PALERMO COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

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

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Palermo Community Development District

Table of Contents

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3-4
Debt Service Fund Series 2023 Series 2025	5 6
Capital Project Fund Series 2023 Series 2025	<i>7</i> 8

The September 30, 2025 Financial Statements are Subject to Audit.

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Palermo Community Develoment District Balance Sheet for the Period Ending September 30, 2025

				Governme	ental Funds						
			Debt Service Funds			Capital Project Fund		Accour	nt Groups		Totals
	Gen	eral Fund	Series 2023	Series	2025	Series 2023	Series 2025	General Long Term Debt	General Fixed Assets		norandum Only)
Assets											
Cash and Investments											
General Fund - Invested Cash	\$	448,803	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$	448,803
Debt Service Fund											
Interest Account		-	-		1,619	-	-	-	-		1,619
Sinking Account		-	-		-	-	-	-	-		-
Reserve Account		-	377,788		276,913	-	-	-	-		654,700
Revenue Account		-	544,145		-	-	-	-	-		544,145
Capitalized Interest		-	-		-	-	-	-	-		-
Prepayment Account		-	-		-	-	-	-	-		-
Construction Account		-	-		-	13,769	7,496,717	-	-		7,510,486
Cost of Issuance Account		-	-		-	-	-	-			-
Due from Other Funds											
General Fund		-			-	-	-	-	-		-
Debt Service Fund(s)		-			-	-	-	-	-		-
Accounts Receivable		-			-	-	-	-	-		-
Assessments Receivable		-	-		-	-	-	-	-		-
Unamortized Prem/Discount on Bonds Payable		-	-		-	98,324	41,415	-	-		139,739
Amount Available in Debt Service Funds		-	-		-	-	-	921,932	-		921,932
Amount to be Provided by Debt Service Funds		-	-		-	-	-	18,428,068	-		18,428,068
Investment in General Fixed Assets (net of depreciation)		-			_	_	_	_	1,726,708		1,726,708
Total Asse	ts Ś	448,803	\$ 921,932	\$	278,531	\$ 112,093	\$ 7,538,132	\$ 19,350,000	\$ 1,726,708	Ś	30,376,199

Palermo Community Develoment District Balance Sheet for the Period Ending September 30, 2025

			Governmental Fund	ls				
		Debt Service Funds		Capital Project Fund		Accoun	t Groups	Totals
						General Long	General Fixed	(Memorandum
	General Fund	Series 2023	Series 2025	Series 2023	Series 2025	Term Debt	Assets	Only)
Liabilities								
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Due to Other Governments								
Lee County	164,745	-	-	-	-	-	-	164,745
Due to Developer	-	-	-	4,619,037	-	-	-	4,619,037
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2023	-	-	-	-	-	195,000	-	195,000
Series 2025	-	-	-	-	-	120,000	-	120,000
Long Term								
Series 2023	-	-	-	-	-	\$10,980,000	-	10,980,000
Series 2025	-	-	-	-	-	\$8,055,000	-	8,055,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	-	-
Total Liabilities	\$ 164,745	\$ -	\$ -	\$ 4,619,037	\$ -	\$ 19,350,000	\$ -	\$ 24,133,782
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	1,726,708	1,726,708
Fund Balance								
Restricted								
Beginning: October 1, 2024 (Unaudited)	-	884,007	-	7,780,143	-	-	-	8,664,149
Results from Current Operations	-	37,925	278,531	(12,287,087)	7,538,132	-	-	(4,432,498)
Unassigned								
Beginning: October 1, 2024 (Unaudited)	162,242	-	-	-	-	-	-	162,242
Results from Current Operations	121,815	-	-	-	-	-	-	121,815
Total Fund Equity and Other Credits	\$ 284,058	\$ 921,932	\$ 278,531	\$ (4,506,945)	\$ 7,538,132	\$ -	\$ 1,726,708	\$ 6,242,417
Total Liabilities, Fund Equity and Other Credits	\$ 448,803	\$ 921,932	\$ 278,531	\$ 112,093	\$ 7,538,132	\$ 19,350,000	\$ 1,726,708	\$ 30,376,199
=		- 522,552		,055	,555,152	+ 15,555,666	,, -=,, 00	

Palermo Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budge
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - !	5 - :	\$ -	\$ - \$	-	\$ -	\$ -	\$ -	\$ (46,384)	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	854	7,558	118,713	99,099	341	689	982	358	-	716	-	-	229,311	231,922	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	_	-	-	-	_	_	-	_	_	_	-	-	-	(9,673)	0%
Developer Contribution	-	_	_	-	_	_	-	_	-	_	_	-	-	-	0%
Total Revenue and Other Sources:	\$ 854	\$ 7,558	\$ 118,713	\$ 99,099	\$ 341	\$ 689	982	\$ 358	\$ - \$	716	\$ -	\$ -	\$ 229,311	\$ 175,865	130%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	_	-	200	-	200	200	400	_	400	_	-	-	1,400	-	0%
Executive															
Professional Management	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	-	39,417	43,000	92%
Financial and Administrative															
Audit Services	-	-	-	5,500	-	-	-	-	-	-	-	-	5,500	5,500	100%
Accounting Services	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	16,500	18,000	92%
Assessment Roll Preparation	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	16,500	18,000	92%
Arbitrage Rebate Services	_	-	-	-	_	_	500	_	_	_	-	-	500	500	100%
Other Contractual Services															
Legal Advertising	-	-	-	790	-	-	252	-	-	2,703	-	-	3,745	1,800	208%
Trustee Services	_	-	-	-	_	4,246	-	_	_	_	-	-	4,246	4,300	99%
Dissemination Agent Services	1,500	-	-	-	-	-	-	-	-	-	_	_	1,500	5,000	30%
Property Appraiser Fees	-	-	-	-	-	-	-	714	-	-	-	-	714	1,000	71%
Bank Service Fees	-	-	-	-	-	_	-	_	_	-	-	-	-	300	0%
Travel and Per Diem	-	-	_	-	-	-	-	_	-	-	-	-	-	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	9	26	9	-	64	35	18	87	25	132	9	-	411	200	206%
Rentals and Leases															
Miscellaneous Equipment	-	_	-	-	-	-	-	_	-	_	_	-	-	-	0%
Website Services	_			300									300	1,200	25%

Palermo Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2025

														Total Annual	% of
Description	October	Novembe	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	Budget
Insurance	5,814		-	-	-	-	-	-	-	-	-	-	5,814	6,290	92%
Printing & Binding	-		-	-		-	-	40	-	-	-	-	40	50	80%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-		1,220	1,489	-	518	447	395	-	1,682	-	-	5,750	7,500	77%
Legal - Series 2023 Bonds	-		-	-	-	1,183	-	2,142	-	1,660	-	-	4,984	-	0%
Other General Government Services															
Engineering Services	-		-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Contingencies	-		-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-		-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves and Contingencies															
Reserve for Natural Disaster Cleanup	-			-	-	-	-	-	-	-	-	-	-	50,000	0%
Contingencies	-			-	-	-	-	-	-	-	-	-	-	7,050	0%
Sub-Total:	13,906	6,785	8,012	14,661	6,847	12,764	8,200	9,960	7,008	12,760	6,592	-	107,496	175,865	61%
Total Expenditures and Other Uses:	\$ 13,906	\$ 6,785	\$ 8,012	\$ 14,661	\$ 6,847	\$ 12,764	\$ 8,200	\$ 9,960	\$ 7,008	\$ 12,760	\$ 6,592	\$ -	\$ 107,496	\$ 175,865	_ 61%
•		-		-	-	•		-					-		_
Net Increase/ (Decrease) in Fund Balance	(13,052)	774	110,701	84,438	(6,506)	(12,076)	(7,218)	(9,602)	(7,008)	(12,043)	(6,592)	-	121,815	46,384	
Fund Balance - Beginning	162,242	149,190	149,964	260,664	345,102	338,596	326,521	319,303	309,701	302,693	290,650	284,058	162,242	162,242	
Fund Balance - Ending	\$ 149,190	\$ 149,964	\$ 260,664	\$ 345,102	\$ 338,596	\$ 326,521	\$ 319,303	\$ 309,701	\$ 302,693	\$ 290,650	\$ 284,058	\$ 284,058	\$ 284,058	\$ 208,626	

Palermo Community Development District Debt Service Fund - Series 2023 Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2025

escription	0	ctober	Nove	ember	December	January	February	March		April	May	June	July	August	September	Year to Date	Total Annual Budget	% (Bud
evenue and Other Sources																		
Carryforward	\$	-	\$	-	\$ -	\$ -	\$ -	\$	- \$	-	\$ - \$	- \$	- \$	-	\$ -	\$ -	-	09
Interest Income												-	-	-	-			
Interest Account		-		-	-	-	-		-	-	-	-	-	-	-	-	65	09
Sinking Fund Account		-		-	-	-	-		-	-	-	-	-	-	-	-	-	09
Reserve Account		1,563		1,519	1,411	1,405	1,363	1,23	1	1,363	1,319	1,362	1,319	1,363	1,361	16,577	15,000	111
Prepayment Account		-		-	-	-				-	-	-	-	-	-	-	-	0'
Revenue Account		975		963	876	935	1,186	1,404.9	7	1,560	1,517	1,573	1,170	845	849	13,856	2,000	69
Capitalized Interest Account		-		-	-	-	-		-	-	-	-	-	-	-	-	-	0
Special Assessments - Prepayments												-	-	-	-			
Special Assessments - On Roll		2,908		25,738	404,252	337,462	1,161	2,34	5	3,345	1,220	-	2,440	-	-	780,870	813,171	96
Special Assessments - Off Roll		-		-	-	-	-		-	-	-	-	-	-	-	-	-	C
Special Assessments - Prepayments		-		-	-	-	-		-	-	-	-	-	-	-	-	-	C
Other Fees and Charges																		
Discounts for Early Payment		-		-	-	-	-		-	-	-	-	-	-	-	-	(56,371)	(
Debt Proceeds		-		-	-	-	-		-	-	-	-	-	-	-	-	-	(
Intragovernmental Transfer In		-		-			-		-	-	-	-	-	-	-	-	-	C
Total Revenue and Other Sources:	\$	5,446	\$	28,219	\$ 406,539	\$ 339,803	\$ 3,709	\$ 4,98	1 \$	6,268	\$ 4,055 \$	2,936 \$	4,929	2,208	\$ 2,210	\$ 811,302	\$ 773,865	10
penditures and Other Uses																		
Debt Service																		
Principal Debt Service - Mandatory																		
Series 2023		-		-	-	-	-		-	-	-	185,000	-	-	-	185,000	185,000	10
Principal Debt Service - Early Redemptions																		
Series 2023		-		-	-	-	-		-	-	-	-	-	-	-	-	-	C
Interest Expense																		
Series 2023		-		-	285,900	-	-		-	-	-	285,900	-	-	-	571,800	571,800	10
Underwriter's Discount		-		-			-		-	-	-	-	-	-	-	-	-	C
Operating Transfers Out (To Other Funds)		1,563		1,519	1,411	1,405	1,363	1,23	1	1,363	1,319	1,362	1,319	1,363	1,361	16,577	-	C
Total Expenditures and Other Uses:	\$	1,563	\$	1,519	\$ 287,311	\$ 1,405	\$ 1,363	\$ 1,23	1 \$	1,363	\$ 1,319	472,262 \$	1,319	\$ 1,363	\$ 1,361	\$ 773,377	\$ 756,800	10
Net Increase/ (Decrease) in Fund Balance		3,883		26,701	119,228	338,397	2,346	3,75	0	4,906	2,737	(469,327)	3,610	845	849	37,925	17,065	
Fund Balance - Beginning		884,007		87,890	914,591	1,033,819	1,372,216	1,374,56		1,378,313	1,383,218	1,385,955	916,628	920,238	921,084	884,007	884,007	
Fund Balance - Ending	\$			•	\$ 1,033,819					1,383,218		916,628 \$	920,238		\$ 921,932	\$ 921,932	\$ 901,072	-

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

Description		March		April	May	ر	lune	July	,	A	lugust	Sept	ember	Υe	ar to Date	Total Annua Budget	l % d Bud
Revenue and Other Sources				•													
Carryforward	\$	-	\$	-	\$ - :	\$	- 9	\$	-	\$	-	\$	-	\$	-	-	. 09
Interest Income							-		-		-		-				
Interest Account		-		361	418		434		213		5		5		1,436		. 09
Sinking Fund Account		-		-	-		-		-		-		-		-	-	. 09
Reserve Account		-		838	968		999		967		999		998		5,767	-	. 09
Prepayment Account				-	-		-		-		-		-		-	-	. 09
Revenue Account		-		-	-		-		-		-		-		-	-	. 09
Capitalized Interest Account		-		-	-		-		-		-		-		-	-	. 09
Special Assessments - Prepayments							-		-		-		-				
Special Assessments - On Roll		-		-	-		-		-		-		-		-	-	. 09
Special Assessments - Off Roll		-		-	-		-		-		-		-		-	-	. 09
Special Assessments - Prepayments		-		-	-		-		-		-		-		-		. 09
Other Fees and Charges																	
Discounts for Early Payment		-		-	-		-		-		-		-		-		. 09
Debt Proceeds		396,376		-	-		-		-		-		-		396,376		. 09
Intragovernmental Transfer In		-		-	-		-		-		-		183		183		. 09
Total Revenue and Other Sources:	\$	396,376	\$	1,199	\$ 1,386	\$	1,432	\$ 1	,179	\$	1,004	\$	1,186	\$	403,761	\$ -	. 09
Expenditures and Other Uses																	
Debt Service																	
Principal Debt Service - Mandatory																	
Series 2025		-		-	-		-		-		-		-		-		. 09
Principal Debt Service - Early Redemptions																	
Series 2025		-		-	-		-		-		-		_		-	-	. 09
Interest Expense																	
Series 2025		-		-	-		119,463		-		-		-		119,463		. 09
Underwriter's Discount		-		-	-		-		-		-		-		-		. 09
Operating Transfers Out (To Other Funds)		-		838	968		999		967		999		998		5,767	-	. 09
Total Expenditures and Other Uses:	\$	-	\$	838	\$ 968	\$	120,462	\$	967	\$	999	\$	998	\$	125,230	\$ -	. 09
Net Increase/ (Decrease) in Fund Balance		396,376		361	418	(:	119,030)		213		5		188		278,531	-	
Fund Balance - Beginning		-		396,376	396,737	•	397,155	278	,126		278,338	2	78,343		, -		
Fund Balance - Ending	<u> </u>	396,376	Ś	396,737	\$ 		278,126		,338		278,343		78,531	Ś	278,531	\$ -	_

Palermo Community Development District Capital Projects Fund - Series 2023 Statement of Revenues, Expenditures and Changes in Fund Balance Through September 30, 2025

Description	<u>0</u>	ctober	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budge
Revenue and Other Sources								•								
Carryforward	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 5	\$ -	\$ -	\$ -	0%
Interest Income																
Construction Account		31,762	31,013	28,922	28,925	28,155	25,523	24,548	8,500	8,248	32	39	44	215,711	-	0%
Cost of Issuance		-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions		-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)		1,563	1,519	1,411	1,405	1,363	1,231	1,363	1,319	1,362	1,319	1,363	1,361	16,577	-	0%
Total Revenue and Other Sources:	\$	33,325 \$	32,532 \$	30,333 \$	30,330 \$	29,517 \$	26,753 \$	25,910 \$	9,818 \$	9,611 \$	1,351 \$	1,402	\$ 1,405	\$ 232,288	\$ -	0%
xpenditures and Other Uses																
Executive																
Professional Management		-	-	-	-	-	-	-	-	-	-	=	-	-	-	09
Other Contractual Services																
Trustee Services		-	-	-	-	-	-	-	-	-	-	=	-	-	-	0
Legal Services		-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Printing & Binding		-	-	-	-	-	-	-	-	-	-	-	-	-	-	09
Other General Government Services																
Engineering Services		-	-	-	-	-	-	-	-	-	-	-	-	-	-	09
Conservation and Resource Management																
Irrigation		-	-	-	-	-	767,548	-	453,101	-	-	-	-	1,220,649	-	0
Capital Outlay																
Electrical		-	-	-	-	-	-	-	-	-	-	-	-	-	-	09
Water-Sewer Combination		-	-	-	-	-	1,997,649	-	3,666,047	-	-	-	-	5,663,696	-	0
Stormwater Management		-	-	-	-	-	2,689,776	-	2,945,254	-	-	-	-	5,635,030	-	09
Landscaping		-	-	-	-	-	-	-	-	-	-	-	-	-	-	09
Roadway Improvement		-	-	-	-	-	-	-	-	-	-	-	-	-	-	09
Cost of Issuance																
Legal - Series 2019 Bonds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	09
Underwriter's Discount		-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Operating Transfers Out (To Other Funds)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	09
Total Expenditures and Other Uses:	\$	- \$	- \$	- \$	- \$	- \$	5,454,973 \$	- \$	7,064,402 \$	- \$	- \$	- (\$ -	\$ 12,519,375	\$ -	09
Net Increase/ (Decrease) in Fund Balance		33,325	32,532	30,333	30,330	29,517	(5,428,220)	25,910	(7,054,584)	9,611	1,351	1,402	1,405	(12,287,087)	-	
Fund Balance - Beginning		7,780,143	7,813,468	7,846,000	7,876,333	7,906,663	7,936,180	2,507,960	2,533,870	(4,520,713)	(4,511,103)	(4,509,752)	(4,508,350)	7,780,143	-	
Fund Balance - Ending	Ś	7,813,468 \$	7,846,000 \$	7,876,333 \$	7,906,663 \$	7,936,180 \$	2,507,960 \$	2,533,870 \$	(4 520 712) ¢	(4,511,103) \$			\$ (4,506,945)	\$ (4,506,945)	Ś -	

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

Description	Ma	rch	April	May		June		July	August	S	eptember	Y	ear to Date		Annual dget	% of Budget
Revenue and Other Sources			p	,		54 5		Jul.,			- Cptolling					
Carryforward	\$	_	\$ - \$;	- 5	5	- \$	- :	\$	- \$		\$	_	\$	_	0%
Interest Income	•						·		•	·		Ċ		·		
Construction Account		_	22,191	25,	684	26,63	4	25,871	26,834	ļ	26,903		154,116		_	0%
Cost of Issuance		_	5	,	1	,	1	1	. 1	L	1		. 8		-	0%
Debt Proceeds	7,:	778,624	-		_		_	-		_	_		7,778,624		_	0%
Developer Contributions	•	-	_		-		-	-		-	_		-		-	0%
Operating Transfers In (From Other Funds)		-	838		968	99	9	967	999)	998		5,767		-	0%
Total Revenue and Other Sources:	\$ 7,	778,624	\$ 23,033 \$	26	,652 \$	27,63	3 \$	26,838	\$ 27,833	\$	27,901	\$	7,938,515	\$	-	0%
Expenditures and Other Uses																
Executive																
Professional Management		-	-		-		-	-		-	-		-		-	0%
Other Contractual Services																
Assessment Roll Services		-	-		-		-	-		-	-		-		-	0%
Trustee Services		-	-		-		-	-		-	-		-		-	0%
Dissemation Services		-	-		-		-	-		-	-		-		-	0%
Legal Services		-	-		-		-	-		-	-		-		-	0%
Printing & Binding		-	-		-		-	-		-	-		-		-	0%
Other General Government Services																
Engineering Services		-	-		-		-	-		-	-		-		-	0%
Conservation and Resource Management																
Irrigation		-	-		-		-	-		-	-		-		-	0%
Capital Outlay																
Electrical		-	-		-		-	-		-	-		-		-	0%
Water-Sewer Combination		-	-		-		-	-		-	-		-		-	0%
Stormwater Management		-	-		-		-	-		-	-		-		-	0%
Landscaping		-	-		-		-	-		-	-		-		-	0%
Roadway Improvement		-	-		-		-	-		-	-		-		-	0%
Cost of Issuance																
Dissemation Services		3,500	-		-		-	-		-	-		3,500		-	0%
District Management and A.M.		50,000	-		-		-	-		-	-		50,000		-	0%
Legal Services	:	175,375	-		-		-	-		-	-		175,375		-	0%
Printing & Binding		1,750	-		-		-	-		-	-		1,750		-	0%
Trustee Services		6,075	-		-		-	-		-	-		6,075		-	0%
Underwriter's Discount	:	163,500	-		-		-	-		-	-		163,500		-	0%
Operating Transfers Out (To Other Funds)		-	 -		-		-	-			183		183			0%
Total Expenditures and Other Uses:	\$ 4	400,200	\$ - \$	3	- 5	5	- \$	-	\$	- \$	183	\$	400,383	\$	-	0%
Net Increase/ (Decrease) in Fund Balance	7,3	378,424	23,033	26	,652	27,63	3	26,838	27,833	3	27,718		7,538,132		-	
Fund Balance - Beginning		-	7,378,424	7,401	,457	7,428,10	19	7,455,743	7,482,581	L	7,510,414		-			
Fund Balance - Ending	\$ 7,3	378,424	\$ 7,401,457 \$	7,428	,109 \$	7,455,74	3 \$	7,482,581	\$ 7,510,414	1 \$	7,538,132	\$	7,538,132	\$	-	