

# **PALERMO COMMUNITY DEVELOPMENT DISTRICT**

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## **AGENDA**

FEBRUARY 18, 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# PALERMO COMMUNITY DEVELOPMENT DISTRICT

February 11, 2022

Board of Supervisors

Palermo Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Palermo Community Development District will be held on **Friday, February 18, 2022, at 8:30 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/onstage/g.php?MTID=e77c3a909325d99864406d720a5f4b1bc>

Access Code: **2338 648 5736**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2338 648 5736**.

## *Agenda*

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. November 19, 2021 – Landowners Meeting.
  - II. November 19, 2021 – Regular Meeting.
3. Consideration of **Resolution 2022-6**, a Resolution of the Board of Supervisors of Palermo Community Development District approving a proposed partial Fiscal Year 2023 Budget and setting the Public Hearing to be held on **April 15, 2022, at 8:30 A.M.** at the offices of **Lennar Homes LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**
4. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
    - a) State Law Requirements for new Stormwater Reporting.
  - III. District Manager.
    - a) Financial Statement for period ending November 30, 2021 (unaudited).
    - b) Financial Statement for period ending December 31, 2021 (unaudited).
    - c) Financial Statement for period ending January 31, 2022 (unaudited).

5. Supervisor's Requests and Audience Comments.
6. Adjournment.

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The first order of business is the Call to Order & Roll Call.

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The second order of business is consideration of the minutes from the November 19, 2021, Regular Meeting.

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The third order of business is the consideration of **Resolution 2022-6**, which approves a proposed Fiscal Year 2023 Budget and sets a Public Hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for the Friday, April 15, 2022, at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

The public hearing is scheduled for **Friday, April 15, 2022, 8:30 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

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The fourth order of business are staff reports by the District Attorney, District Engineer, and District Manager.

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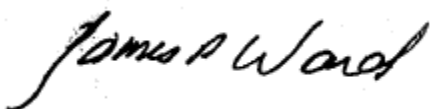
The fifth order of business is the consideration of Supervisor's Requests and Audience Comments.

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If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely yours,

Palermo Community Development District



James P. Ward  
District Manager

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**MINUTES OF MEETING  
PALERMO  
COMMUNITY DEVELOPMENT DISTRICT**

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The Landowners Meeting of the Palermo Community Development District was held on Friday, November 19, 2021, at 9:00 A.M. at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

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**Landowner Present:**

Scott Edwards

**Also present were:**

James P. Ward

District Manager

Greg Urbancic

District Attorney

**Audience:**

All resident's 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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS  
WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order**

District Manager James P. Ward called the meeting to order at approximately 9:06 a.m.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of advertisement of Landowners Meeting**

*Mr. Ward: The notice of advertisement of the Landowner's meeting was included in the Agenda Package for you today.*

**THIRD ORDER OF BUSINESS**

**Election of Chairperson**

**Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting**

*Mr. Ward: I will make a record, we only have one landowner present today from CL Ventures, Scott Edwards, is the proxy holder. You may continue on to conduct this meeting as Chair, or I will do that for you.*

*Mr. Scott Edwards: I will nominate you to continue.*



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**FOURTH ORDER OF BUSINESS Election of Supervisors**

**Election of Supervisors**

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy
- b) Nominations for Supervisor’s (Five Positions – Seats 1, 2, 3, 4, and 5)
- c) Casting of Ballots
- d) Ballot Tabulations and Results

*Mr. Ward: The purpose of today’s meeting is to elect five members of the Board of Supervisors. The first item is to determine the number of voting units represented or assigned by proxy. I have a proxy from Darren McMurray representing CL Ventures LLC and assigning 434 voting units at today’s meeting. I will just note for the record that there are no other landowners present in person. I will ask for the record are there any other members represented on the phone today. There was no response. Hearing none, what it would be appropriate for you to do Mr. Edwards is to nominate five individuals to serve on the Board of Supervisors.*

*Mr. Edwards: I will nominate Barry Ernst, Dalton Drake, Austin Borsos, Russell Smith and myself.*

*Mr. Ward: I am going to hand to you a ballot. I will ask that you fill in the five names. Two of the individuals you have nominated will serve a four year term and three will serve a two year term. The two individuals you want to serve the four year term, put in 434 votes, and remaining three individuals put in a lesser number of votes at your pleasure.*

Mr. Edwards complied.

*Mr. Ward: Thank you very much. I will read into the record: Scott Edwards and Dalton Drake both received 434 votes and will serve the four year term, Mr. Smith, Mr. Borsos, and Mr. Ernst received 400 votes and will serve two year terms. They will be sworn in just after this meeting today into their offices.*

**FIFTH ORDER OF BUSINESS Landowner’s Questions or Comments**

**Landowner’s Question or Comments**

Mr. Ward asked if there were any Landowner’s questions or comments; there were none.

**SIXTH ORDER OF BUSINESS Adjournment**

Mr. Ward adjourned the meeting at approximately 9:12 a.m.

Palermo Community Development District

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Scott Edwards, Chairperson

**LANDOWNER PROXY**

**PALERMO COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS MEETING – NOVEMBER 19, 2021**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

**Scott Edwards**

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Palermo Community Development District to be held at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966** on **Friday, November 19, 2020 at 8:30 A.M.**; said meeting published in a newspaper in Lee County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Palermo Community Development District.

Signature

*David McMorring*

Print Name

Date

*11/18/21*

**Property Description**

**Acreage**

**See Exhibit A**

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: 434

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

**Palermo Community Development District  
Landowners' Meeting November 19, 2021  
Exhibit A1: Developer-Owned Parcels**

Folio	Platted Units or Unplatted Acres	Owner	Legal Description
10601752	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 1
10601753	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 2
10601759	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 8
10601760	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 9
10601761	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 10
10601762	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 11
10601763	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 12
10601764	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 13
10601765	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 14
10601766	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 15
10601767	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 16
10601768	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 17
10601769	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 18
10601770	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 19



**Palermo Community Development District  
Landowners' Meeting November 19, 2021  
Exhibit A1: Developer-Owned Parcels**

Folio	Platted Units or Unplatted Acres	Owner	Legal Description
10601771	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 20
10601772	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 21
10601773	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 22
10601774	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 23
10601775	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 26
10601776	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 27
10601777	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 28
10601778	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 29
10601779	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 30
10601781	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 32
10601784	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 35
10601785	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 36
10601786	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 37
10601787	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 38

**Palermo Community Development District  
Landowners' Meeting November 19, 2021  
Exhibit A1: Developer-Owned Parcels**

Folio	Platted Units or Unplatted Acres	Owner	Legal Description
10601788	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 39
10601789	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 40
10601790	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 41
10601791	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 42
10601792	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 43
10601793	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 44
10601794	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 45
10601795	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 46
10601796	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 47
10601797	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 50
10601798	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 51
10601799	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 52
10601800	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 53
10601801	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 54

**Palermo Community Development District  
Landowners' Meeting November 19, 2021  
Exhibit A1: Developer-Owned Parcels**

Folio	Platted Units or Unplatted Acres	Owner	Legal Description
10601802	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 55
10601803	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 56
10601804	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 57
10601813	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 66
10601815	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 68
10601816	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 69
10601817	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 70
10601818	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 71
10601819	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 72
10601820	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 73
10601821	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 74
10601822	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 81
10601823	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 82
10601826	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 85



**Palermo Community Development District  
Landowners' Meeting November 19, 2021  
Exhibit A1: Developer-Owned Parcels**

Folio	Platted Units or Unplatted Acres	Owner	Legal Description
10601827	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 86
10601830	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 89
10601831	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 90
10601833	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 92
10601834	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 93
10601835	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 94
10601836	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 95
10601837	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 96
10601838	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 97
10601839	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 98
10601840	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 99
10601843	3.06	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT L-1
10601844	1.6	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT L-3
10601845	2.91	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT L-4

**Palermo Community Development District  
Landowners' Meeting November 19, 2021  
Exhibit A1: Developer-Owned Parcels**

Folio	Platted Units or Unplatted Acres	Owner	Legal Description
10601846	18.73	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT P-1
10601847	0.07	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT RW
10601849	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 24
10601850	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 25
10601851	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 48
10601852	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 49
10601853	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 75
10601854	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 76
10601855	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 77
10601856	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 78
10601857	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 79
10601858	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 80
10601859	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 100
10601860	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 101



**Palermo Community Development District  
Landowners' Meeting November 19, 2021  
Exhibit A1: Developer-Owned Parcels**

Folio	Platted Units or Unplatted Acres	Owner	Legal Description
10601861	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 102
10601862	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 103
10601863	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 104
10601864	10	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT P-2
10601865	315.5	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT F-1
<b>Total</b>	<b>434</b>		

OFFICIAL BALLOT

PALERMO COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
LANDOWNERS MEETING – NOVEMBER 19, 2021

**For Election (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining (3) candidates shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Palermo Community Development District and described as follows:

Property Description Acreage

---


[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: 434

I, SCOTT EDWARDS, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	<u>SCOTT EDWARDS</u>	<u>434</u>
2.	<u>DALTON DRAKE</u>	<u>434</u>
3.	<u>RUSSELL SMITH</u>	<u>400</u>
4.	<u>AUSTIN BASSOS</u>	<u>400</u>
5.	<u>BARRY ERNST</u>	<u>400</u>

Date: 11-19-2021

Signed:   
Printed Name: SCOTT EDWARDS

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

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**MINUTES OF MEETING  
PALERMO  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Palermo Community Development District was held on Friday, November 19, 2021, at 9:00 a.m., at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966.

**Present:**

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Barry Ernst	Assistant Secretary
Russell Smith	Assistant Secretary
Austin Borsos	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney

**Audience:**

All resident's 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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS  
WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order**

District Manager James P. Ward called the meeting to order at approximately 9:18 a.m. He indicated all Members of the Board were present at roll call, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Administration of Oath of Office**

**Administration of Oath of Office for the newly elected Supervisor's to Seats 1, 2, 3, 4, and 5, from the Landowner's Meeting held just prior to the Regular Meeting**

**I. Oath of Office**

**II. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**III. Form 1 – Statement of Financial Interests**

Mr. Ward, as a notary public, administered the Oath of Office to the Supervisors who were elected during the Landowner's Meeting. He asked the Supervisors to sign the Oath of Office and return the signed Oaths to himself for notarization and to be made part of the public record.

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**THIRD ORDER OF BUSINESS****Consideration of Resolution 2022-1****Consideration of Resolution 2022-1, a Resolution of the Board of Supervisors of Palermo Community Development District Canvassing and Certifying the Results of the November 19, 2021, Landowners Election**

*Mr. Ward: Resolution 2022-1 canvases and certifies the result of the Landowner's election that was held just prior to today's meeting. In section one, we are going to fill in the following names: Scott Edwards for Seat 1, Dalton Drake for Seat 2, Russell Smith for Seat 3, Austin Borsos for Seat 4, and Barry Ernst will serve Seat 5. In section 2, the terms of office, Mr. Edwards and Mr. Drake will serve the four year terms. The remaining members will serve the two year terms. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2022-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2022-2****Consideration of Resolution 2022-2, a Resolution of the Board of Supervisors of Palermo Community Development District Re-Designating the Officers of the Palermo Community Development District**

*Mr. Ward: Resolution 2022-2 redesignates the officers of the District. Two of the members will need to be a chairperson and a vice chairperson and the remaining members will serve as assistant secretaries and I will serve as your secretary and treasurer. Tell me who you would like to be the chair and the vice chair, and I will fill in the rest for you.*

The Board elected Scott Edwards to serve as Chair and Dalton Drake to serve as Vice Chair.

**On MOTION made by Mr. Scott Edwards, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2022-2 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Consideration of Minutes****August 13, 2021, Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

**On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, the August 13, 2021, Regular Meeting Minutes were approved.**

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-3**

100 **Consideration of Resolution 2022-3, a Resolution of the Board of Supervisors of Palermo Community**  
101 **Development District granting the Chairman or the Vice Chairman (in the Chairman’s absence) the**  
102 **authority to execute that certain Plat of Crane Landing Phase II and approves the scope and terms of**  
103 **such authorization**

104  
105 *Mr. Ward: What this Resolution basically does is authorize the Chair or Vice Chair to execute certain*  
106 *plats for Crane Landing Phase 2 and approves the scope in terms of such authorization. This just*  
107 *authorizes you to sign a particular plat that has been prepared and readied for this District at this point.*  
108

**On MOTION made by Mr. Scott Edwards, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-4**

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116 **Consideration of Resolution 2022-4, a Resolution of the Board of Supervisors of Palermo Community**  
117 **Development District accepting a Temporary Drainage Easement from CL Ventures, LLC authorizing**  
118 **the Chairman or the Vice Chairman (in the Chairman’s absence) to execute such Temporary Drainage**  
119 **Easement to the extent necessary to evidence the District’s acceptance**

120  
121 *Mr. Ward: This is also included in your Agenda Package. Our engineer is not here. Greg, do you know*  
122 *anything about this?*  
123

124 *Mr. Greg Urbancic: I do. I did talk to the Engineer, Dave Underhill, about this. Charles Mann drafted*  
125 *this. There are some stormwater improvements right now that are on a future development track. It's*  
126 *all going to be connected to infrastructure the District is going to be acquiring. In order to sort of “paper*  
127 *it” at this point; there will be replats over that future development track where we will get permit*  
128 *facilities, but the temporary is needed at this point for the stormwater system and that’s why they have*  
129 *asked to do this.*  
130

131 Mr. Ward asked if there were any questions; hearing none, he called for a motion.  
132

**On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2022-4 was adopted, and the Chair was authorized to sign.**

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**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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**I. District Attorney**

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*Mr. Greg Urbancic: Just one thing to report. I sent you, Jim, a supplemental Resolution to take up today, 2022-5. Just as a brief outline, because we did the landowner election for all the seats, out of*

143 *an abundance of caution, we are going to take this extra lawyer step and ask the Board to pass a*  
 144 *Resolution for which I will read the title: "A Resolution of Board of Supervisors of Palermo*  
 145 *Community Development District ratifying, confirming, and approving all prior actions taken by the*  
 146 *Board of Supervisors of the District and providing for severability, conflicts, and effective date." The*  
 147 *intent is just to say that to the extent there was any defect or any question regarding prior elections*  
 148 *or the seating of our Board, this just ratifies all the prior actions and will do it in one simple*  
 149 *resolution. I would ask the Board to consider 2022-5.*

150  
 151 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Dalton**  
 152 **Drake, and with all in favor, Resolution 2022-5 was adopted, and the**  
 153 **Chair was authorized to sign.**

154  
 155 **II. District Engineer**

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 157 No report.

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 159 **III. District Manager**

- 160  
 161 **a) State Law Requirements for new Stormwater Reporting**  
 162 **b) Financial Statement for period ending July 31, 2021 (unaudited)**  
 163 **c) Financial Statement for period ending August 31, 2021 (unaudited)**  
 164 **d) Financial Statement for period ending September 30, 2021 (unaudited)**  
 165 **e) Financial Statement for period ending October 31, 2021 (unaudited)**

166  
 167 *Mr. Ward: The only item I had for you are the state requirements on the new Stormwater Report.*  
 168 *Last year the legislature enacted a piece of legislation that required Community Development*  
 169 *Districts and other agencies to begin reporting long term needs for stormwater analysis and our*  
 170 *water and sewer needs. This District will probably not have any water and sewer utilities. They*  
 171 *will all be turned over to the County, but we will have obviously a stormwater program. The first*  
 172 *reporting deadline is June 30, 2022, and every five years thereafter. This basically requires the*  
 173 *District to prepare an analysis that shows what the overall cost of the operation will be, long term*  
 174 *infrastructure needs in terms of capital requirements and then update that on a five year basis.*  
 175 *This has already been provided to your District Engineer and our office will work with him in order*  
 176 *to provide that for him, but I wanted to make sure you all knew that we are going to be doing this*  
 177 *over the next three to six months to meet the reporting requirements pursuant to the statute. Are*  
 178 *there any questions? There were none.*

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 181 **NINTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

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 183 Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any  
 184 audience comments from the phone lines; there were none. He noted there were no audience  
 185 members present in person.

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 188 **TENTH ORDER OF BUSINESS**

**Adjournment**

190 Mr. Ward adjourned the meeting at approximately 9:28 a.m.

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**On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst,  
and with all in favor, the Meeting was adjourned.**

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Palermo Community Development District

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James P. Ward, Secretary

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Scott Edwards, Chairperson

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DRAFT

**RESOLUTION 2022-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Palermo Community Development District (the "Board") prior to June 15, 2022, a proposed Budget for Fiscal Year 2023; and

**WHEREAS**, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

**SECTION 1.** That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 2.** The proposed Budget submitted by the District Manager for Fiscal Year 2023 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 3.** A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

**DATE:** Friday, April 15, 2022  
**HOUR:** 8:30 A.M.  
**LOCATION:** Lennar Homes  
10481 Six Mile Cypress Parkway  
Fort Myers, Florida 33966

**SECTION 4.** The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least 60 days prior to the hearing set above.

**SECTION 5.** Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

**SECTION 6.** 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



**RESOLUTION 2022-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**SECTION 7.** 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 8.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of February 2022

ATTEST:

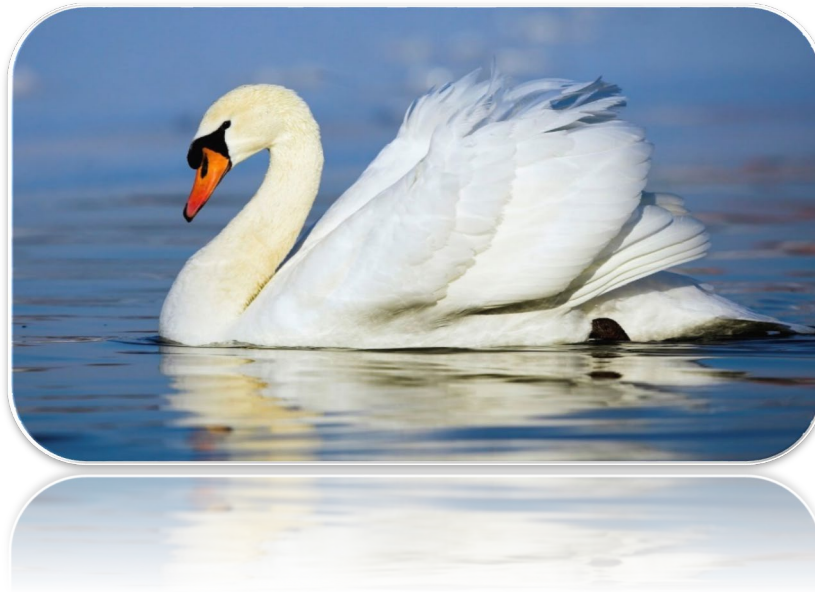
**PALERMO COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Scott Edwards, Chairman

# **PALERMO COMMUNITY DEVELOPMENT DISTRICT**

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## **PROPOSED BUDGET**

FISCAL YEAR 2023

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**PREPARED BY:**

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

Palermo Community Development District

General Fund - Budget

Fiscal Year 2023

Description	Fiscal Year		Anticipated		Fiscal Year
	2022	Actual at	Year End	2023 Budget	
	Budget	11/30/2021	09/30/2022		
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	-
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	-
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	-
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	-
<b>Contributions - Private Sources</b>					
Lennar Homes	\$ 95,900	\$ 23,975	\$ 61,225	\$ 116,725	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 95,900</b>	<b>\$ 23,975</b>	<b>\$ 61,225</b>	<b>\$ 116,725</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	-
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	-
<b>Executive</b>					
Professional - Management	\$ 40,000	\$ 6,667	\$ 40,000	\$ 41,000	
<b>Financial and Administrative</b>					
Audit Services	\$ -	\$ -	\$ -	\$ 5,300	
Accounting Services	\$ 16,000	\$ 3,200	\$ 8,000	\$ 16,000	
Assessment Roll Preparation	\$ 5,000	\$ -	\$ -	\$ 16,000	
Arbitrage Rebate Fees	\$ -	\$ -	\$ -	\$ 500	
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 5,000	\$ 268	\$ 1,500	\$ 2,000	
Trustee Services	\$ 7,500	\$ -	\$ -	\$ 7,500	
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ 5,000	
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	-
Bank Service Fees	\$ 400	\$ 48	\$ 350	\$ 350	
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 50	\$ -	\$ -	\$ 200	
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	-
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 1,200	\$ 2,000	
<b>Insurance</b>	\$ 5,500	\$ 5,000	\$ 5,000	\$ 5,500	
<b>Subscriptions and Memberships</b>	\$ -	\$ 175	\$ 175	\$ 175	
<b>Printing and Binding</b>	\$ 250	\$ -	\$ -	\$ 200	
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	-

**Palermo Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year		Anticipated	
	2022 Budget	Actual at 11/30/2021	Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Legal Services</b>				
General Counsel	\$ 10,000	\$ -	\$ 5,000	\$ 10,000
Boundary Amendment	\$ -	\$ -	\$ -	\$ -
<b>Other General Government Services</b>				
Engineering Services	\$ 5,000	\$ -	\$ -	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Reserves</b>				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -
<b>Total Appropriations</b>	<b>\$ 95,900</b>	<b>\$ 15,357</b>	<b>\$ 61,225</b>	<b>\$ 116,725</b>

**Palermo Community Development District  
General Fund - Budget  
Fiscal Year 2023**

**FY 2023**

**Revenues and Other Sources**

<b>Carryforward</b>	\$	-
<b>Interest Income - General Account</b>	\$	-

**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$	-
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.

**Executive**

Professional - Management	\$	41,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.

**Financial and Administrative**

Audit Services	\$	5,300
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.

Accounting Services	\$	16,000
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For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation	\$	16,000
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For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.

Arbitrage Rebate Fees	\$	500
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For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

**Other Contractual Services**

Recording and Transcription	\$	-
Legal Advertising	\$	2,000
Trustee Services	\$	7,500

With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	5,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
Bank Service Fees	\$	350

**Travel and Per Diem**

	\$	-
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**Communications and Freight Services**

Telephone	\$	-
Postage, Freight & Messenger	\$	200

**Rentals and Leases**

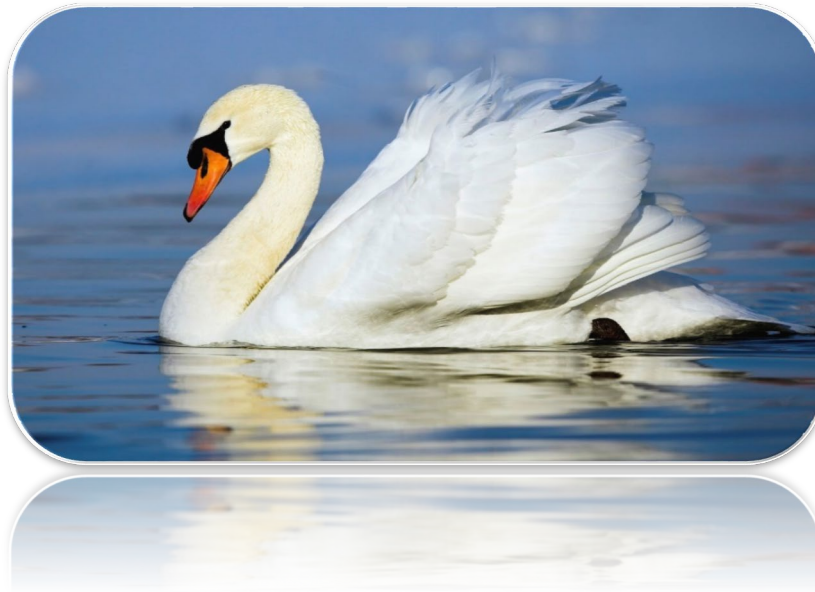
Miscellaneous Equipment	\$	-
Computer Services (Web Site Maintenance)	\$	2,000

**Palermo Community Development District  
General Fund - Budget  
Fiscal Year 2023**

	<b>FY 2023</b>
<b>Insurance</b>	\$ 5,500
<b>Subscriptions and Memberships</b>	\$ 175
<b>Printing and Binding</b>	\$ 200
<b>Office Supplies</b>	\$ -
<b>Legal Services</b>	
General Counsel	\$ 10,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
<b>Other General Government Services</b>	
Engineering Services	\$ 5,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
<b>Reserves</b>	
Operational Reserve (Future Years)	\$ -
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
<b>Other Fees and Charges</b>	
Discounts and Tax Collector Fees	\$ -
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
<b>Total Appropriations:</b>	<b><u><u>\$ 116,725</u></u></b>

# **PALERMO COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - NOVEMBER 2021**

FISCAL YEAR 2022

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*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 November 30, 2021**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Invested Cash	\$ 24,769	\$ -	\$ -	\$ 24,769
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
<b>Due from Other Funds</b>				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-
<b>Total Assets</b>	<u>\$ 24,769</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,769</u>

**Palermo Community Development District  
Balance Sheet  
for the Period Ending November 30, 2021**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>				
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -
<b>Due to Fiscal Agent</b>				
<b>Due to Other Funds</b>	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Due to Developer</b>				-
<b>Bonds Payable</b>				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Fund Equity and Other Credits</b>				
<b>Investment in General Fixed Assets</b>	-	-	-	-
<b>Fund Balance</b>				
<b>Restricted</b>				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
<b>Unassigned</b>				
Beginning: October 1, 2021 (Unaudited)	16,151	-	-	16,151
Results from Current Operations	8,618	-	-	8,618
<b>Total Fund Equity and Other Credits</b>	<u>\$ 24,769</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,769</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 24,769</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,769</u>

**Palermo Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2021**

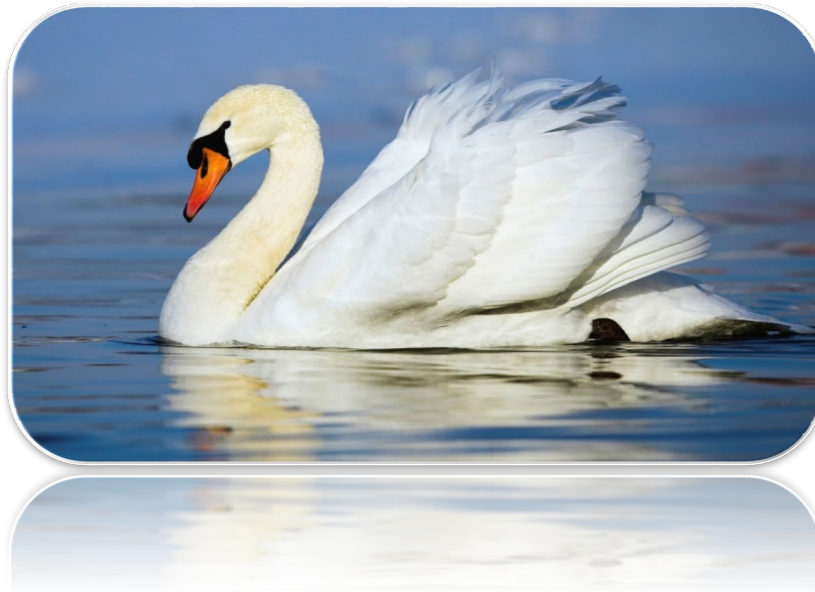
Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>					
Interest - General Checking	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	N/A
Developer Contribution	23,975	-	23,975	95,900	25%
<b>Total Revenue and Other Sources:</b>	<b>\$ 23,975</b>	<b>\$ -</b>	<b>\$ 23,975</b>	<b>\$ 95,900</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	-	-	-	-	N/A
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	N/A
<b>Financial and Administrative</b>					
Audit Services	-	-	-	-	N/A
Accounting Services	3,200	-	3,200	16,000	N/A
Assessment Roll Preparation	-	-	-	5,000	N/A
Arbitrage Rebate Services	-	-	-	-	N/A
<b>Other Contractual Services</b>					
Legal Advertising	268	-	268	5,000	N/A
Trustee Services	-	-	-	7,500	N/A
Dissemination Agent Services	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	24	24	48	400	N/A
<b>Travel and Per Diem</b>	-	-	-	-	N/A

**Palermo Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	-	-	-	50	N/A
<b>Rentals and Leases</b>					
Miscellaneous Equipment	-	-	-	-	N/A
Website Services	-	-	-	1,200	N/A
<b>Insurance</b>	5,000	-	5,000	5,500	N/A
<b>Printing &amp; Binding</b>	-	-	-	250	N/A
<b>Subscription &amp; Memberships</b>	175	-	175	-	N/A
<b>Legal Services</b>					
Legal - General Counsel	-	-	-	10,000	N/A
<b>Other General Government Services</b>					
Engineering Services	-	-	-	5,000	N/A
Contingencies	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	
<b>Sub-Total:</b>	<b>12,000</b>	<b>3,357</b>	<b>15,357</b>	<b>95,900</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,000</b>	<b>\$ 3,357</b>	<b>\$ 15,357</b>	<b>\$ 95,900</b>	N/A
Net Increase/ (Decrease) in Fund Balance	11,975	(3,357)	8,618	-	
Fund Balance - Beginning	16,151	28,126	16,151	-	
<b>Fund Balance - Ending</b>	<b>\$ 28,126</b>	<b>\$ 24,769</b>	<b>24,769</b>	<b>\$ -</b>	

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2021

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*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, 2021**

	Governmental Funds			
	General Fund	Account Groups		Totals (Memorandum Only)
		General Long Term Debt	General Fixed Assets	
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Invested Cash	\$ 18,855	\$ -	\$ -	\$ 18,855
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
<b>Due from Other Funds</b>				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-
<b>Total Assets</b>	<u>\$ 18,855</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,855</u>

**Palermo Community Development District  
Balance Sheet  
for the Period Ending December 31, 2021**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>				
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -
<b>Due to Fiscal Agent</b>				
<b>Due to Other Funds</b>	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Due to Developer</b>				-
<b>Bonds Payable</b>				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Fund Equity and Other Credits</b>				
<b>Investment in General Fixed Assets</b>	-	-	-	-
<b>Fund Balance</b>				
<b>Restricted</b>				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
<b>Unassigned</b>				
Beginning: October 1, 2021 (Unaudited)	16,151	-	-	16,151
Results from Current Operations	2,704	-	-	2,704
<b>Total Fund Equity and Other Credits</b>	<u>\$ 18,855</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,855</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 18,855</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,855</u>



**Palermo Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2021**

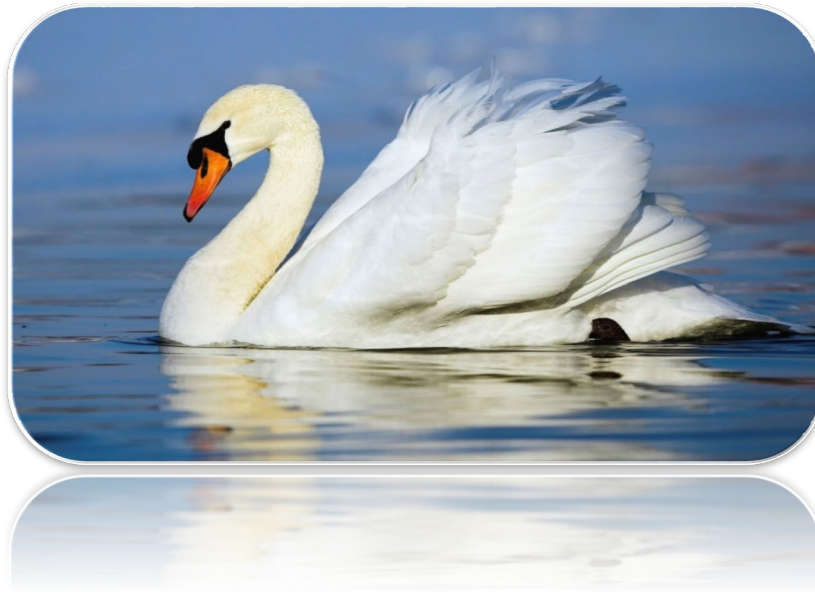
Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>						
Interest - General Checking	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
<b>Developer Contribution</b>	23,975	-	-	23,975	95,900	25%
<b>Total Revenue and Other Sources:</b>	<b>\$ 23,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,975</b>	<b>\$ 95,900</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	-	-	-	-	-	N/A
<b>Executive</b>						
Professional Management	3,333	3,333	3,333	10,000	40,000	N/A
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	-	N/A
Accounting Services	3,200	-	800	4,000	16,000	N/A
Assessment Roll Preparation	-	-	-	-	5,000	N/A
Arbitrage Rebate Services	-	-	-	-	-	N/A
<b>Other Contractual Services</b>						
Legal Advertising	268	-	480	748	5,000	N/A
Trustee Services	-	-	-	-	7,500	N/A
Dissemination Agent Services	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	24	24	22	70	400	N/A
<b>Travel and Per Diem</b>	-	-	-	-	-	N/A

**Palermo Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	-	-	-	-	50	N/A
<b>Rentals and Leases</b>						
Miscellaneous Equipment	-	-	-	-	-	N/A
Website Services	-	-	-	-	1,200	N/A
<b>Insurance</b>	5,000	-	-	5,000	5,500	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	250	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	175	-	N/A
<b>Legal Services</b>						
Legal - General Counsel	-	-	1,278	1,278	10,000	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	-	-	5,000	N/A
Contingencies	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-
<b>Sub-Total:</b>	<b>12,000</b>	<b>3,357</b>	<b>5,914</b>	<b>21,271</b>	<b>95,900</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,000</b>	<b>\$ 3,357</b>	<b>\$ 5,914</b>	<b>\$ 21,271</b>	<b>\$ 95,900</b>	N/A
Net Increase/ (Decrease) in Fund Balance	11,975	(3,357)	(5,914)	2,704	-	
Fund Balance - Beginning	16,151	28,126	24,769	16,151	-	
<b>Fund Balance - Ending</b>	<b>\$ 28,126</b>	<b>\$ 24,769</b>	<b>\$ 18,855</b>	<b>18,855</b>	<b>\$ -</b>	

# **PALERMO COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JANUARY 2022**

FISCAL YEAR 2022

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*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 January 31, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Invested Cash	\$ 14,165	\$ -	\$ -	\$ 14,165
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
<b>Due from Other Funds</b>				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-
<b>Total Assets</b>	<u>\$ 14,165</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,165</u>

**Palermo Community Development District  
Balance Sheet  
for the Period Ending January 31, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>				
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -
<b>Due to Fiscal Agent</b>				
<b>Due to Other Funds</b>	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Due to Developer</b>				-
<b>Bonds Payable</b>				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Fund Equity and Other Credits</b>				
<b>Investment in General Fixed Assets</b>	-	-	-	-
<b>Fund Balance</b>				
<b>Restricted</b>				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
<b>Unassigned</b>				
Beginning: October 1, 2021 (Unaudited)	16,151	-	-	16,151
Results from Current Operations	(1,985)	-	-	(1,985)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 14,165</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,165</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 14,165</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,165</u>

**Palermo Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2022**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Developer Contribution</b>	23,975	-	-	-	23,975	95,900	25%
<b>Total Revenue and Other Sources:</b>	<b>\$ 23,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,975</b>	<b>\$ 95,900</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	-	-	-	-	-	-	N/A
<b>Executive</b>							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	N/A
<b>Financial and Administrative</b>							
Audit Services	-	-	-	-	-	-	N/A
Accounting Services	3,200	-	800	1,333	5,333	16,000	N/A
Assessment Roll Preparation	-	-	-	-	-	5,000	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>							
Legal Advertising	268	-	480	-	748	5,000	N/A
Trustee Services	-	-	-	-	-	7,500	N/A
Dissemination Agent Services	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	24	24	22	23	93	400	N/A
<b>Travel and Per Diem</b>	-	-	-	-	-	-	N/A

**Palermo Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2022**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	-	-	-	-	-	50	N/A
<b>Rentals and Leases</b>							
Miscellaneous Equipment	-	-	-	-	-	-	N/A
Website Services	-	-	-	-	-	1,200	N/A
<b>Insurance</b>	5,000	-	-	-	5,000	5,500	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	250	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	175	-	N/A
<b>Legal Services</b>							
Legal - General Counsel	-	-	1,278	-	1,278	10,000	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	5,000	N/A
Contingencies	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>12,000</b>	<b>3,357</b>	<b>5,914</b>	<b>4,690</b>	<b>25,960</b>	<b>95,900</b>	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,000</b>	<b>\$ 3,357</b>	<b>\$ 5,914</b>	<b>\$ 4,690</b>	<b>\$ 25,960</b>	<b>\$ 95,900</b>	N/A
Net Increase/ (Decrease) in Fund Balance	11,975	(3,357)	(5,914)	(4,690)	(1,985)	-	
Fund Balance - Beginning	16,151	28,126	24,769	18,855	16,151	-	
<b>Fund Balance - Ending</b>	<b>\$ 28,126</b>	<b>\$ 24,769</b>	<b>\$ 18,855</b>	<b>\$ 14,165</b>	<b>14,165</b>	<b>\$ -</b>	