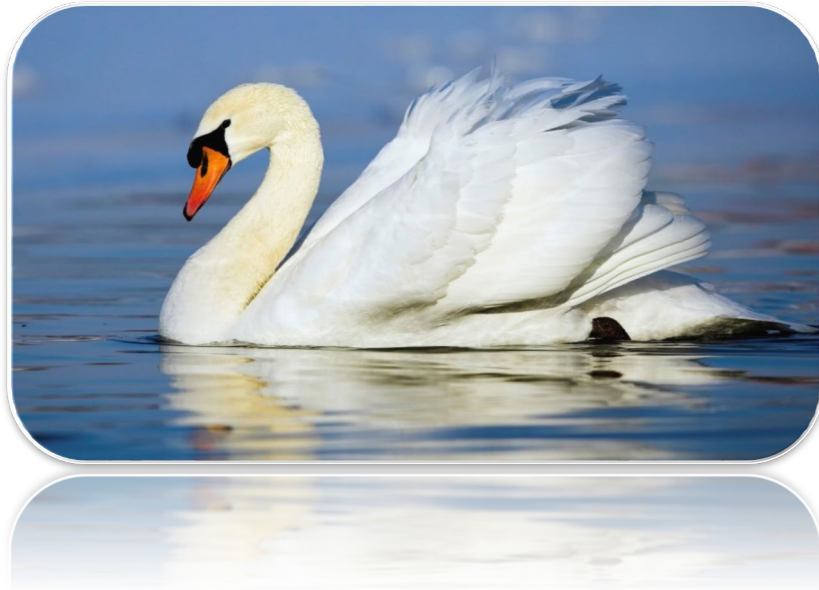


PALERMO COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2023

FISCAL YEAR 2024

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 December 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 | \$ 319,072 | \$ - | \$ - | \$ - | \$ - | \$ 319,072 | |
| Debt Service Fund | | | | | | | |
| Interest Account | - | 9 | - | - | - | \$ 9 | |
| Sinking Account | - | - | - | - | - | \$ - | |
| Reserve Account | - | 377,788 | - | - | - | \$ 377,788 | |
| Revenue Account | - | 345,516 | - | - | - | \$ 345,516 | |
| Capitalized Interest | - | - | - | - | - | \$ - | |
| Prepayment Account | - | - | - | - | - | \$ - | |
| Construction Account | - | - | 7,370,522 | - | - | \$ 7,370,522 | |
| Cost of Issuance Account | - | - | - | - | - | \$ - | |
| Due from Other Funds | | | | | | | |
| General Fund | - | 69,890 | - | - | - | 69,890 | |
| Debt Service Fund(s) | - | - | - | - | - | - | |
| Accounts Receivable | | | | | | | |
| Assessments Receivable | | | | | | | |
| Amount Available in Debt Service Funds | - | - | - | 793,202 | - | 793,202 | |
| Amount to be Provided by Debt Service Funds | - | - | - | 10,566,595 | - | 10,566,595 | |
| Total Assets | \$ 319,072 | \$ 793,202 | \$ 7,370,522 | \$ 11,359,797 | \$ - | \$ 19,842,592 | |
| Liabilities | | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ 164,745 | \$ - | \$ - | \$ - | \$ - | \$ 164,745 | |
| Due to Fiscal Agent | \$ - | \$ - | \$ - | \$ - | \$ - | - | |
| Due to Other Funds | | | | | | | |
| General Fund | - | - | - | - | - | - | |
| Debt Service Fund(s) | 69,890 | - | - | - | - | 69,890 | |
| Due to Developer | \$ - | \$ - | \$ - | - | - | - | |
| Bonds Payable | | | | | | | |
| Current Portion | - | - | - | - | - | - | |
| Long Term | - | - | - | \$11,359,797 | - | 11,359,797 | |
| Unamortized Prem/Discount on Bds Pyb | - | (98,324) | - | - | - | (98,324) | |
| Total Liabilities | \$ 234,635 | \$ (98,324) | \$ - | \$ 11,359,797 | \$ - | \$ 11,496,108 | |
| Fund Equity and Other Credits | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | |
| Fund Balance | | | | | | | |
| Restricted | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | - | 478,089 | 7,268,354 | - | - | 7,746,444 | |
| Results from Current Operations | - | 413,436 | 102,167 | - | - | 515,604 | |
| Unassigned | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | 43,547 | - | - | - | - | 43,547 | |
| Results from Current Operations | 40,889 | - | - | - | - | 40,889 | |
| Total Fund Equity and Other Credits | \$ 84,437 | \$ 891,526 | \$ 7,370,522 | \$ - | \$ - | \$ 8,346,484 | |
| Total Liabilities, Fund Equity and Other Credits | \$ 319,072 | \$ 793,202 | \$ 7,370,522 | \$ 11,359,797 | \$ - | \$ 19,842,592 | |

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

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|--------------|-----------------|------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ (46,385) | 0% |
| Interest | | | | | | |
| Interest - General Checking | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | |
| Special Assessments - On-Roll | 14 | 2,110 | 65,781 | 67,905 | 231,923 | 29% |
| Special Assessments - Off-Roll | - | - | - | - | - | N/A |
| Developer Contribution | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 14 | \$ 2,110 | \$ 65,781 | \$ 67,905 | \$ 185,538 | N/A |
| Expenditures and Other Uses | | | | | | |
| Legislative | | | | | | |
| Board of Supervisor's Fees | - | - | - | - | - | N/A |
| Executive | | | | | | |
| Professional Management | 3,500 | 3,500 | 3,500 | 10,500 | 42,000 | 25% |
| Financial and Administrative | | | | | | |
| Audit Services | - | - | - | - | 5,300 | 0% |
| Accounting Services | 1,417 | 1,417 | 1,417 | 4,250 | 17,000 | 25% |
| Assessment Roll Preparation | 1,417 | 1,417 | 1,417 | 4,250 | 17,000 | 25% |
| Arbitrage Rebate Services | - | - | - | - | 500 | 0% |
| Other Contractual Services | | | | | | |
| Legal Advertising | - | - | - | - | 1,750 | 0% |
| Trustee Services | - | - | - | - | 4,300 | 0% |
| Dissemination Agent Services | 417 | 417 | 417 | 1,250 | 5,000 | 25% |
| Property Appraiser Fees | - | 714 | - | 714 | 1,841 | 39% |
| Bank Service Fees | 20 | 52 | - | 72 | 300 | 24% |
| Travel and Per Diem | | | | | | |
| Travel and Per Diem | - | - | - | - | - | N/A |
| Communications & Freight Services | | | | | | |
| Postage, Freight & Messenger | 13 | - | - | 13 | 50 | 27% |
| Rentals and Leases | | | | | | |
| Miscellaneous Equipment | - | - | - | - | - | N/A |
| Website Services | - | - | - | - | 1,500 | 0% |
| Insurance | 5,590 | - | - | 5,590 | 5,600 | 100% |
| Printing & Binding | - | - | - | - | 50 | 0% |
| Subscription & Memberships | - | 175 | - | 175 | 175 | 100% |
| Legal Services | | | | | | |
| Legal - General Counsel | - | 201 | - | 201 | 7,500 | 3% |
| Other General Government Services | | | | | | |
| Engineering Services | - | - | - | - | 6,000 | 0% |

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

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|------------------|------------------|------------------|------------------|---------------------|-------------|
| Contingencies | - | - | - | - | - | #DIV/0! |
| Capital Outlay | - | - | - | - | - | N/A |
| Reserves and Contingencies | | | | | | |
| Reserve for Natural Disaster Cleanup | - | | | - | 50,000 | 0% |
| Contingencies | - | | | - | 10,000 | 0% |
| Other Fees and Charges | - | - | - | - | - | N/A |
| Discounts/Collection Fees | - | - | - | - | 9,673 | |
| Sub-Total: | 12,374 | 7,891 | 6,750 | 27,015 | 185,539 | N/A |
| Total Expenditures and Other Uses: | \$ 12,374 | \$ 7,891 | \$ 6,750 | \$ 27,015 | \$ 185,539 | N/A |
| Net Increase/ (Decrease) in Fund Balance | (12,360) | (5,782) | 59,031 | 40,889 | 46,384 | |
| Fund Balance - Beginning | 43,547 | 31,187 | 25,405 | 43,547 | - | |
| Fund Balance - Ending | \$ 31,187 | \$ 25,405 | \$ 84,437 | 84,437 | \$ 46,384 | |

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

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | - | - | N/A |
| Interest Income | | | | | | |
| Interest Account | 9 | 9 | 9 | 26 | - | N/A |
| Sinking Fund Account | - | - | - | - | - | N/A |
| Reserve Account | 1,661 | 1,717 | 1,649 | 5,027 | - | N/A |
| Prepayment Account | - | - | - | - | - | N/A |
| Revenue Account | - | - | 95 | 95 | - | N/A |
| Capitalized Interest Account | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | |
| Special Assessments - On Roll | 47 | 7,209 | 224,772 | 232,028 | 815,596 | 28% |
| Special Assessments - Off Roll | - | 470,900 | - | 470,900 | 285,900 | N/A |
| Special Assessments - Prepayments | - | - | - | - | 185,000 | N/A |
| Debt Proceeds | | | | | | |
| Intragovernmental Transfer In | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,716 | \$ 479,835 | \$ 226,525 | \$ 708,076 | \$ 1,286,496 | N/A |
| Expenditures and Other Uses | | | | | | |
| Debt Service | | | | | | |
| Principal Debt Service - Mandatory | | | | | | |
| Series 2019 | - | - | - | - | 180,000 | N/A |
| Principal Debt Service - Early Redemptions | | | | | | |
| Series 2019 | - | - | - | - | - | N/A |
| Interest Expense | | | | | | |
| Series 2019 | - | - | 289,613 | 289,613 | 579,225 | N/A |
| Underwriter's Discount | | | | | | |
| | - | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | | | | | | |
| | 1,661 | 1,717 | 1,649 | 5,027 | - | N/A |
| Total Expenditures and Other Uses: | 1,661 | 1,717 | 291,262 | 294,640 | \$ 759,225 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 55 | 478,118 | (64,737) | 413,436 | 527,271 | |
| Fund Balance - Beginning | 478,089 | 478,145 | 956,263 | 478,089 | - | |
| Fund Balance - Ending | \$ 478,145 | \$ 956,263 | \$ 891,526 | 891,526 | \$ 527,271 | |

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 December 31, 2023

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | - | - | - | - | \$ - | N/A |
| Interest Income | | | | | | |
| Construction Account | 31,941 | 33,174 | 32,026 | 97,140 | \$ - | N/A |
| Cost of Issuance | - | - | - | - | \$ - | N/A |
| Debt Proceeds | - | - | - | - | \$ - | N/A |
| Developer Contributions | - | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | 1,661 | 1,717 | 1,649 | 5,027 | \$ - | N/A |
| Total Revenue and Other Sources: | <u>\$ 33,602</u> | <u>\$ 34,890</u> | <u>\$ 33,675</u> | <u>\$ 102,167</u> | <u>\$ -</u> | <u>N/A</u> |
| Expenditures and Other Uses | | | | | | |
| Executive | | | | | | |
| Professional Management | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Other Contractual Services | | | | | | |
| Trustee Services | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Legal Services | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Printing & Binding | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Other General Government Services | | | | | | |
| Engineering Services | | | | \$ - | \$ - | |
| Conservation and Resource Management | | | | | | |
| Irrigation | | | | \$ - | \$ - | |
| 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: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| Net Increase/ (Decrease) in Fund Balance | \$ 33,602 | \$ 34,890 | \$ 33,675 | \$ 102,167 | - | |
| Fund Balance - Beginning | \$ 7,268,354 | \$ 7,301,956 | \$ 7,336,847 | \$ 7,268,354 | \$ - | |
| Fund Balance - Ending | <u>\$ 7,301,956</u> | <u>\$ 7,336,847</u> | <u>\$ 7,370,522</u> | <u>\$ 7,370,522</u> | <u>\$ -</u> | |