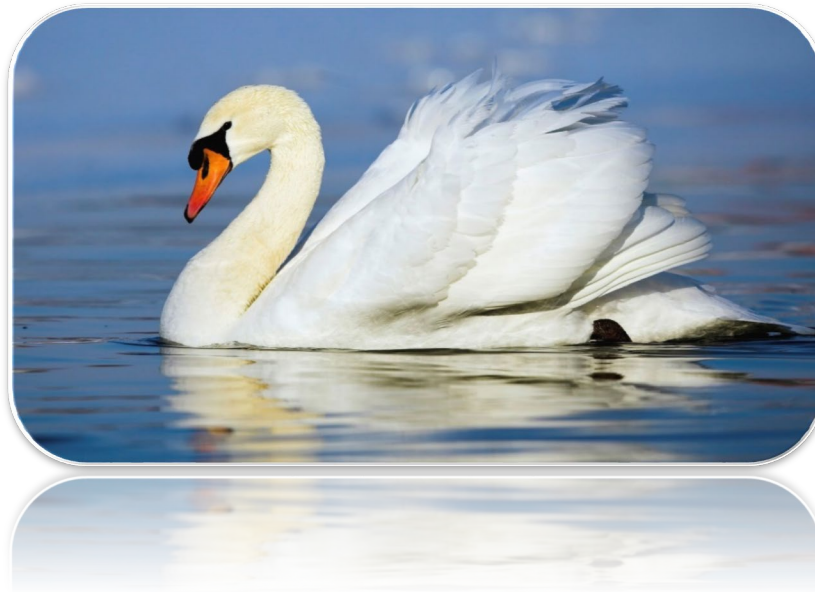


PALERMO COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Palermo Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Palermo Community Development District
Balance Sheet
for the Period Ending May 31, 2023**

| | Governmental Funds | | | | | | Totals (Memorandum Only) |
|--|--------------------|-------------------|----------------------|---------------------------|-------------------------|-------------|--------------------------------|
| | Debt Service Funds | | Capital Project Fund | | Account Groups | | |
| | General Fund | Series 2023 | Series 2023 | General Long Term Debt | General Fixed Assets | | |
| Assets | | | | | | | |
| Cash and Investments | | | | | | | |
| General Fund - Invested Cash | \$ 211,741 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 211,741 |
| Debt Service Fund | | | | | | | |
| Interest Account | | 181,278 | | | | - | \$ 181,278 |
| Sinking Account | | | | | | - | \$ - |
| Reserve Account | | 377,788 | | | | | \$ 377,788 |
| Revenue Account | | | | | | - | \$ - |
| Capitalized Interest | | | | | | - | \$ - |
| Prepayment Account | | | | | | - | \$ - |
| Construction Account | | | | 10,498,375 | | | \$ 10,498,375 |
| Cost of Issuance Account | | | | 50 | | | \$ 50 |
| Due from Other Funds | | | | | | | |
| General Fund | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - |
| Accounts Receivable | | | | | | | |
| | - | - | - | - | - | - | - |
| Assessments Receivable | | | | | | | |
| | - | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | 559,065 | - | - | 559,065 |
| Amount to be Provided by Debt Service Funds | - | - | - | (559,065) | - | - | (559,065) |
| Total Assets | \$ 211,741 | \$ 559,065 | \$ 10,498,425 | \$ - | \$ - | \$ - | \$ 11,269,232 |

**Palermo Community Development District
Balance Sheet
for the Period Ending May 31, 2023**

| | Governmental Funds | | | | | Totals (Memorandum Only) | |
|---|--------------------|--------------------|----------------------|---------------------------|-------------------------|--------------------------------|--|
| | Debt Service Funds | | Capital Project Fund | | Account Groups | | |
| | General Fund | Series 2023 | Series 2023 | General Long Term Debt | General Fixed Assets | | |
| Liabilities | | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ 165,027 | \$ - | \$ - | \$ - | \$ - | \$ 165,027 | |
| Due to Fiscal Agent | | | | | | | |
| Due to Other Funds | - | | | | | - | |
| General Fund | - | - | - | - | - | - | |
| Debt Service Fund(s) | - | - | - | - | - | - | |
| Due to Developer | | | \$ - | | | - | |
| Bonds Payable | | | | | | | |
| Current Portion | | | | | - | - | |
| Long Term | | | | | - | - | |
| Unamortized Prem/Discount on Bds Pyb | | (98,324) | - | | | (98,324) | |
| Total Liabilities | \$ 165,027 | \$ (98,324) | \$ - | \$ - | \$ - | \$ 66,704 | |
| Fund Equity and Other Credits | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | |
| Fund Balance | | | | | | | |
| Restricted | | | | | | | |
| Beginning: October 1, 2022 (Unaudited) | - | - | - | - | - | - | |
| Results from Current Operations | - | 657,389 | 10,498,425 | - | - | 11,155,814 | |
| Unassigned | | | | | | | |
| Beginning: October 1, 2022 (Unaudited) | 30,374 | | | - | - | 30,374 | |
| Results from Current Operations | 16,340 | | | - | - | 16,340 | |
| Total Fund Equity and Other Credits | \$ 46,714 | \$ 657,389 | \$ 10,498,425 | \$ - | \$ - | \$ 11,202,528 | |
| Total Liabilities, Fund Equity and Other Credits | \$ 211,741 | \$ 559,065 | \$ 10,498,425 | \$ - | \$ - | \$ 11,269,232 | |

Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|--|-------------|------------------|-------------|------------------|-------------|-------------|-------------|------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest | | | | | | | | | | | |
| Interest - General Checking | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | | |
| Special Assessments - On-Roll | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | - | - | N/A |
| Developer Contribution | - | 29,181 | - | 29,181 | - | - | - | 29,181 | 87,544 | 116,725 | 75% |
| Total Revenue and Other Sources: | \$ - | \$ 29,181 | \$ - | \$ 29,181 | \$ - | \$ - | \$ - | \$ 29,181 | \$ 87,544 | \$ 116,725 | N/A |
| Expenditures and Other Uses | | | | | | | | | | | |
| Legislative | | | | | | | | | | | |
| Board of Supervisor's Fees | - | - | - | - | - | - | - | - | - | - | N/A |
| Executive | | | | | | | | | | | |
| Professional Management | 3,417 | 3,417 | 3,417 | 3,417 | 3,417 | 3,417 | 3,417 | 3,417 | 27,333 | 41,000 | 67% |
| Financial and Administrative | | | | | | | | | | | |
| Audit Services | - | - | - | 500 | - | - | - | 3,300 | 3,800 | 5,300 | 72% |
| Accounting Services | 667 | 667 | 667 | 667 | 667 | 1,333 | 1,333 | 1,333 | 7,333 | 16,000 | 46% |
| Assessment Roll Preparation | 667 | 667 | 667 | 667 | 667 | 1,333 | 1,333 | 1,333 | 7,333 | 16,000 | 46% |
| Arbitrage Rebate Services | - | - | - | - | - | - | - | - | - | 500 | 0% |
| Other Contractual Services | | | | | | | | | | | |
| Legal Advertising | 282 | - | - | - | - | 312 | - | - | 594 | 2,000 | 30% |
| Trustee Services | - | - | - | - | - | - | - | - | - | 7,500 | 0% |
| Dissemination Agent Services | - | - | - | - | - | - | - | - | - | 5,000 | 0% |
| Property Appraiser Fees | - | - | - | 214 | - | - | - | - | 214 | - | N/A |
| Bank Service Fees | 17 | 18 | 19 | - | - | - | - | 115 | 169 | 350 | 48% |
| Travel and Per Diem | | | | | | | | | | | |
| Travel and Per Diem | - | - | - | - | - | - | - | - | - | - | N/A |
| Communications & Freight Services | | | | | | | | | | | |
| Postage, Freight & Messenger | - | - | - | - | 71 | 85 | - | - | 157 | 200 | 78% |

**Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023**

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|-------------|
| Rentals and Leases | | | | | | | | | | | |
| Miscellaneous Equipment | - | - | - | - | - | - | - | - | - | - | N/A |
| Website Services | - | - | - | - | - | - | - | - | - | 2,000 | 0% |
| Insurance | - | 5,375 | - | - | - | - | - | - | 5,375 | 5,500 | 98% |
| Printing & Binding | - | - | - | - | - | - | - | - | - | 200 | 0% |
| Subscription & Memberships | - | 175 | - | - | - | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | | | | | |
| Legal - General Counsel | - | - | - | 670 | - | 210 | - | 17,840 | 18,719 | 10,000 | 187% |
| Other General Government Services | | | | | | | | | | | |
| Engineering Services | - | - | - | - | - | - | - | - | - | 5,000 | 0% |
| Contingencies | - | - | - | - | - | - | - | - | - | - | N/A |
| Capital Outlay | - | - | - | - | - | - | - | - | - | - | N/A |
| Other Fees and Charges | - | - | - | - | - | - | - | - | - | - | N/A |
| Discounts/Collection Fees | - | - | - | - | - | - | - | - | - | - | - |
| Sub-Total: | 5,049 | 10,318 | 4,769 | 6,134 | 4,821 | 6,691 | 6,083 | 27,338 | 71,204 | 116,725 | N/A |
| Total Expenditures and Other Uses: | \$ 5,049 | \$ 10,318 | \$ 4,769 | \$ 6,134 | \$ 4,821 | \$ 6,691 | \$ 6,083 | \$ 27,338 | \$ 71,204 | \$ 116,725 | N/A |
| Net Increase/ (Decrease) in Fund Balance | (5,049) | 18,863 | (4,769) | 23,048 | (4,821) | (6,691) | (6,083) | 1,843 | 16,340 | - | |
| Fund Balance - Beginning | 30,374 | 25,324 | 44,187 | 39,419 | 62,467 | 57,645 | 50,954 | 44,871 | 30,374 | - | |
| Fund Balance - Ending | \$ 25,324 | \$ 44,187 | \$ 39,419 | \$ 62,467 | \$ 57,645 | \$ 50,954 | \$ 44,871 | \$ 46,714 | 46,714 | \$ - | |

Palermo Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

| Description | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-----------------|-----------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | - | \$ - | - | - | N/A |
| Interest Income | | | | | | | |
| Interest Account | | 70 | 456 | 548 | 1,074 | - | N/A |
| Sinking Fund Account | - | - | - | - | - | - | N/A |
| Reserve Account | - | 146 | 956 | 1,147 | 2,249 | - | N/A |
| Prepayment Account | | | - | - | - | - | N/A |
| Revenue Account | | | - | - | - | - | N/A |
| Capitalized Interest Account | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | | | - | - | - | - | N/A |
| Special Assessments - Off Roll | | | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | - | - | N/A |
| Debt Proceeds | 887,115 | | | | 887,115 | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 887,115 | \$ 216 | \$ 1,413 | \$ 1,695 | \$ 890,438 | \$ - | N/A |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2019 | - | - | - | - | - | - | N/A |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2019 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2019 | - | - | - | - | - | - | N/A |
| Underwriter's Discount | 230,800 | - | - | - | 230,800 | - | N/A |
| Operating Transfers Out (To Other Funds) | - | 146 | 956 | 1,147 | 2,249 | - | N/A |
| Total Expenditures and Other Uses: | \$ 230,800 | \$ 146 | 956 | \$ 1,147 | 233,049 | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | 656,315 | 70 | 456 | 548 | 657,389 | - | |
| Fund Balance - Beginning | - | 656,315 | 656,384 | 656,841 | - | - | |
| Fund Balance - Ending | \$ 656,315 | \$ 656,384 | 656,841 | 657,389 | 657,389 | \$ - | |

Prepared by:

JPWARD and Associates, LLC

Palermo Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

| Description | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | - | - | - | - | - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | - | 4,031 | 26,424 | 31,761 | 62,215 | \$ - | N/A |
| Cost of Issuance | - | 0 | 0 | 0 | 0 | \$ - | N/A |
| Debt Proceeds | - | - | - | - | - | \$ - | N/A |
| Developer Contributions | 10,652,885 | | | | 10,652,885 | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | 146 | 956 | 1,147 | 2,249 | \$ - | N/A |
| Total Revenue and Other Sources: | \$ 10,652,885 | \$ 4,177 | \$ 27,380 | \$ 32,908 | \$ 10,717,350 | \$ - | N/A |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | \$ 50,000 | \$ - | \$ - | \$ - | \$ 50,000 | \$ - | N/A |
| Other Contractual Services | | | | | | | |
| Trustee Services | \$ 6,125 | \$ - | \$ - | \$ - | \$ 6,125 | \$ - | N/A |
| Legal Services | \$ 161,050 | \$ - | \$ - | \$ - | \$ 161,050 | \$ - | N/A |
| Printing & Binding | \$ 1,750 | \$ - | \$ - | \$ - | \$ 1,750 | \$ - | N/A |
| Other General Government Services | | | | | | | |
| Engineering Services | | | | | \$ - | | |
| Capital Outlay | | | | | | | |
| Electrical | | | | | \$ - | | |
| Water-Sewer Combination | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Stormwater Management | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Landscaping | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Roadway Improvement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Cost of Issuance | | | | | | | |
| Legal - Series 2019 Bonds | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Underwriter's Discount | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Total Expenditures and Other Uses: | \$ 218,925 | \$ - | \$ - | \$ - | \$ 218,925 | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | \$ 10,433,960 | \$ 4,177 | \$ 27,380 | \$ 32,908 | \$ 10,498,425 | - | |
| Fund Balance - Beginning | \$ - | \$ 10,433,960 | \$ 10,438,137 | \$ 10,465,517 | \$ - | \$ - | |
| Fund Balance - Ending | \$ 10,433,960 | \$ 10,438,137 | \$ 10,465,517 | \$ 10,498,425 | \$ 10,498,425 | \$ - | |

Prepared by:

JPWARD and Associates, LLC