

# Palermo

Community Development District

*Financial Statements  
December 31, 2025*

*JPWard and Associates, LLC  
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**Palermo Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2025**

	Governmental Funds										General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)			
	Debt Service Funds			Capital Project Fund				Account Groups								
	General Fund	Series 2023	Series 2025	Series 2023	Series 2025	General	Long	Term	Debt							
<b>Assets</b>																
<b>Cash and Investments</b>																
General Fund																
Truist Checking Account	\$ 198,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,655			
FMIT - Investment Account	400,000	-	-	-	-	-	-	-	-	-	-	-	400,000			
Debt Service Fund																
Reserve Account	-	377,788	276,913	-	-	-	-	-	-	-	-	-	654,700			
Revenue Account	-	1,021,949	553,497	-	-	-	-	-	-	-	-	-	1,575,445			
Construction Account	-	-	-	-	17,633	1,374,199	-	-	-	-	-	-	1,391,832			
<b>Due from Other Funds</b>																
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-			
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>Unamortized Prem/Discount on Bonds Payable</b>	-	-	-	98,324	41,415	-	-	-	-	-	-	-	139,739			
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	-	-	-	1,399,736	-	-	-	1,399,736			
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	-	-	-	17,950,264	-	-	-	17,950,264			
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	-	-	-	-	1,726,708	-	-	1,726,708			
<b>Total Assets</b>	<b>\$ 598,655</b>	<b>\$ 1,399,736</b>	<b>\$ 830,409</b>	<b>\$ 115,956</b>	<b>\$ 1,415,614</b>	<b>\$ 19,350,000</b>	<b>\$ 1,726,708</b>	<b>\$ 25,437,079</b>								

**Palermo Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2025**

	Governmental Funds					Account Groups		Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund						
	General Fund	Series 2023	Series 2025	Series 2023	Series 2025	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>									
<b>Accounts Payable</b>	-	-	-	-	-	-	-	-	
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
<b>Due to Lee County</b>	164,745	-	-	-	-	-	-	164,745	
<b>Due to Developer</b>	-	-	-	4,619,037	-	-	-	4,619,037	
<b>Bonds Payable</b>									
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	
<b>Total Liabilities</b>	<b>\$ 164,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,619,037</b>	<b>\$ -</b>	<b>\$ 19,350,000</b>	<b>\$ -</b>	<b>\$ 24,133,782</b>	
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	1,726,708	1,726,708	
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2025 (Unaudited)	-	921,932	278,531	(4,506,945)	7,538,132	-	-	4,231,651	
Results from Current Operations	-	477,804	551,878	3,864	(6,122,518)	-	-	(5,088,973)	
<b>Unassigned</b>									
Beginning: October 1, 2025 (Unaudited)	273,358	-	-	-	-	-	-	-	
<b>Allocation of Fund Balance</b>									
Reserve for First Three Months Operations	46,384	-	-	-	-	-	-	46,384	
Extraordinary Capital/Operations	239,474	-	-	-	-	-	-	239,474	
Results from Current Operations	148,052	-	-	-	-	-	-	148,052	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 433,910</b>	<b>\$ 1,399,736</b>	<b>\$ 830,409</b>	<b>\$ (4,503,081)</b>	<b>\$ 1,415,614</b>	<b>\$ -</b>	<b>\$ 1,726,708</b>	<b>\$ 1,303,297</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 598,655</b>	<b>\$ 1,399,736</b>	<b>\$ 830,409</b>	<b>\$ 115,956</b>	<b>\$ 1,415,614</b>	<b>\$ 19,350,000</b>	<b>\$ 1,726,708</b>	<b>\$ 25,437,079</b>	

Unaudited

Prepared by:  
**JPWARD and Associates, LLC**

**Palermo Community Development District  
General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	203,284	208,506	220,370	95%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(11,488)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 203,284</b>	<b>\$ 208,506</b>	<b>\$ 208,882</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	-	400	1,600	25%
<b>Executive</b>				
Professional Management	3,750	11,250	45,000	25%
<b>Financial and Administrative</b>				
Audit Services	7,100	7,100	5,600	127%
Accounting Services	2,325	6,975	27,900	25%
Assessment Roll Preparation	2,325	6,975	27,900	25%
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,500	0%
Trustee Services	-	-	8,493	0%
Dissemination Agent Services	-	2,500	10,000	25%
Property Appraiser Fees	-	985	750	131%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	69	126	200	63%
Website Services	-	-	2,400	0%
<b>Insurance</b>				
-	-	6,663	6,514	102%
<b>Printing &amp; Binding</b>				
-	-	-	50	0%
<b>Subscription &amp; Memberships</b>				
-	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	1,064	1,656	7,500	22%
Legal - Series 2023 Bonds	3,149	3,149	-	0%
<b>Other General Government Services</b>				
Engineering Services	-	-	5,000	0%
<b>Contingencies</b>				
-	-	-	7,050	0%
<b>Reserve Allocations</b>				
Extraordinary Capital/Operation	4,167	12,500	50,000	25%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 23,948</b>	<b>\$ 60,454</b>	<b>\$ 208,882</b>	<b>29%</b>
Net Increase/ (Decrease) in Fund Balance	179,335	148,052	-	
Total Fund Balance - Beginning	250,408	273,358	273,358	
Additions to Extraordinary Capital/Operation	4,167	12,500	50,000	
<b>Total Fund Balance - Ending</b>	<b>\$ 433,910</b>	<b>\$ 433,910</b>	<b>\$ 323,358</b>	

Prepared by:

JPWARD and Associates, LLC

**Palermo Community Development District**  
**Debt Service Fund - Series 2023**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	-	0%
<b>Interest Income</b>				
Reserve Account	1,163	3,717	16,554	22%
Revenue Account	650	2,155	11,253	19%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	738,756	757,734	815,540	93%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(56,371)	0%
<b>Intragovernmental Transfer In</b>				
<b>Total Revenue and Other Sources:</b>	<b>\$ 740,569</b>	<b>\$ 763,605</b>	<b>\$ 786,976</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2023	-	-	195,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2023	282,084	282,084	-	0%
<b>Interest Expense</b>				
Series 2023	-	-	564,169	0%
<b>Intragovernmental Transfer Out</b>				
<b>Total Expenditures and Other Uses:</b>	<b>\$ 283,248</b>	<b>\$ 285,801</b>	<b>\$ 759,169</b>	<b>38%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>				
Fund Balance - Beginning	457,321	477,804	27,807	
Fund Balance - Ending	942,415	921,932	921,932	
<b>Fund Balance - Ending</b>	<b>\$ 1,399,736</b>	<b>\$ 1,399,736</b>	<b>\$ 949,739</b>	

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**Palermo Community Development District**  
**Debt Service Fund - Series 2025**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	-	0%
<b>Interest Income</b>				
Interest Account	5	16	-	0%
Reserve Account	853	2,724	-	0%
Revenue Account	9	9	-	0%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	539,621	553,483	595,826	93%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(41,415)	0%
<b>Developer Contribution</b>	215,576	215,576	1	100%
<b>Intragovernmental Transfer In</b>				
<b>Total Revenue and Other Sources:</b>	<b>\$ 756,062</b>	<b>\$ 771,807</b>	<b>\$ 554,412</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2025	-	-	120,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2025	217,206	217,206	-	0%
<b>Interest Expense</b>				
Series 2025	-	-	434,411	0%
<b>Intragovernmental Transfer Out</b>	<b>853</b>	<b>2,724</b>	<b>-</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 218,058</b>	<b>\$ 219,930</b>	<b>\$ 554,411</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	538,004	551,878	1	
Fund Balance - Beginning	292,405	278,531	278,531	
<b>Fund Balance - Ending</b>	<b>\$ 830,409</b>	<b>\$ 830,409</b>	<b>\$ 278,532</b>	

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**Palermo Community Development District**  
**Capital Projects Fund - Series 2023**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	50	147	-	0%
Intragovernmental Transfer In	1,163	3,717	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,213</b>	<b>\$ 3,864</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Conservation and Resource Management</b>				
Irrigation	-	-	-	0%
<b>Capital Outlay</b>				
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	1,213	3,864	-	
Fund Balance - Beginning	(4,504,294)	(4,506,945)	-	
<b>Fund Balance - Ending</b>	<b>\$ (4,503,081)</b>	<b>\$ (4,503,081)</b>	<b>\$ -</b>	<b>0%</b>

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**Palermo Community Development District**  
**Capital Projects Fund - Series 2025**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	19,423	70,169	-	0%
<b>Intragovernmental Transfer In</b>	853	2,724	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 20,276</b>	<b>\$ 72,893</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Conservation and Resource Management</b>				
Irrigation	-	228,785	-	0%
<b>Capital Outlay</b>				
Water-Sewer Combination	-	3,552,805	-	0%
Stormwater Management	-	2,413,821	-	0%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 6,195,411</b>	<b>\$ -</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>20,276</b>	<b>(6,122,518)</b>	<b>-</b>	
<b>Fund Balance - Beginning</b>	<b>1,395,338</b>	<b>7,538,132</b>	<b>-</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,415,614</b>	<b>\$ 1,415,614</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

# Palermo Community Development District

## Income and Expense by Month

December 2025

■ Income  
■ Expense

\$ in 1,000's

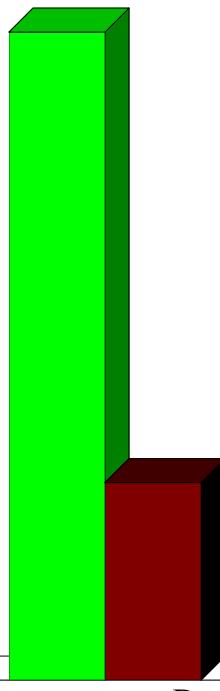
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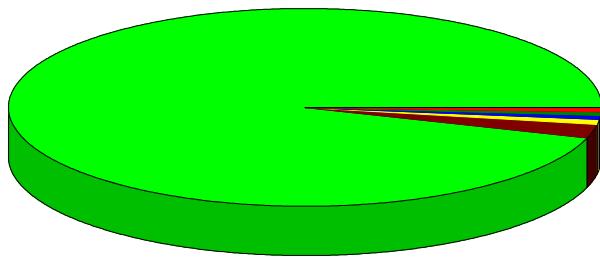
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Dec25

## Expense Summary December 2025

5170000 · Debt Service	95.06%
5130000 · Financial and Administrative	2.25
5140000 · Legal Services	0.80
9099000 · Reserve Allocations	0.79
5120000 · Executive	0.71
5810000 · Interfund Transfer Out	0.38
Total	\$525,254.31



By Account