(56,371)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 1,772**	**$ 823,400**	**$ 786,976**	**105%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023	-	195,000	195,000	100%
Principal Debt Service - Early Redemptions				
Series 2023	20,000	20,000	-	0%
Interest Expense				
Series 2023	248	564,417	564,169	100%
Intragovernmental Transfer Out	1,122	13,658	-	0%
Total Expenditures and Other Uses	**$ 21,370**	**$ 793,076**	**$ 759,169**	**104%**
Net Increase/ (Decrease) in Fund Balance	**(19,598)**	**30,324**	**27,807**	
Fund Balance - Beginning	971,855	921,932	921,932	
Fund Balance - Ending	**$ 952,256**	**$ 952,256**	**$ 949,739**	

Palermo Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	-	0%
Interest Income	-			
Interest Account	-	18	-	0%
Reserve Account	822	10,011	-	0%
Revenue Account	724	11,413	-	0%
Special Assessment Revenue	-			
Special Assessments - On Roll	-	570,436	595,826	96%
Developer Contributions	-	215,576	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(41,415)	0%
Intragovernmental Transfer In	-	0	-	0%
Total Revenue and Other Sources	**$ 1,546**	**$ 807,455**	**$ 554,411**	**0%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	120,000	120,000	100%
Principal Debt Service - Early Redemptions				
Series 2025	-	-	-	0%
Interest Expense				
Series 2025	-	434,411	434,411	100%
Intragovernmental Transfer Out	822	10,011	-	0%
Total Expenditures and Other Uses	**$ 822**	**$ 564,423**	**$ 554,411**	**0%**
Net Increase/ (Decrease) in Fund Balance	**724**	**243,032**	**-**	
Fund Balance - Beginning	520,840	278,531	278,531	
Fund Balance - Ending	**$ 521,564**	**$ 521,564**	**$ 278,531**	

Palermo Community Development District
Construction Project Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

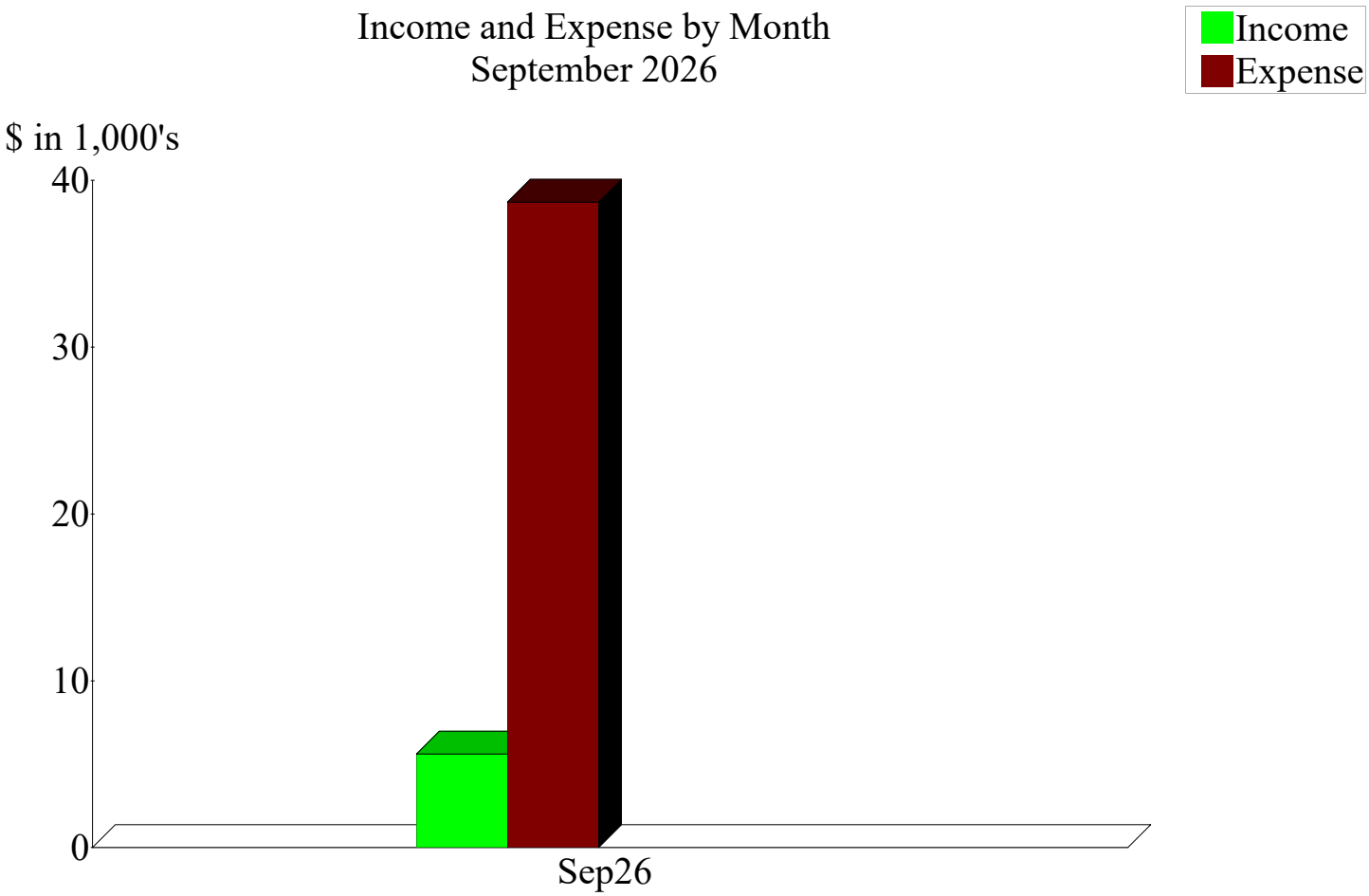
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	19	326	-	0%
Intragovernmental Transfer In	1,122	1,397,790	-	0%
Total Revenue and Other Sources	$ 1,141	$ 1,398,116	$ -	**0%**
Expenditures and Other Uses				
Conservation and Resource Management				
Irrigation	-	-	-	0%
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**1,141**	**1,398,116**	**-**	
Fund Balance - Beginning	(3,109,970)	(4,506,945)	-	
Fund Balance - Ending	$ (3,108,829)	$ (3,108,829)	$ -	

Palermo Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	15	78,755	-	0%
Intragovernmental Transfer In	822	10,011	-	0%
Total Revenue and Other Sources	$ 837	$ 88,767	$ -	**0%**
Expenditures and Other Uses				
Conservation and Resource Management				
Irrigation	-	228,785	-	0%
Capital Outlay				
Water-Sewer Combination	-	3,552,805	-	0%
Stormwater Management	-	2,413,821	-	0%
Intragovernmental Transfer Out	-	1,384,131	-	0%
Total Expenditures and Other Uses	$ -	$ 7,579,542	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**837**	**(7,490,776)**	**-**	
Fund Balance - Beginning	46,519	7,538,132	-	
Fund Balance - Ending	$ 47,356	$ 47,356	$ -	

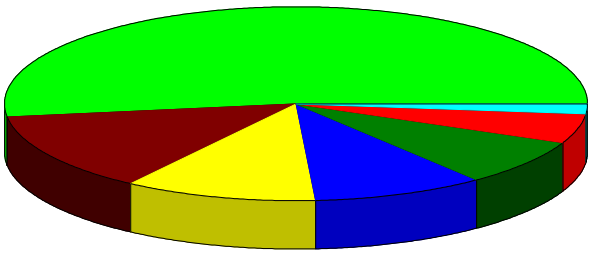
Palermo Community Development District

Income and Expense by Month
September 2026



Expense Summary
September 2026

5170000 · Debt Service	52.32%
5130000 · Financial and Adminis	13.22
9099000 · Reserve Allocations	10.77
5120000 · Executive	9.69
5140000 · Legal Services	7.95
5810000 · Interfund Transfer Out	5.02
5110000 · Legislative	1.03
Total	$38,698.40



By Account