

PALERMO COMMUNITY DEVELOPMENT DISTRICT



AGENDA

JULY 21, 2023

PREPARED BY:

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

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

PALERMO COMMUNITY DEVELOPMENT DISTRICT

July 14, 2023

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, July 21, 2023, at 9:00 A.M.** at the offices of **Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/j.php?MTID=mf68736305bef9b1ccec9a1a51dc31d2c>

Access Code: **2336 013 2413**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2336 013 2413**, password **Jpward (579274)** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearing.
3. Consideration of Minutes:
 - I. March 16, 2023, Regular Meeting.
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2024 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Resident response via Email.
 - III. Board Comment.
 - IV. Consideration of **Resolution 2023-8**, a resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2024.
 - b. **FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SET AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES.**
 - I. Public Comment and Testimony.

- II. Board Comment.
 - III. Consideration of **Resolution 2023-9**, a resolution of the Board of Supervisors adopting imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.
 - IV. Consideration of **Resolution 2023-10**, a Resolution of the Board of Supervisors establishing an Operation and Maintenance Assessment Cap for notice purposes.
5. Consideration of the acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022.
 6. Consideration of **Resolution 2023-11**, a Resolution of the Board of Supervisors adopting designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2024.
 7. Consideration of **Resolution 2023-12**, a Resolution of the Board of Supervisors establishing Policies and Procedures Relating to the Review of Requests for Fence Encroachments into Drainage Easements dedicated to the District; and Providing for Severability, Conflicts and an Effective Date.
 8. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Number of Registered Voters within the District as of April 15, 2023.
 - b) **Remaining Board Meeting Dates for Balance of Fiscal Year 2023:**
August 17, 2023, and September 21, 2023
 - c) Financial Statement for period ending April 30, 2023 (unaudited).
 - d) Financial Statement for period ending May 31, 2023 (unaudited).
 - e) Financial Statement for period ending June 30, 2023 (unaudited).
 9. Supervisor's Requests and Audience Comments.
 10. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is the Notice of Advertisement of the Public Hearing.

The third order of business is consideration of the Minutes from the Palermo Board of Supervisors Regular Meeting held March 16, 2023.

The fourth order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2024 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2024 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2023 Bonds. At the conclusion of the hearing, will be consideration of **Resolution 2023-8**, which adopts the Fiscal Year 2024 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2024 Budget. **Resolution 2023-9** does essentially three (3) things: First, it imposes the special assessments for the general fund; and second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Lee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2023-9**; and finally it approves the General Fund Special Assessment Methodology.

The final resolution, **Resolution 2023-10**, is an optional Resolution for the Board to establish a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate, which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

The fifth order of business is consideration and acceptance of the Audited Financial Statements for Fiscal Year 2022, covering the period October 1, 2021, through September 30, 2022. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

The sixth order of business is the consideration of **Resolution 2023-11**, a resolution of the Board of Supervisors adopting setting the proposed meeting schedule for Fiscal Year 2024. As you may re-call, to the extent that the District has a regular meeting schedule. The District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is the first Thursday of each month at **9:00 A.M.**, at the offices of **Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966**.

The Fiscal Year 2024 Meeting Schedule is as follows:

October 19, 2023	November 16, 2023
December 21, 2023	January 18, 2024
February 15, 2024	March 21, 2024
April 18, 2024	May 16, 2024
June 20, 2024	July 18, 2024
August 15, 2024	September 19, 2024

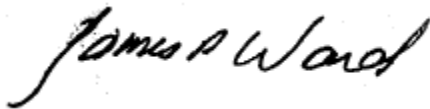
The seventh order of business is the consideration of **Resolution 2023-12** Establishing Policies and Procedures Relating to the Review of Requests for Fence Encroachments into Drainage Easements dedicated to the District; and Providing for Severability, Conflicts and an Effective Date.

The eighth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Number of Registered Voters within the District as of April 15, 2023, the remainder of the Fiscal Year 2023 meeting schedule; and (ii) Financial Statements (unaudited) for the periods ending April 30, 2023, May 31, 2023, and June 30, 2023.

The remainder of the agenda is standard in nature, and in the meantime, 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

Remaining Board Meeting Dates for Balance of Fiscal Year 2023:

August 17, 2023

September 21, 2023

The News-Press
media group
news-press.com A GANNETT COMPANY

PALERMO CDD
2301 NE 37TH ST
FORT LAUDERDALE, FL 33308

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE


In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

6/25/2023, 7/2/2023

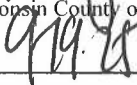
Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 2nd of July, 2023

Legal Clerk



Notary Public State of Wisconsin County of Brown



My commission expires

Publication Cost: \$1,174.50
Ad No: GC11060208
Customer No: 0000003045
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

VICKY FELTY
Notary Public
State of Wisconsin

PALERMO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Palermo Community Development District will hold two public hearings and a regular meeting on **July 21, 2023, at 9:00 a.m.** at the offices of **Lennar Homes 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.Palermocdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2024 (October 1, 2023 through September 30, 2024) Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2024 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, provide for the use of the uniform collection, and provide for the levy, collection and enforcement of the special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site www.Palermocdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2024 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024.

Proposed Schedule of Assessments

Product Type	FY 2024 Rate	Cap Rate
All Units	\$189.02	\$226.82

Except as otherwise determined by the District, the Tax Collector will collect the assessments annually pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method and use other methods permitted by law.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**Palermo Community Development District
James P. Ward, District Manager**

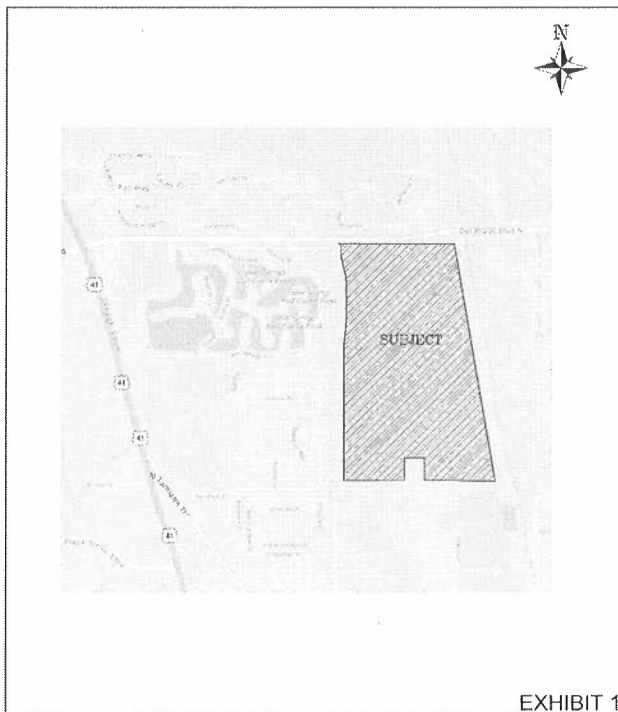


EXHIBIT 1

BANKS ENGINEERING <small>INCORPORATED IN FLORIDA 10000 W. UNIVERSITY BLVD., SUITE 1000 FORT MYERS, FLORIDA 33907 TEL: (941) 336-1111 FAX: (941) 336-1112 WWW.BANKSENG.COM</small>	LOCATION MAP PALERMO COMMUNITY DEVELOPMENT DISTRICT CRANE LANDING					
	<small>DATE: 8-1-2023</small> <small>PROJECT: 1962</small> <small>DESIGNER: LOCATION</small> <small>SCALE: EC</small> <small>DATE: 7-6</small> <small>DESIGNED BY: DRU</small> <small>CHECKED BY: M.P.S.</small> <small>SHEET: 1</small>					

The News-Press
media group
news-press.com A GANNETT COMPANY

PALERMO CDD
2301 NE 37TH ST
FORT LAUDERDALE, FL 33308

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Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

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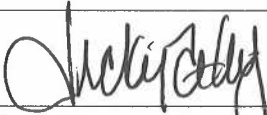
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6/25/2023, 7/2/2023

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VICKY FELTY
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PALERMO COMMUNITY DEVELOPMENT DISTRICT

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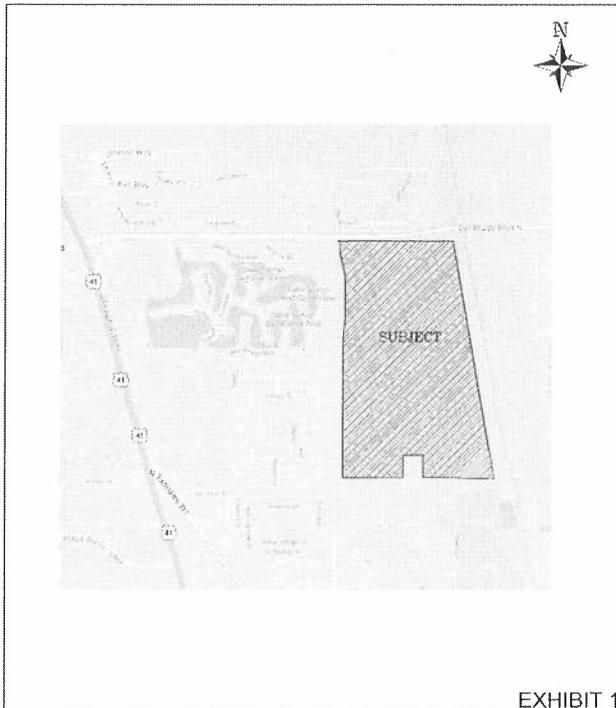
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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**Palermo Community Development District
James P. Ward, District Manager**



BANKS ENGINEERING <small>INCORPORATED IN FLORIDA 10000 W. UNIVERSITY BLVD., SUITE 200 FORT MYERS, FL 33907 PHONE: (941) 336-1111 FAX: (941) 336-1112 WWW.BANKSENG.COM</small>	LOCATION MAP PALERMO COMMUNITY DEVELOPMENT DISTRICT CRANE LANDING						
	DATE	PROJECT	CLIENT	SCALE	DATE	DRAWN	BY
6/13/23	1985	LOCATION	AS	10/23	10/23	10/23	10/23

Legal Notices **Legal Notices**

INVITATION TO BID FOR BONITA SPRINGS UTILITIES, INC. (BSU) FOR: GRAVITY EXPANSION LINES OF SAN SOUZI 11873-2021

This project consists of the installation of a gravity sewer system to replace existing septic systems within the Lakes of San Souzi subdivision. The work includes installing approximately 3,824 LF of 8" PVC gravity sewer main, 14 manholes, 13 sewer services, connections to existing services and abandoning 48 septic systems. 3,824 LF of local roadway restoration and general restoration and miscellaneous work. The project area is along the streets of Rua de Pau and Lira's Shalmar. Sealed bids will be received until the cutoff of 2:00 p.m. on July 24, 2023 by Bonita Springs Utilities, Inc. Attn: Purchasing, located at 11900 East Terry Street, Bonita Springs, FL 34135. Electronic bids will not be accepted. To request a copy of the bid package contact Sharon McQuillen at 239-872-5838 or by email at smcquillen@bsu.us. Before submitting a bid the interested party must obtain a complete copy of the bid package for \$11873-2021 through the contact information listed above.

ADP575229 July 2, 9, 14, 2023

Legal Notices **Legal Notices**

INVITATION TO BID FOR BONITA SPRINGS UTILITIES, INC. (BSU) FOR: SUN VILLAGE ESTATES GRAVITY SEWER EXPANSION 11873-2021

Construction for the installation of a gravity sewer system to replace existing septic systems within the Sun Village subdivision. The work includes installing approximately 6,544 LF of 8" PVC gravity sewer main, 24 manholes, 1 connection to existing sewer main, 930 LF of 4" PVC 1000 force main, 149 sewer services, 140 connections to existing services and abandoning 140 septic systems. Install 1 pump station, 3,425 SF of local roadway restoration, 7,116 SF of collector roadway restoration, 3,524 LF of general restoration and miscellaneous work. Sealed bids will be received until the cutoff of 2:00 p.m. on July 24, 2023 by Bonita Springs Utilities, Inc. Attn: Purchasing, located at 11900 East Terry Street, Bonita Springs, FL 34135. Electronic bids will not be accepted. To request a copy of the bid package contact Sharon McQuillen at 239-872-5838 or by email at smcquillen@bsu.us. Before submitting a bid the interested party must obtain a complete copy of the bid package for 11873-2021 through the contact information listed above.

ADP575199 July 2, 9, 14, 2023

Legal Notices **Legal Notices**

NOTICE OF CANCELLATION AND RESCHEDULING OF BOARD OF SUPERVISORS REGULAR MONTHLY MEETING FOR SAN CARLOS ESTATES WATER CONTROL DISTRICT

NOTICE IS HEREBY GIVEN BY THE BOARD OF SUPERVISORS OF THE SAN CARLOS ESTATES WATER CONTROL DISTRICT ("DISTRICT"), A DRAINAGE AND WATER CONTROL DISTRICT GOVERNED BY CHAPTER 190, FLORIDA STATUTES, THAT THE REGULAR MONTHLY BOARD OF SUPERVISORS MEETING SCHEDULED FOR SEPTEMBER 23, 2023, AT 10:00 A.M. OR AS SOON THEREAFTER AS IT MAY BE HELD AFTER THE COMPLETION OF THE REGULAR MEETING, IS HEREBY CANCELLED. A NEW MEETING IS SCHEDULED FOR SEPTEMBER 23, 2023, AT 10:00 A.M. AT THE SAME LOCATION. THE REGULAR MEETING IS BEING HELD AT THE NEW LOCATION OF THE GULF SHORE CHURCH LOCATED AT 23300 SEVEN MILE CYPRESS HIGHWAY, FORT MYERS, FLORIDA 33966. THE PURPOSE OF THE MEETING IS TO CONDUCT NORMAL DISTRICT BUSINESS AND TO TAKE AND SEND ALL OFFICIAL ACTS THAT MAY BE APPROPRIATE. ANYTHING NECESSARY TO APPEAL ANY ACTION OF THE BOARD OF SUPERVISORS AT THE ABOVE REFERENCED MEETING IS RESPONSIBLE TO HAVE A WRITABLE RECORD MADE WHICH RECORD INCLUDES THE TESTIMONY OF ALL PERSONS WHOSE NAMES ARE TO BE RAISED. IF AN INDIVIDUAL REQUIRES SPECIAL AID OR SERVICES AS PROVIDED IN THE AMERICANS WITH DISABILITIES ACT (ADA), PLEASE CONTACT THE DISTRICT OFFICE AT (239) 495-4699.

AD 575484 7/2/23

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Thursday, July 20, 2023
 TIME: 6:30 PM
 ADDRESS: Bayshore Fire Protection and Rescue Service District, 17350 Nalle Road, North Fort Myers, FL 33916

In accordance with the Lee County Community Plan Requirements of the Lee County Land Development Code and Lee County Ordinance, Bayshore Fire District, LLC will be presenting information to the public on the following request:

Requesting minor residential lots in the Old Florida Housing Area in an informational session prior to submitting for Lee County for Development Orders for each of the three residential lots, Lots 1, 2, and 3, consisting of approximately 126, 170, and 140 acres respectively for single-family residential lots. Each of the three residential lots is approximately 150' wide by 150' wide. The communities will follow Lee County development standards. Potable water, sanitary sewer and storm water will be provided by a centralized plant and distribution system that is owned and operated by Team & County Utilities, located on the Lantana Ranch property. There is no rezoning proposed with these development orders.

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any concerns. For questions, please contact: David Mercer, P.E., David.Mercer@cmley.com, 1514 Broadway, Suite 301, Fort Myers, FL 33901 239.221.2550

ADP575244 July 2, 2023

Legal Notices **Legal Notices**

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for Timber Creek Southwest Community Development District will hold two public hearings and a regular meeting on July 21, 2023, at 8:30 a.m. at the offices of Lennar Homes 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.TimberCreekSW.com.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2024 (October 1, 2023 through September 30, 2024) Proposed Budgets. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2024 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, provide for the use of the uniform collection, and provide for the levy, collection and enforcement of the special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site www.TimberCreekSouthwest.com at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2024 and the cap rate for notice purposes only. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024.

Proposed Schedule of Assessments

Product Type	FY 2024 Rate	Cap Rate
All Units	\$173.33	\$206.00

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Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requesting special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Timber Creek Southwest Community Development District
 James F. Ward, District Manager
 Publish Dates: 06/25/2023 and 07/02/2023

Timber Creek Southwest Community Development District
 James F. Ward, District Manager
 Publish Dates: 06/25/2023 and 07/02/2023

BANKS ENGINEERING

EXHIBIT 1

PALERMO COMMUNITY DEVELOPMENT DISTRICT

SAVING LANDS

Map showing subject property and surrounding areas.

Notice of Sales **Notice of Sales**

Notice of Spacebar Storage Public Sale

Property of the following tenants will be sold for credit/bid to satisfy rental items in accordance with Florida Statutes, Subchapter A, Section 83.801-094, et seq. All items will be sold or otherwise disposed. Sale will be conducted in an Online Auction at www.auctioneers.com and will be open to the public. All items and quantities will be sold "as is" condition. All items or spaces may not be available at time of sale.

Unit # Name Email
 113 Frances Suthard housesold@open.com
 1845 Chris Pflister housesold@open.com

AD # 5746238 6/25, 7/2/2023

Legal Notices **Legal Notices** **Legal Notices**

PALERMO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for Palermo Community Development District will hold two public hearings and a regular meeting on July 21, 2023, at 9:00 a.m. at the offices of Lennar Homes 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.PalermoCDD.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2024 (October 1, 2023 through September 30, 2024) Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2024 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, provide for the use of the uniform collection, and provide for the levy, collection and enforcement of the special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site www.PalermoCDD.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2024 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024.

Proposed Schedule of Assessments

Product Type	FY 2024 Rate	Cap Rate
All Units	\$189.02	\$228.82

Except as otherwise determined by the District, the Tax Collector will collect the assessments annually pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method and use other methods permitted by law.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

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Palermo Community Development District
 James P. Ward, District Manager

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Map showing subject property and surrounding areas.

BANKS ENGINEERING

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HAVING A GARAGE SALE?

Advertise It In the CLASSIFIEDS!

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Palermo Community Development District
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Palermo Community Development District
 James P. Ward, District Manager

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SAVING LANDS

Map showing subject property and surrounding areas.

BANKS ENGINEERING

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Map showing subject property and surrounding areas.

SELL IT BUY IT FINNIT

Place your classified ad today!

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 computers • boats sports • equipment • pets
 instruments • jewelry • furniture • appliances
 collectibles • jobs • yard sales • tablets • cameras • coins

SELL YOUR CAR **BUY A BOAT**
ADOPT A PET **FIND A TREASURE**
GET A JOB **GET A MASSAGE**
FIND A YARD SALE **HIRE A HANDYMAN**

Check out the classified ads everyday.

Classifieds

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**MINUTES OF MEETING
PALERMO
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Palermo Community Development District was
11 held on Thursday, March 16, 2023, at 9:00 a.m., at the offices of Lennar Homes, LLC, 10481 Six Mile
12 Cypress Parkway, Ft. Myers, Florida 33966.

13
14

Present:

15 Scott Edwards	Chairperson
16 Barry Ernst	Assistant Secretary
17 Zane Zeidan	Assistant Secretary

18
19

Absent:

20 Ashley Kingston	Assistant Secretary
21 Dalton Drake	Vice Chairperson

22
23

Also present were:

24 James P. Ward	District Manager
25 Greg Urbancic	District Attorney

26
27

Audience:

28 All resident's names were not included with the minutes. If a resident did not identify
29 themselves or the audio file did not pick up the name, the name was not recorded in these
30 minutes.

31
32

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS
WERE TRANSCRIBED IN *ITALICS*.**

33
34

FIRST ORDER OF BUSINESS

Call to Order

35 Mr. James Ward called the meeting to order at approximately 9:00 a.m. He conducted roll call; all
36 Members of the Board were present, with the exception of Supervisor Kingston and Supervisor Drake,
37 constituting a quorum.

38
39

SECOND ORDER OF BUSINESS

Consideration of Minutes

40
41

February 16, 2023 – Regular Meeting

42 Mr. Ward asked if there were any additions, corrections, or deletions for the Minutes; hearing none, he
43 called for a motion.
44
45
46

47 **On MOTION made by Barry Ernst, seconded by Scott Edwards, and**
48 **with all in favor, the February 16, 2023 Regular Meeting Minutes were**
49 **approved.**

50
51
52 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2023-7

53
54 **Consideration of Resolution 2023-7, a resolution of the Board of Supervisors of Palermo Community**
55 **Development District approving a proposed Fiscal Year 2024 Budget and setting the Public Hearing to**
56 **be held on Friday, July 21, 2023, at 9:00 A.M. at the offices of Lennar Homes LLC, 10461 Six Mile**
57 **Cypress Parkway, Fort Myers, Florida 33966**

58
59 *Mr. Ward: The only major change to this budget is the inclusion of \$50,000 dollars to begin the process*
60 *of creating some sort of a reserve for any hurricane or other kind of natural disaster that may occur*
61 *within the District. Some of my other Districts had substantial damage so we have begun to create, at*
62 *least in this District, a small reserve on a going forward basis which we will keep in place for a number of*
63 *years until it's of a sufficient size to where we will be in a position to remove that from the budget*
64 *purposes. What that does is, your assessment rate for next year is, \$189.82 dollars and the proposed cap*
65 *rate will be \$226.82 dollars. We do not have assessments in place in this District in the year we are in. It*
66 *is funded by Lennar, but with the issuance of our recent set of bonds, then we will go on roll for both our*
67 *operating assessments and our debt assessments in November of this year. What this does, and why I'm*
68 *saying all of this, is that we will now be required to do mailed notice to all residents within the District. I*
69 *don't know how many that is at this point in time for Palermo, but they will get mailed notice and will*
70 *have an opportunity to appear here in this conference room in case they have any objections.*

71
72 *Mr. Greg Urbancic: Are we changing the meeting date from Thursday to Friday? Is that correct?*

73
74 *Mr. Ward: That is a very good question. Cori, are you on with me?*

75
76 *Mr. Cori Dissinger: The Friday date is correct.*

77
78 *Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.*

79
80 **On MOTION made by Scott Edwards, seconded by Barry Ernst, and**
81 **with all in favor, Resolution 2023-7 was adopted, and the Chair was**
82 **authorized to sign.**

83
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85 **FOURTH ORDER OF BUSINESS**

Staff Reports

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87 **I. District Attorney**

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89 No report.

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91 **II. District Engineer**

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93 No report.

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III. District Manager

- a) Important Board Meeting Dates for Balance of Fiscal Year 2023:**
 - 1. Public Hearings: Fiscal Year 2024 Budget Adoption – Friday, July 21, 2023, at 9:00 A.M.**
- b) Financial Statement for period ending February 28, 2023 (unaudited)**

Mr. Ward: Just remember Friday is your public hearing date, July 21. Our office will send you out calendar invites early and put it on your Agenda, and when your Agenda comes out you will get another calendar invite with the Agenda.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any audience comments from audience members present in person, or via audio/video; there were none.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:05 a.m.

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

Palermo Community Development District

James P. Ward, Secretary

Scott Edwards, Chairperson

Cori Dissinger

From: James Ward
Sent: Wednesday, June 28, 2023 9:53 AM
To: Cori Dissinger; Katherine Selchan
Subject: FW: O&M Assessment rates

Backup for PH on the Budget.

Jim.



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Committed to
Excellence**

Electronic Mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not use email and contact our offices directly at the address or phone above.

Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: James Ward <JimWard@JPWardAssociates.com>
Sent: Wednesday, June 28, 2023 9:53 AM
To: Brenda Sutliff <bware46@yahoo.com>
Subject: RE: O&M Assessment rates

Good Morning –

There are two parts of the assessments that are on your tax bill. One is a fixed capital assessment that is currently on your tax bill – that amount is \$1,200.58 and remains on your Tax bill for 30 years, and is a fixed amount that does not change.

The second part is an administrative/operations assessments that will be on the November, 2023 tax bill – and that amount is \$189.02. I want to note that this amount is subject to change yearly based on the operating requirements of the District.

The public hearing in the mailed notice you received – is to consider the adoption of the operations assessment ONLY - the fixed capital assessment is NOT subject to change. You are always welcome to attend the Public Hearing.

If you have any further questions, my contact information is below – your welcome to call me anytime.

Jim.



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

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From: Brenda Sutliff <bware46@yahoo.com>
Sent: Tuesday, June 27, 2023 8:06 PM
To: James Ward <JimWard@JPWardAssociates.com>
Subject: O&M Assessment rates

Good Evening Mr. Ward,

My current address: 4025 Villa Doria Court, North Fort Myers 33917

parcel ID information:23-43-24-L1-05000.1210

I have recently purchased my first home in Florida in the Lennar Crane Landing in North Fort Myers Florida. I have lived in Florida since 2011 full time. When I purchased this home i was told I will have 30 years of CDD taxes for development and infrastructure. This is a fee I pay with each house payment into my escrow to cover the additional taxes for development. Now I receive notification of an additional charge for infrastructure and operations and Maintenance for Palermo Community Development District. I do not understand if I am paying for 30 years for development why there is a need for additional fees for the same thing. If this is an existing charge, why was it not added to the cost of my current CDD and taxes. How can I budget for my cost when it seems everywhere I turn there are additional fees that come from nowhere. This is not my first home that I have purchased in my life. Infact it is my 5th and I have purchased in a rural developing area twice before. Never have I experienced such nickel and diming the homeowner to death. When I signed up to purchase, I was very careful to determine my cost so I knew I could afford the cost. Why would these fees not be part of the 30 year CDD? Am I to expect these additional fees annually? If this is the case it seems it should be part of the tax bill for the CDD.

I know there is a hearing offered but from what I am seeing it is not to determine if we have to pay the fee or how much but more it is being offered to appease the homeowners. If there is any chance to not have to pay the fees or to pay less I would gladly attend. What is the purpose of this hearing? Would it do any good to attend or have any influence on the outcome? My time is valuable and if there is not any opportunity to dispute having to pay additional cost since we are already paying the 30 year CDD fees then there does not seem to be any point to attending the hearing. This is a terrible additional fee and I feel with my current taxes and additional CDD I am already paying my fair share for development and maintainer of this district.

Sincerely,

Brenda Sutliff

RESOLUTION 2023-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.

RECITALS

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Palermo Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “**Proposed Budget**”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, Resolution 2023-7 of the Board set July 21, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time-period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised

RESOLUTION 2023-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.

as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Palermo Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on July 21, 2023.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Palermo Community Development District, for the fiscal year beginning October 1, 2023 and ending September 30, 2024, the sum of **\$1,472,034.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 185,538.00
<u>DEBT SERVICE FUND 2023</u>	<u>\$ 1,286,496.00</u>
TOTAL	\$ 1,472,034.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

RESOLUTION 2023-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. 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 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Palermo Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District this 21st day of July 2023.

ATTEST:

PALERMO COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Scott Edwards, Chairman

Exhibit A: Proposed Budget Fiscal Year 2024

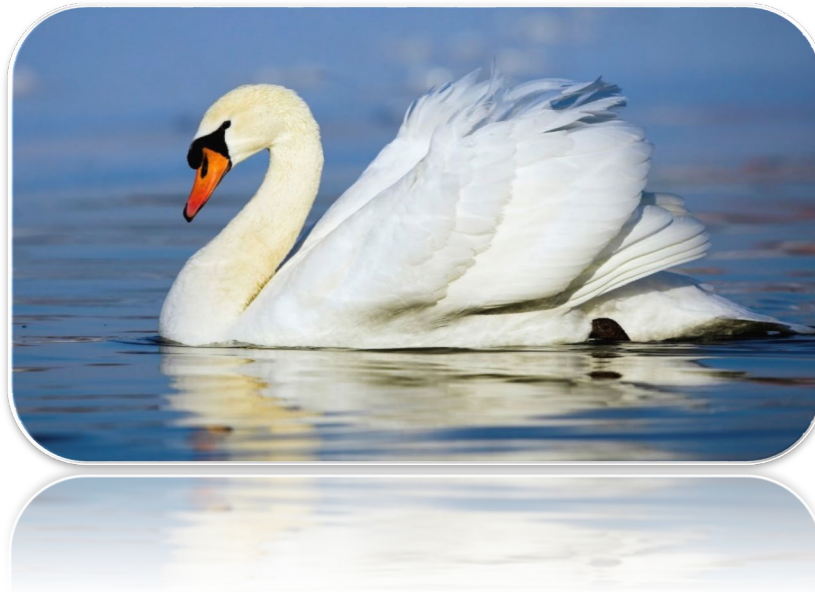
RESOLUTION 2023-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.

Exhibit "A"

Proposed Budget Fiscal Year 2024

PALERMO COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

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

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

Palermo Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ (46,385)	Negative Nbr. adds Funds for 1st Three (3) Months Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 231,923	Assessments on Tax Bills
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	Direct Billing to Developer Only
Contributions - Private Sources					
Lennar Homes	\$ 116,725	\$ 29,181	\$ 82,633		Developer Subsidized Funding (FY 2023)
Total Revenue & Other Sources	\$ 116,725	\$ 29,181	\$ 82,633	\$ 185,538	

Appropriations

Legislative

Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- FICA (if applicable)

Executive

Professional - Management	\$ 41,000	\$ 10,250	\$ 41,000	\$ 42,000	District Manager
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Financial and Administrative

Audit Services	\$ 5,300	\$ -	\$ -	\$ 5,300	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 2,000	\$ 12,667	\$ 17,000	Accounting (all funds)
Assessment Roll Preparation	\$ 16,000	\$ 2,000	\$ 12,667	\$ 17,000	Tax Rolls preparation, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	\$ 500	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds

Other Contractual Services

Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meeting
Legal Advertising	\$ 2,000	\$ 282	\$ 1,500	\$ 1,750	Statutory Required Legal Advertising
Trustee Services	\$ 7,500	\$ -	\$ -	\$ 4,300	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ -	\$ 5,000	Required SEC Reporting Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 1,841	Fees to place assessment on tax bills
Bank Service Fees	\$ 350	\$ 54	\$ 250	\$ 300	Bank Fees - Governmental Bank Account

Palermo Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	N/A
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A
Postage, Freight & Messenger	\$ 200	\$ -	\$ -	\$ 50	Agenda Mailings and other misc mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 1,500	\$ 1,500	Statutory Maintenance of District Web site
Insurance	\$ 5,500	\$ 5,375	\$ 5,375	\$ 5,600	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 200	\$ -	\$ -	\$ 50	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 10,000	\$ -	\$ 5,000	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 5,000	\$ -	\$ 2,500	\$ 6,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves and Contingencies					
Reserve for Natural Disaster Cleanup & Restoration	\$ -	\$ -	\$ -	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Contingencies	\$ -	\$ -	\$ -	\$ 10,000	
Other Fees and Charges					
Discounts and Tax Collector Fee	\$ -	\$ -	\$ -	\$ 9,673	Discount permitted when paying taxes early and Tax Collector Fee
Total Appropriations	\$ 116,725	\$ 20,136	\$ 82,633	\$ 185,538	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 9,045	\$ -	\$ 46,385	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning					

**Palermo Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 50,000	Long Term Capital Planning - Balance of Funds
1st Three (3) Months of Operations	\$ -	\$ -	\$ -	\$ 46,385	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ -	\$ 9,045	\$ -	\$ 96,385	
Assessment Rate	\$ -			\$ 189.02	Year over Year Assessment Rate
Total Number of Units	N/A			1227	Total Anticipated Units
Proposed Cap Rate	\$ -			\$ 226.82	Cap Rate if Proposed Budget Adopted

Palermo Community Development District
Debt Service Fund - Series 2023 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 815,596
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Principal Due - 12/15/2024				\$ 185,000
Interest Due - 12/15/2024				\$ 285,900
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit	\$ -	\$ 180,203	\$ 180,203	\$ -
Reserve Fund Deposit	\$ -	\$ 377,788	\$ 377,788	\$ -
Total Revenue & Other Sources	\$ -	\$ 557,991	\$ 557,991	\$ 1,286,496
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 180,000
Principal Debt Service - Early Redemptions				
Interest Expense				
	\$ -	\$ -	\$ 180,203	\$ 579,225
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 56,371
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ -	\$ -	\$ 180,203	\$ 815,596
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 557,991	\$ 377,788	\$ 470,900
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 377,788
Fund Balance - Ending	\$ -	\$ 557,991	\$ 377,788	\$ 848,688

Restricted Fund Balance:

Reserve Account Requirement	\$ 377,788
Restricted for December 15, 2024 Principal & Interest Payment	\$ 470,900
Total - Restricted Fund Balance:	\$ 848,688

Description of Product	Number of Units	Rate	Rate
Townhouse 20-29'	156	N/A	\$ 646.39
Single Family 40'-49'	120	N/A	\$ 1,074.44
Single Family 50'-59'	265	N/A	\$ 1,343.05
SF - 50' (LOTS 58/104 only)	47	N/A	\$ 538.66
Single Family 60'-69'	125	N/A	\$ 1,611.64
Total:	713		

**Palermo Community Development District
Debt Service Fund - Series 2023**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 11,540,000	Varies			
6/15/2023				\$ 180,203.33	\$ 180,203	
12/15/2023		\$ 180,000	4.125%	\$ 289,612.50		
6/15/2024				\$ 289,612.50	\$ 759,225	\$ 11,360,000
12/15/2024		\$ 185,000	4.125%	\$ 285,900.00		
6/15/2025				\$ 285,900.00	\$ 756,800	\$ 11,175,000
12/15/2025		\$ 195,000	4.125%	\$ 282,084.38		
6/15/2026				\$ 282,084.38	\$ 564,169	\$ 10,980,000
12/15/2026		\$ 200,000	4.125%	\$ 278,062.50		
6/15/2027				\$ 278,062.50	\$ 556,125	\$ 10,780,000
12/15/2027		\$ 210,000	4.125%	\$ 273,937.50		
6/15/2028				\$ 273,937.50	\$ 547,875	\$ 10,570,000
12/15/2028		\$ 220,000	4.125%	\$ 269,606.25		
6/15/2029				\$ 269,606.25	\$ 539,213	\$ 10,350,000
12/15/2029		\$ 230,000	4.125%	\$ 265,068.75		
6/15/2030				\$ 265,068.75	\$ 530,138	\$ 10,120,000
12/15/2030		\$ 240,000	4.125%	\$ 260,325.00		
6/15/2031				\$ 260,325.00	\$ 520,650	\$ 9,880,000
12/15/2031		\$ 250,000	5.000%	\$ 254,325.00		
6/15/2032				\$ 254,325.00	\$ 508,650	\$ 9,630,000
12/15/2032		\$ 265,000	5.000%	\$ 248,075.00		
6/15/2033				\$ 248,075.00	\$ 496,150	\$ 9,365,000
12/15/2033		\$ 275,000	5.000%	\$ 241,450.00		
6/15/2034				\$ 241,450.00	\$ 482,900	\$ 9,090,000
12/15/2034		\$ 290,000	5.000%	\$ 234,575.00		
6/15/2035				\$ 234,575.00	\$ 469,150	\$ 8,800,000
12/15/2035		\$ 305,000	5.000%	\$ 227,325.00		
6/15/2036				\$ 227,325.00	\$ 454,650	\$ 8,495,000
12/15/2036		\$ 320,000	5.000%	\$ 219,700.00		
6/15/2037				\$ 219,700.00	\$ 439,400	\$ 8,175,000
12/15/2037		\$ 340,000	5.000%	\$ 211,700.00		
6/15/2038				\$ 211,700.00	\$ 423,400	\$ 7,835,000
12/15/2038		\$ 355,000	5.000%	\$ 203,200.00		
6/15/2039				\$ 203,200.00	\$ 406,400	\$ 7,480,000
12/15/2039		\$ 375,000	5.000%	\$ 194,325.00		
6/15/2040				\$ 194,325.00	\$ 388,650	\$ 7,105,000
12/15/2040		\$ 395,000	5.000%	\$ 184,950.00		
6/15/2041				\$ 184,950.00	\$ 369,900	\$ 6,710,000
12/15/2041		\$ 415,000	5.000%	\$ 175,075.00		
6/15/2042				\$ 175,075.00	\$ 350,150	\$ 6,295,000
12/15/2042		\$ 435,000	5.000%	\$ 164,700.00		
6/15/2043				\$ 164,700.00	\$ 329,400	\$ 5,860,000
12/15/2043		\$ 460,000	5.000%	\$ 153,825.00		
6/15/2044				\$ 153,825.00	\$ 307,650	\$ 5,400,000
12/15/2044		\$ 480,000	5.250%	\$ 141,750.00		
6/15/2045				\$ 141,750.00	\$ 283,500	\$ 4,920,000
12/15/2045		\$ 510,000	5.250%	\$ 129,150.00		
6/15/2046				\$ 129,150.00	\$ 258,300	\$ 4,410,000
12/15/2046		\$ 535,000	5.250%	\$ 115,762.50		
6/15/2047				\$ 115,762.50	\$ 231,525	\$ 3,875,000
12/15/2047		\$ 565,000	5.250%	\$ 101,718.75		
6/15/2048				\$ 101,718.75	\$ 203,438	\$ 3,310,000
12/15/2048		\$ 595,000	5.250%	\$ 86,887.50		
6/15/2049				\$ 86,887.50	\$ 173,775	\$ 2,715,000
12/15/2049		\$ 625,000	5.250%	\$ 71,268.75		
6/15/2050				\$ 71,268.75	\$ 142,538	\$ 2,090,000

**Palermo Community Development District
Debt Service Fund - Series 2023**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2050		\$ 660,000	5.250%	\$ 54,862.50		
6/15/2051				\$ 54,862.50	\$ 109,725	\$ 1,430,000
12/15/2051		\$ 695,000	5.250%	\$ 37,537.50		
6/15/2052				\$ 37,537.50	\$ 75,075	\$ 735,000
12/15/2052		\$ 735,000	5.250%	\$ 19,293.75		
6/15/2023				\$ 19,293.75	\$ 38,588	\$ -
		\$ 11,540,000		\$ 11,532,309.59	\$ 11,858,722	

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Palermo Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the “**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024 (“**Operations and Maintenance Budget**”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Palermo Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Palermo Community Development District (the "**Assessment Roll**") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit "B" to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B" and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, *Florida Statutes*, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments on lands in Table 1 of Exhibit “B” shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, as indicated in Table 1, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Palermo Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District's records.

SECTION 6. CONFLICT. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Palermo Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District this 21st day of July 2023.

ATTEST:

PALERMO COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Fiscal Year 2024 Proposed Budget.

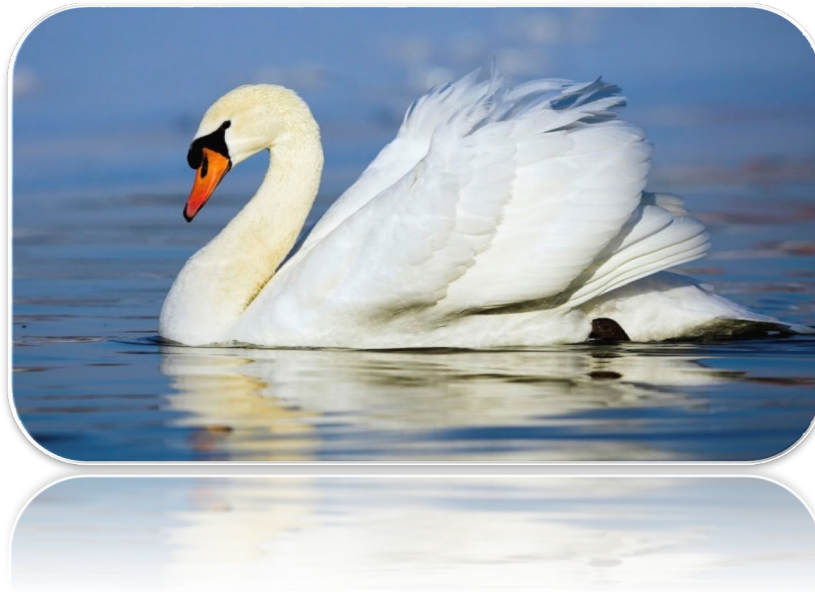
Exhibit B: Assessment Roll.

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

**Exhibit A
Fiscal Year 2024 Proposed Budget**

PALERMO COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

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

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

Palermo Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ (46,385)	Negative Nbr. adds Funds for 1st Three (3) Months Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 231,923	Assessments on Tax Bills
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	Direct Billing to Developer Only
Contributions - Private Sources					
Lennar Homes	\$ 116,725	\$ 29,181	\$ 82,633		Developer Subsidized Funding (FY 2023)
Total Revenue & Other Sources	\$ 116,725	\$ 29,181	\$ 82,633	\$ 185,538	

Appropriations

Legislative

Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- FICA (if applicable)

Executive

Professional - Management	\$ 41,000	\$ 10,250	\$ 41,000	\$ 42,000	District Manager
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Financial and Administrative

Audit Services	\$ 5,300	\$ -	\$ -	\$ 5,300	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 2,000	\$ 12,667	\$ 17,000	Accounting (all funds)
Assessment Roll Preparation	\$ 16,000	\$ 2,000	\$ 12,667	\$ 17,000	Tax Rolls preparation, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	\$ 500	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds

Other Contractual Services

Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meeting
Legal Advertising	\$ 2,000	\$ 282	\$ 1,500	\$ 1,750	Statutory Required Legal Advertising
Trustee Services	\$ 7,500	\$ -	\$ -	\$ 4,300	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ -	\$ 5,000	Required SEC Reporting Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 1,841	Fees to place assessment on tax bills
Bank Service Fees	\$ 350	\$ 54	\$ 250	\$ 300	Bank Fees - Governmental Bank Account

Palermo Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	N/A
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A
Postage, Freight & Messenger	\$ 200	\$ -	\$ -	\$ 50	Agenda Mailings and other misc mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 1,500	\$ 1,500	Statutory Maintenance of District Web site
Insurance	\$ 5,500	\$ 5,375	\$ 5,375	\$ 5,600	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 200	\$ -	\$ -	\$ 50	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 10,000	\$ -	\$ 5,000	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 5,000	\$ -	\$ 2,500	\$ 6,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves and Contingencies					
Reserve for Natural Disaster Cleanup & Restoration	\$ -	\$ -	\$ -	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Contingencies	\$ -	\$ -	\$ -	\$ 10,000	
Other Fees and Charges					
Discounts and Tax Collector Fee	\$ -	\$ -	\$ -	\$ 9,673	Discount permitted when paying taxes early and Tax Collector Fee
Total Appropriations	\$ 116,725	\$ 20,136	\$ 82,633	\$ 185,538	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 9,045	\$ -	\$ 46,385	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning					

**Palermo Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 50,000	Long Term Capital Planning - Balance of Funds
1st Three (3) Months of Operations	\$ -	\$ -	\$ -	\$ 46,385	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ -	\$ 9,045	\$ -	\$ 96,385	
Assessment Rate	\$ -			\$ 189.02	Year over Year Assessment Rate
Total Number of Units	N/A			1227	Total Anticipated Units
Proposed Cap Rate	\$ -			\$ 226.82	Cap Rate if Proposed Budget Adopted

Palermo Community Development District
Debt Service Fund - Series 2023 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 815,596
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Principal Due - 12/15/2024				\$ 185,000
Interest Due - 12/15/2024				\$ 285,900
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit	\$ -	\$ 180,203	\$ 180,203	\$ -
Reserve Fund Deposit	\$ -	\$ 377,788	\$ 377,788	\$ -
Total Revenue & Other Sources	\$ -	\$ 557,991	\$ 557,991	\$ 1,286,496
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 180,000
Principal Debt Service - Early Redemptions				
Interest Expense				
	\$ -	\$ -	\$ 180,203	\$ 579,225
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 56,371
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ -	\$ -	\$ 180,203	\$ 815,596
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 557,991	\$ 377,788	\$ 470,900
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 377,788
Fund Balance - Ending	\$ -	\$ 557,991	\$ 377,788	\$ 848,688

Restricted Fund Balance:

Reserve Account Requirement	\$ 377,788
Restricted for December 15, 2024 Principal & Interest Payment	\$ 470,900
Total - Restricted Fund Balance:	\$ 848,688

Description of Product	Number of Units	Rate	Rate
Townhouse 20-29'	156	N/A	\$ 646.39
Single Family 40'-49'	120	N/A	\$ 1,074.44
Single Family 50'-59'	265	N/A	\$ 1,343.05
SF - 50' (LOTS 58/104 only)	47	N/A	\$ 538.66
Single Family 60'-69'	125	N/A	\$ 1,611.64
Total:	713		

**Palermo Community Development District
Debt Service Fund - Series 2023**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 11,540,000	Varies			
6/15/2023				\$ 180,203.33	\$ 180,203	
12/15/2023		\$ 180,000	4.125%	\$ 289,612.50		
6/15/2024				\$ 289,612.50	\$ 759,225	\$ 11,360,000
12/15/2024		\$ 185,000	4.125%	\$ 285,900.00		
6/15/2025				\$ 285,900.00	\$ 756,800	\$ 11,175,000
12/15/2025		\$ 195,000	4.125%	\$ 282,084.38		
6/15/2026				\$ 282,084.38	\$ 564,169	\$ 10,980,000
12/15/2026		\$ 200,000	4.125%	\$ 278,062.50		
6/15/2027				\$ 278,062.50	\$ 556,125	\$ 10,780,000
12/15/2027		\$ 210,000	4.125%	\$ 273,937.50		
6/15/2028				\$ 273,937.50	\$ 547,875	\$ 10,570,000
12/15/2028		\$ 220,000	4.125%	\$ 269,606.25		
6/15/2029				\$ 269,606.25	\$ 539,213	\$ 10,350,000
12/15/2029		\$ 230,000	4.125%	\$ 265,068.75		
6/15/2030				\$ 265,068.75	\$ 530,138	\$ 10,120,000
12/15/2030		\$ 240,000	4.125%	\$ 260,325.00		
6/15/2031				\$ 260,325.00	\$ 520,650	\$ 9,880,000
12/15/2031		\$ 250,000	5.000%	\$ 254,325.00		
6/15/2032				\$ 254,325.00	\$ 508,650	\$ 9,630,000
12/15/2032		\$ 265,000	5.000%	\$ 248,075.00		
6/15/2033				\$ 248,075.00	\$ 496,150	\$ 9,365,000
12/15/2033		\$ 275,000	5.000%	\$ 241,450.00		
6/15/2034				\$ 241,450.00	\$ 482,900	\$ 9,090,000
12/15/2034		\$ 290,000	5.000%	\$ 234,575.00		
6/15/2035				\$ 234,575.00	\$ 469,150	\$ 8,800,000
12/15/2035		\$ 305,000	5.000%	\$ 227,325.00		
6/15/2036				\$ 227,325.00	\$ 454,650	\$ 8,495,000
12/15/2036		\$ 320,000	5.000%	\$ 219,700.00		
6/15/2037				\$ 219,700.00	\$ 439,400	\$ 8,175,000
12/15/2037		\$ 340,000	5.000%	\$ 211,700.00		
6/15/2038				\$ 211,700.00	\$ 423,400	\$ 7,835,000
12/15/2038		\$ 355,000	5.000%	\$ 203,200.00		
6/15/2039				\$ 203,200.00	\$ 406,400	\$ 7,480,000
12/15/2039		\$ 375,000	5.000%	\$ 194,325.00		
6/15/2040				\$ 194,325.00	\$ 388,650	\$ 7,105,000
12/15/2040		\$ 395,000	5.000%	\$ 184,950.00		
6/15/2041				\$ 184,950.00	\$ 369,900	\$ 6,710,000
12/15/2041		\$ 415,000	5.000%	\$ 175,075.00		
6/15/2042				\$ 175,075.00	\$ 350,150	\$ 6,295,000
12/15/2042		\$ 435,000	5.000%	\$ 164,700.00		
6/15/2043				\$ 164,700.00	\$ 329,400	\$ 5,860,000
12/15/2043		\$ 460,000	5.000%	\$ 153,825.00		
6/15/2044				\$ 153,825.00	\$ 307,650	\$ 5,400,000
12/15/2044		\$ 480,000	5.250%	\$ 141,750.00		
6/15/2045				\$ 141,750.00	\$ 283,500	\$ 4,920,000
12/15/2045		\$ 510,000	5.250%	\$ 129,150.00		
6/15/2046				\$ 129,150.00	\$ 258,300	\$ 4,410,000
12/15/2046		\$ 535,000	5.250%	\$ 115,762.50		
6/15/2047				\$ 115,762.50	\$ 231,525	\$ 3,875,000
12/15/2047		\$ 565,000	5.250%	\$ 101,718.75		
6/15/2048				\$ 101,718.75	\$ 203,438	\$ 3,310,000
12/15/2048		\$ 595,000	5.250%	\$ 86,887.50		
6/15/2049				\$ 86,887.50	\$ 173,775	\$ 2,715,000
12/15/2049		\$ 625,000	5.250%	\$ 71,268.75		
6/15/2050				\$ 71,268.75	\$ 142,538	\$ 2,090,000

**Palermo Community Development District
Debt Service Fund - Series 2023**

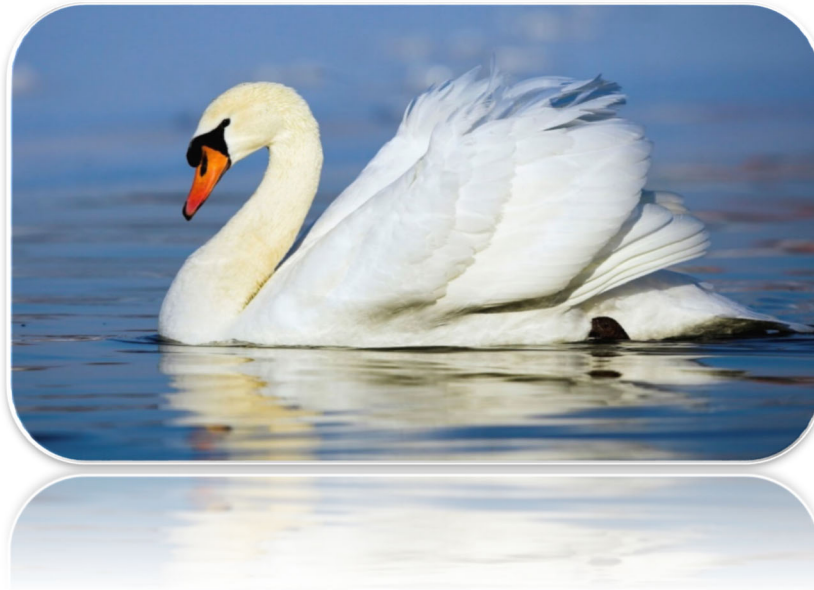
Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2050		\$ 660,000	5.250%	\$ 54,862.50		
6/15/2051				\$ 54,862.50	\$ 109,725	\$ 1,430,000
12/15/2051		\$ 695,000	5.250%	\$ 37,537.50		
6/15/2052				\$ 37,537.50	\$ 75,075	\$ 735,000
12/15/2052		\$ 735,000	5.250%	\$ 19,293.75		
6/15/2023				\$ 19,293.75	\$ 38,588	\$ -
		\$ 11,540,000		\$ 11,532,309.59	\$ 11,858,722	

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

**Exhibit B
Assessment Roll**

PALERMO COMMUNITY DEVELOPMENT DISTRICT



SPECIAL ASSESSMENT METHODOLOGY - GENERAL FUND

FISCAL YEAR 2024

PREPARED BY:

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

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TABLE OF CONTENTS

Section	Description of Section	Page
1.0	Purpose	2
2.0	Background	2
3.0	Requirement for a valid Assessment Methodology	2-3
4.0	Assessment Allocation Structure	3
5.0	Assignment of Benefit	3-4
6.0	Assessment Roll	4-24

SPECIAL ASSESSMENT METHODOLOGY

1.0 PURPOSE

This report is intended to introduce to the Palermo Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2024, which begins on October 1, 2023 and ends on September 30, 2024.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

2.0 BACKGROUND

A Community Development District ("CDD,") is an independent unit of special purpose local government created and chartered by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. It may be established on the proposed property by ordinance and this SERC is related only to the petition to establish. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Palermo.

The District serves land that comprises 339.3 acres in size and in the master planned residential development, currently planned to be made up of an estimated 1,227 residential dwelling units .

3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

4.0 ASSESSMENT ALLOCATION STRUCTURE

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2024 General Fund Budget is financial, administrative and operational in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to

the property. It is hereby determined that the allocation of the assessments will be to the various product types planned for the development based on the following factors.

6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Lee County Property Appraiser's office in may 2023 assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification **numbers assigned by the Property Appraiser are known, the following table will only be** updated to reflect any changes in ownership within the boundaries of the Development.

Palermo Community Development District
Assessment Roll - FY 2024
Table 1

FolioId	Type	Units	Owner	Legal Description	O&M
10531796	FIRE DISTRICT	0	LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	POR OF SEC W OF RR R/W DESC IN INST#2006-318764	\$ -
10601752	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 1	\$ 1,343.05
10601753	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 2	\$ 1,343.05
10601754	50'	1	BURBANK BRETT 4211 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 3	\$ 1,343.05
10601755	50'	1	CARTER LOUIS JOSHUA & CARTER RACHEL PHYLLIS 4140 S KENNEDY DR RIDGEFIELD, WA 98642	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 4	\$ 1,343.05
10601756	50'	1	CHANDRA SULISNA & WONG HIN PANG 713 MENTE LINDA LOOP MILPITAS, CA 95035	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 5	\$ 1,343.05
10601757	50'	1	PIEPER JOEL & KRISTINA DAWN 4223 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 6	\$ 1,343.05
10601758	50'	1	CALLAWAY LAEL 4227 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 7	\$ 1,343.05
10601759	50'	1	KERWIN HEATHER & JASON 4231 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 8	\$ 1,343.05
10601760	50'	1	CHANDIRAMANI RAYAN & CHANDIRAMANI MOLLY M 4235 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 9	\$ 1,343.05
10601761	50'	1	MCGURREN WILLIAM & DOROTHY 4239 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 10	\$ 1,343.05
10601762	50'	1	MCCLOE LARA ELIZABETH + NEITZKE BRYAN JOSEPH 4243 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 11	\$ 1,343.05
10601763	50'	1	HARDIN PAUL D & GHARIRVAND-ESKANDARI MAHIN 4247 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 12	\$ 1,343.05
10601764	50'	1	BROWN STEVEN & COURTNEY 4251 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 13	\$ 1,343.05
10601765	50'	1	SHEN GIN CHAN & KWOK KA YUE 4255 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 14	\$ 1,343.05
10601766	50'	1	PEREZ JAVIER & DALECCIO WILDENICE 11862 SW 250TH TER HOMESTEAD, FL 33032	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 15	\$ 1,343.05
10601767	50'	1	IRA RESOURCES INC GRIMES NURCYS 4263 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 16	\$ 1,343.05
10601768	50'	1	HANNEKEN JUSTIN RYAN & HANNEKEN KARENA YALUNG 4267 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 17	\$ 1,343.05
10601769	50'	1	SANTOS JOSE RAFAEL & CINDY 4271 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 18	\$ 1,343.05

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10601770	50'	1	HARRISON RAYMOND ALBERT & GARDNER HEATHER LEE 4275 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 19	\$ 1,343.05
10601771	50'	1	THAI THANH VAN & THAI PHUONG THUY 1575 141ST AVE SAN LEANDRO, CA 94578	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 20	\$ 1,343.05
10601772	50'	1	HALL DAVID SCOTT 4283 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 21	\$ 1,343.05
10601773	50'	1	THAI QUAN L TR FOR QUAN L THAI TRUST 1575 141ST AVE SAN LEANDRO, CA 94578	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 22	\$ 1,343.05
10601774	50'	1	SAUCEDO JONATHAN & SAUCEDO HEATHER ALISE 4291 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 23	\$ 1,343.05
10601775	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 26	\$ 1,343.05
10601776	50'	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	\$ 1,343.05
10601777	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 28	\$ 1,343.05
10601778	50'	1	CROMWELL MARK + LAMBERT DAVID MATTHEW 4212 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 29	\$ 1,343.05
10601779	50'	1	WISDOM AUSTIN JAMES 4216 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 30	\$ 1,343.05
10601780	50'	1	THAI THANH VAN & THAI PHUONG THUY 4220 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 31	\$ 1,343.05
10601781	50'	1	DUDLEY JASON & DUDLEY MARJORIE LYNN 4224 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 32	\$ 1,343.05
10601782	50'	1	ROGERS FELICIA + DANIELS RICHARD 4228 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 33	\$ 1,343.05
10601783	50'	1	WATERS DENNIS O JR & KAYLA 2419 NE 22ND PL CAPE CORAL, FL 33909	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 34	\$ 1,343.05
10601784	50'	1	CHANDRA SULISNA & WONG HIN PANG 713 MENTE LINDA LOOP MILPITAS, CA 95035	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 35	\$ 1,343.05
10601785	50'	1	NEDEV ZHIVKO N + CHAVEZ JUSTIN D 4244 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 36	\$ 1,343.05
10601786	50'	1	EFFENDI SANTO & U INGGRID 1689 PALA RANCH CIR SAN JOSE, CA 95133	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 37	\$ 1,343.05
10601787	50'	1	BURKE JOHN WILLIAM IV & BURKE JACLYN 4252 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 38	\$ 1,343.05
10601788	50'	1	LEOBREIRA JOSELYN 4256 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 39	\$ 1,343.05

Palermo Community Development District
Assessment Roll - FY 2024
Table 1

FolioId	Type	Units	Owner	Legal Description	O&M
10601789	50'	1	MARCHESE BRANDI & CHARLES 4260 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 40	\$ 1,343.05
10601790	50'	1	WOOLF CHAD A & KARI N 4268 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 41	\$ 1,343.05
10601791	50'	1	DAHABREH MOUSA 35844 30TH AVE S FEDERAL WAY, WA 98003	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 42	\$ 1,343.05
10601792	50'	1	HANEY ANDREW S & TRISHA S 6206 WATERMARK DR #202 RIVERVIEW, FL 33578	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 43	\$ 1,343.05
10601793	50'	1	CIULLA CHARLES + CIULLA JILLIAN 4280 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 44	\$ 1,343.05
10601794	50'	1	HAWI INVESTMENTS LLC 913 MUSGRASS CIR MELBOURNE, FL 32904	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 45	\$ 1,343.05
10601795	50'	1	DOMENECH JORGE ALBERTO CRUZ + VASQUEZ MICAURY 4288 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 46	\$ 1,343.05
10601796	50'	1	FRAZIER LAWRENCE & VANESSA 4292 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 47	\$ 1,343.05
10601797	50'	1	RODRIGUEZ VERAS LINARD D & MARTE ESTEVEZ RAFAEL A 17101 PARMA CT NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 50	\$ 1,343.05
10601798	50'	1	SANDERFORD AUBREY NATHANIEL & LOOR ALEJANDRA LOAYZA 17111 PARMA CT NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 51	\$ 1,343.05
10601799	50'	1	ZENG WENWEI & ZHONG MANLI 27722 HAVANA AVE HAYWARD, CA 94544	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 52	\$ 1,343.05
10601800	50'	1	HART PAMELA 17131 PARMA CT NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 53	\$ 1,343.05
10601801	50'	1	AVRAHAMI NAHUM 3524 BEAR HOLLOW WAY LEHI, UT 84043	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 54	\$ 1,343.05
10601802	50'	1	COOK JERRY & VALERIE 17100 PARMA CT NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 55	\$ 1,343.05
10601803	50'	1	STOUT RICHARD & CHERYL 17110 PARMA CT NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 56	\$ 1,343.05
10601804	50'	1	FARINAS CAIN HEVIA & FERRER MIRIANNIS 17120 PARMA CT NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 57	\$ 1,343.05
10601805	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 58	\$ 538.66
10601806	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE #400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 59	\$ 538.66
10601807	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 60	\$ 538.66

Palermo Community Development District
Assessment Roll - FY 2024
Table 1

FolioId	Type	Units	Owner	Legal Description	O&M
10601808	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 61	\$ 538.66
10601809	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 62	\$ 538.66
10601810	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE #400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 63	\$ 538.66
10601811	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 64	\$ 538.66
10601812	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 65	\$ 538.66
10601813	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 66	\$ 538.66
10601814	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE #400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 67	\$ 538.66
10601815	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 68	\$ 538.66
10601816	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 69	\$ 538.66
10601817	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 70	\$ 538.66
10601818	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 71	\$ 538.66
10601819	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 72	\$ 538.66
10601820	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 73	\$ 538.66
10601821	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 74	\$ 538.66
10601822	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 81	\$ 538.66
10601823	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 82	\$ 538.66
10601824	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 83	\$ 538.66
10601825	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 84	\$ 538.66
10601826	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 85	\$ 538.66

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10601827	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 86	\$ 538.66
10601828	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 87	\$ 538.66
10601829	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 88	\$ 538.66
10601830	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 89	\$ 538.66
10601831	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 90	\$ 538.66
10601832	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE #400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 91	\$ 538.66
10601833	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 92	\$ 538.66
10601834	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 93	\$ 538.66
10601835	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 94	\$ 538.66
10601836	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 95	\$ 538.66
10601837	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 96	\$ 538.66
10601838	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 97	\$ 538.66
10601839	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 98	\$ 538.66
10601840	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 99	\$ 538.66
10601843	LAKE	0	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	LAKE	0	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	LAKE	0	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	\$ -
10601847	Z - COMMON	0	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	\$ -
10601848	Z - COMMON	0	FLORIDA GOVT UTILITY AUTHORITY 280 WEKIVA SPRINGS RD #2070 LONGWOOD, FL 32779	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 TRACT U-1	\$ -

Palermo Community Development District
Assessment Roll - FY 2024
Table 1

FolioId	Type	Units	Owner	Legal Description	O&M
10612118	50'	1	MORO IOSVANY HERNANDEZ 4089 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 105	\$ 1,343.05
10612119	50'	1	GREEN KAREN 11140 YELLOW POPAR DR FORT MYERS, FL 33913	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 106	\$ 1,343.05
10612120	50'	1	MENEUS RODINY & JESSICA 4081 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 107	\$ 1,343.05
10612121	50'	1	GUTIERREZ RODRIGUEZ VICKY & VALDES OIZ TOMAS 4077 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 108	\$ 1,343.05
10612122	50'	1	COTTEN ALFRED HENRY IV & COTTEN JENNIFER 4073 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 109	\$ 1,343.05
10612123	50'	1	BENNETT JASON & MELISSA 4069 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 110	\$ 1,343.05
10612124	50'	1	HILTON GEORGE III 4065 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 111	\$ 1,343.05
10612125	50'	1	NAVARRO FILOMENO & LUMEN 4061 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 112	\$ 1,343.05
10612126	50'	1	GOSS MICHAEL P & GOSS DOLORES S CAMEJO JIMENEZ DE 4057 VILLA DORIA CT	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 113	\$ 1,343.05
10612127	50'	1	EDWARDS LANCELOT E & EDWARDS MARIE ROSE 4053 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 114	\$ 1,343.05
10612128	50'	1	ARRIETA NICHOLAS & JENNIFER 6511 SW 58TH ST SOUTH MIAMI, FL 33143	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 115	\$ 1,343.05
10612129	50'	1	TOWNS ANGEL + EMERSON TIMOTHY 4045 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 116	\$ 1,343.05
10612130	50'	1	CHARLES DANIELLE + REDWAY ROSHANE 4041 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 117	\$ 1,343.05
10612131	50'	1	SOTO BLANCA R + MARTINEZ KIAHRA I ET AL 3538 W 80TH ST #201 HIALEAH, FL 33018	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 118	\$ 1,343.05
10612132	50'	1	STUMNE MICHELLE L + ROVICK JOHN DAVID ET AL 4033 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 119	\$ 1,343.05
10612133	50'	1	FLORES GERMAN GUILLERMO & PLASENCIA VETZY MICHELL FUENTES 4029 VILLA DORIA CT	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 120	\$ 1,343.05
10612134	50'	1	SUTLIFF BRENDA KAY 4025 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 121	\$ 1,343.05
10612135	50'	1	KAGAN KAREN LYNN 4021 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 122	\$ 1,343.05
10612136	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 123	\$ 1,343.05
10612137	50'	1	CL VENTURES LLC 4013 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 124	\$ 1,343.05
10612138	50'	1	DEAL ASHLEY & HUGHES CODY 4009 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 125	\$ 1,343.05
10612139	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 126	\$ 1,343.05

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10612140	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 127	\$ 1,343.05
10612141	50'	1	SEMAN MEGAN + SEMAN ROBERT WILLIAM 4096 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 128	\$ 1,343.05
10612142	50'	1	MENDEZ LEE 19 WOODLAND DR WURTSBORO, NY 12790	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 129	\$ 1,343.05
10612143	50'	1	BUCHANAN LEROY 4088 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 130	\$ 1,343.05
10612144	50'	1	WYBLE CHANA & BROWN KIRK 4084 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 131	\$ 1,343.05
10612145	50'	1	DIEGUEZ REY 4080 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 132	\$ 1,343.05
10612146	50'	1	KRISMAN SUMARTINI 1221 PROMONTORY PATH MARIETTA, GA 30062	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 133	\$ 1,343.05
10612147	50'	1	AVROS CHRISTOPHER JAMES 4072 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 134	\$ 1,343.05
10612148	50'	1	ANDERSON BLAKE & ERIN C 4060 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 135	\$ 1,343.05
10612149	50'	1	SULSONA ROSA M + SULSONA FERNANDO 4056 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 136	\$ 1,343.05
10612150	50'	1	JAMAICA JENA + ALBANESE CHARLES & ALBANESE CHRISTINE 4052 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 137	\$ 1,343.05
10612151	50'	1	HUFFMAN TODD + MORAN OLIVIA 4048 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 138	\$ 1,343.05
10612152	50'	1	PATTON ROBERT & DEBRA 4044 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 139	\$ 1,343.05
10612153	50'	1	FRALLICCIARDI FRANK & LAURA 4040 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 140	\$ 1,343.05
10612154	50'	1	JOSEPH ENEL 4036 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 141	\$ 1,343.05
10612155	50'	1	RAMON DYANNA 4032 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 142	\$ 1,343.05
10612156	50'	1	FLORES LUIS & MARIA M 4028 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 143	\$ 1,343.05
10612157	50'	1	ALEXANDER BRIAN & MICHELLE 4024 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 144	\$ 1,343.05
10612158	50'	1	SPRINGER CALEB CLYDE + FARGNOLI TRACI LYNN 4020 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 145	\$ 1,343.05
10612159	50'	1	SIMMONS HOUSTON & EMILY 4016 VILLA DORIA CT NORTH FORT MYERS, FL 33917	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 146	\$ 1,343.05
10612160	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 147	\$ 1,343.05
10612161	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 148	\$ 1,343.05
10612162	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 149	\$ 1,343.05

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10612163	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 150	\$ 1,343.05
10612164	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 151	\$ 1,343.05
10612165	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 152	\$ 1,343.05
10612166	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 153	\$ 1,343.05
10612167	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 154	\$ 1,343.05
10612168	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 155	\$ 1,343.05
10612169	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 156	\$ 1,343.05
10612170	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 157	\$ 1,343.05
10612171	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 158	\$ 1,343.05
10612172	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 159	\$ 1,343.05
10612173	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 160	\$ 1,343.05
10612174	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 161	\$ 1,343.05
10612175	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 162	\$ 1,343.05
10612176	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 163	\$ 1,343.05
10612177	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 164	\$ 1,343.05
10612178	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 165	\$ 1,343.05
10612179	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 166	\$ 1,343.05
10612180	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 167	\$ 1,343.05
10612181	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 168	\$ 1,343.05
10612182	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 169	\$ 1,343.05
10612183	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 170	\$ 1,343.05
10612184	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 171	\$ 1,343.05
10612185	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 172	\$ 1,343.05
10612186	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 173	\$ 1,343.05
10612187	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 174	\$ 1,343.05

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10612188	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 175	\$ 1,343.05
10612189	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 176	\$ 1,343.05
10612190	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 177	\$ 1,343.05
10612191	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 178	\$ 1,343.05
10612192	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 179	\$ 1,343.05
10612193	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 180	\$ 1,343.05
10612194	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 181	\$ 1,343.05
10612195	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 182	\$ 1,343.05
10612196	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 183	\$ 1,343.05
10612197	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 184	\$ 1,343.05
10612198	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 185	\$ 1,343.05
10612199	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 186	\$ 1,343.05
10612200	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 187	\$ 1,343.05
10612201	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 188	\$ 1,343.05
10612202	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 189	\$ 1,343.05
10612203	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 190	\$ 1,343.05
10612204	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 191	\$ 1,343.05
10612205	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 192	\$ 1,343.05
10612206	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 193	\$ 1,343.05
10612207	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 194	\$ 1,343.05
10612208	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 195	\$ 1,343.05
10612209	50'	1	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 196	\$ 1,343.05
10612210	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 197	\$ 1,343.05
10612211	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 198	\$ 1,343.05
10612212	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 199	\$ 1,343.05

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Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10612213	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 200	\$ 1,343.05
10612214	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 201	\$ 1,343.05
10612215	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 202	\$ 1,343.05
10612216	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 203	\$ 1,343.05
10612217	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 204	\$ 1,343.05
10612218	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 205	\$ 1,343.05
10612219	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 206	\$ 1,343.05
10612220	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 207	\$ 1,343.05
10612221	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 208	\$ 1,343.05
10612222	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 209	\$ 1,343.05
10612223	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 210	\$ 1,343.05
10612224	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 211	\$ 1,343.05
10612225	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 212	\$ 1,343.05
10612226	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 LOT 213	\$ 1,343.05
10612233	LAKE	0	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 TRACT L-2	\$ -
10612234	LAKE	0	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 TRACT L-5	\$ -
10612235	LAKE	0	CL VENTURES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	CRANE LANDING PHASE II AS DESC IN INSTRUMENT 2022000043352 TRACT L-6	\$ -
10617087	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 214	\$ 1,611.64
10617088	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 215	\$ 1,611.64
10617089	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 216	\$ 1,611.64
10617090	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 217	\$ 1,611.64
10617091	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 218	\$ 1,611.64
10617092	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 219	\$ 1,611.64
10617093	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 220	\$ 1,611.64
10617094	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 221	\$ 1,611.64

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Assessment Roll - FY 2024
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10617095	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 222	\$ 1,611.64
10617096	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 223	\$ 1,611.64
10617097	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 224	\$ 1,611.64
10617098	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 225	\$ 1,611.64
10617099	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 226	\$ 1,611.64
10617100	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 227	\$ 1,611.64
10617101	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 228	\$ 1,611.64
10617102	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 229	\$ 1,611.64
10617103	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 230	\$ 1,611.64
10617104	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 231	\$ 1,611.64
10617105	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 232	\$ 1,611.64
10617106	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 233	\$ 1,611.64
10617107	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 234	\$ 1,611.64
10617108	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 235	\$ 1,611.64
10617109	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 236	\$ 1,611.64
10617110	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 237	\$ 1,611.64
10617111	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 238	\$ 1,611.64
10617112	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 239	\$ 1,611.64
10617113	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 240	\$ 1,611.64
10617114	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 241	\$ 1,611.64
10617115	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 242	\$ 1,611.64
10617116	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 243	\$ 1,611.64
10617117	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 244	\$ 1,611.64
10617118	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 245	\$ 1,611.64
10617119	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 246	\$ 1,611.64

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10617120	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 247	\$ 1,611.64
10617121	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 248	\$ 1,611.64
10617122	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 249	\$ 1,611.64
10617123	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 250	\$ 1,611.64
10617124	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 251	\$ 1,611.64
10617125	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 252	\$ 1,611.64
10617126	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 253	\$ 1,611.64
10617127	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 254	\$ 1,611.64
10617128	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 255	\$ 1,611.64
10617129	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 256	\$ 1,611.64
10617130	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 257	\$ 1,611.64
10617131	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 258	\$ 1,611.64
10617132	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 259	\$ 1,611.64
10617133	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 260	\$ 1,611.64
10617134	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 261	\$ 1,611.64
10617135	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 262	\$ 1,611.64
10617136	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 263	\$ 1,611.64
10617137	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 264	\$ 1,611.64
10617138	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 265	\$ 1,611.64
10617139	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 266	\$ 1,611.64
10617140	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 267	\$ 1,611.64
10617141	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 268	\$ 1,611.64
10617142	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 269	\$ 1,611.64
10617143	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 270	\$ 1,611.64
10617144	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 271	\$ 1,611.64

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10617145	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 272	\$ 1,611.64
10617146	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 273	\$ 1,343.05
10617147	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 274	\$ 1,343.05
10617148	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 275	\$ 1,343.05
10617149	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 276	\$ 1,343.05
10617150	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 277	\$ 1,343.05
10617151	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 278	\$ 1,343.05
10617152	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 279	\$ 1,343.05
10617153	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 280	\$ 1,343.05
10617154	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 281	\$ 1,343.05
10617155	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 282	\$ 1,343.05
10617156	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 283	\$ 1,343.05
10617157	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 284	\$ 1,343.05
10617158	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 285	\$ 1,343.05
10617159	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 286	\$ 1,343.05
10617160	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 287	\$ 1,343.05
10617161	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 288	\$ 1,343.05
10617162	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 289	\$ 1,343.05
10617163	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 290	\$ 1,343.05
10617164	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 291	\$ 1,343.05
10617165	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 292	\$ 1,343.05
10617166	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 293	\$ 1,343.05
10617167	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 294	\$ 1,343.05
10617168	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 295	\$ 1,343.05
10617169	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 311	\$ 1,611.64

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10617170	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 312	\$ 1,611.64
10617171	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 313	\$ 1,611.64
10617172	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 314	\$ 1,611.64
10617173	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 315	\$ 1,611.64
10617174	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 316	\$ 1,611.64
10617175	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 317	\$ 1,611.64
10617176	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 318	\$ 1,611.64
10617177	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 319	\$ 1,611.64
10617178	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 320	\$ 1,611.64
10617179	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 321	\$ 1,611.64
10617180	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 322	\$ 1,611.64
10617181	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 323	\$ 1,611.64
10617182	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 331	\$ 1,074.44
10617183	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 332	\$ 1,074.44
10617184	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 333	\$ 1,074.44
10617185	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 334	\$ 1,074.44
10617186	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 335	\$ 1,074.44
10617187	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 336	\$ 1,074.44
10617188	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 337	\$ 1,074.44
10617189	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 338	\$ 1,074.44
10617190	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 339	\$ 1,074.44
10617191	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 340	\$ 1,074.44
10617192	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 341	\$ 1,074.44
10617193	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 342	\$ 1,074.44
10617194	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 343	\$ 1,074.44

Palermo Community Development District
Assessment Roll - FY 2024
Table 1

FolioId	Type	Units	Owner	Legal Description	O&M
10617195	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 344	\$ 1,074.44
10617196	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 345	\$ 1,074.44
10617197	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 346	\$ 1,074.44
10617198	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 347	\$ 1,074.44
10617199	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 348	\$ 1,074.44
10617200	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 349	\$ 1,074.44
10617201	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 350	\$ 1,074.44
10617202	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 351	\$ 1,074.44
10617203	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 352	\$ 1,074.44
10617204	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 353	\$ 1,074.44
10617205	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 354	\$ 1,074.44
10617206	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 355	\$ 1,074.44
10617207	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 356	\$ 1,074.44
10617208	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 357	\$ 1,074.44
10617209	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 365	\$ 1,343.05
10617210	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 366	\$ 1,343.05
10617211	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 367	\$ 1,343.05
10617212	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 368	\$ 1,343.05
10617213	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 369	\$ 1,343.05
10617214	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 370	\$ 1,343.05
10617215	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 371	\$ 1,343.05
10617216	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 372	\$ 1,343.05
10617217	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 373	\$ 1,343.05
10617218	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 374	\$ 1,343.05
10617219	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 375	\$ 1,343.05

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10617220	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 376	\$ 1,343.05
10617221	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 377	\$ 1,343.05
10617222	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 378	\$ 1,343.05
10617223	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 379	\$ 1,343.05
10617224	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 380	\$ 1,343.05
10617225	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 381	\$ 1,343.05
10617226	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 382	\$ 1,343.05
10617227	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 383	\$ 1,343.05
10617228	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 384	\$ 1,343.05
10617229	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 385	\$ 1,343.05
10617230	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 386	\$ 1,343.05
10617231	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 387	\$ 1,074.44
10617232	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 388	\$ 1,074.44
10617233	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 389	\$ 1,074.44
10617234	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 390	\$ 1,074.44
10617235	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 391	\$ 1,074.44
10617236	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 392	\$ 1,074.44
10617237	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 393	\$ 1,074.44
10617239	Z - COMMON	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT D-1	\$ -
10617240	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT L-8	\$ -
10617241	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT L-9	\$ -
10617243	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT P-1	\$ -
10617252	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT L-10	\$ -
10617253	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT L-11	\$ -
10601849	50'	1	SHEPPARD BRIAN & JOLENE 4295 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 24	\$ 1,343.05

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10601850	50'	1	CARRASCO STEVEN & CASTRO CARRASCO DAISY 4299 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 25	\$ 1,343.05
10601851	50'	1	EFFENDI SANTO & U INGGRID 1689 PALA RANCH CIR SAN JOSE, CA 95133	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 48	\$ 1,343.05
10601852	50'	1	POITEVIN VANESSA & RENE 4300 VILLA RAPALLO WAY NORTH FORT MYERS, FL 33917	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 49	\$ 1,343.05
10601853	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 75	\$ 538.66
10601854	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 76	\$ 538.66
10601855	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 77	\$ 538.66
10601856	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 78	\$ 538.66
10601857	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 79	\$ 538.66
10601858	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 80	\$ 538.66
10601859	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 100	\$ 538.66
10601860	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 101	\$ 538.66
10601861	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 102	\$ 538.66
10601862	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 103	\$ 538.66
10601863	50' (LOTS 58-104)	1	UPWARD AMERICA SOUTHEAST PROPE 700 NW 107TH AVE STE 400 MIAMI, FL 33172	CRANE LANDING SEC 22 AND 23 TWP 43 RNG 24 AS DESC IN INSTRUMENT 2021000027470 LOT 104	\$ 538.66
10617254	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 358	\$ 1,074.44
10617255	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 359	\$ 1,074.44
10617256	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 360	\$ 1,074.44
10617257	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 361	\$ 1,074.44
10617258	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 362	\$ 1,074.44
10617259	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 363	\$ 1,074.44
10617260	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 364	\$ 1,074.44

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10617261	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 394	\$ 1,074.44
10617262	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 395	\$ 1,074.44
10617263	40'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 396	\$ 1,074.44
10617264	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 397	\$ 646.39
10617265	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 398	\$ 646.39
10617266	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 399	\$ 646.39
10617267	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 400	\$ 646.39
10617268	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 401	\$ 646.39
10617269	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 402	\$ 646.39
10617270	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 403	\$ 646.39
10617271	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 404	\$ 646.39
10617272	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 405	\$ 646.39
10617273	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 406	\$ 646.39
10617274	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 407	\$ 646.39
10617275	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 408	\$ 646.39
10617276	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 409	\$ 646.39
10617277	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 410	\$ 646.39
10617278	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 411	\$ 646.39
10617279	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 412	\$ 646.39
10617280	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 413	\$ 646.39
10617281	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 414	\$ 646.39
10617282	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 415	\$ 646.39
10617283	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 416	\$ 646.39
10617284	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 417	\$ 646.39
10617285	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 418	\$ 646.39

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10617286	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 419	\$ 646.39
10617287	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 420	\$ 646.39
10617288	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 421	\$ 646.39
10617289	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 422	\$ 646.39
10617290	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 423	\$ 646.39
10617291	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 424	\$ 646.39
10617292	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 425	\$ 646.39
10617293	TOWNHOME	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 426	\$ 646.39
10617294	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT L-7	\$ -
10617295	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT L-13	\$ -
10617296	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT P-2	\$ -
10617297	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 296	\$ 1,343.05
10617298	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 297	\$ 1,343.05
10617299	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 298	\$ 1,343.05
10617300	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 299	\$ 1,343.05
10617301	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 300	\$ 1,343.05
10617302	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 301	\$ 1,343.05
10617303	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 302	\$ 1,343.05
10617304	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 303	\$ 1,343.05
10617305	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 304	\$ 1,343.05
10617306	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 305	\$ 1,343.05
10617307	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 306	\$ 1,343.05
10617308	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 307	\$ 1,343.05
10617309	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 308	\$ 1,343.05
10617310	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 309	\$ 1,343.05

**Palermo Community Development District
Assessment Roll - FY 2024
Table 1**

FolioId	Type	Units	Owner	Legal Description	O&M
10617311	50'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 310	\$ 1,343.05
10617312	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 324	\$ 1,611.64
10617313	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 325	\$ 1,611.64
10617314	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 326	\$ 1,611.64
10617315	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 327	\$ 1,611.64
10617316	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 328	\$ 1,611.64
10617317	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 329	\$ 1,611.64
10617318	60'	1	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 LOT 330	\$ 1,611.64
10617319	Z - COMMON	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT D-2	\$ -
10617320	FUTURE DEVELOPMENT 173.2 acres		LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT F-3	\$ 289,616.97
10617321	Z - COMMON	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT T	\$ -
10617322	LAKE	0	LNR AIV LLC 6900 E CAMELBACK RD #1090 SCOTTSDALE, AZ 85251	CRANE LANDING PHASE III AS DESC IN INSTRUMENT 2022000356834 TRACT L-12	\$ -
TOTAL					\$ 812,449.91

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

WHEREAS, the Palermo Community Development District (the “District”) is a local unit of special and single purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, notices of the District’s Fiscal Year 2024 annual budget hearing and related assessment hearing were provided in accordance with law (“Notices”); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$189.02 per unit; and

WHEREAS, on July 21 ,2023, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on July 21 ,2023, the Board of Supervisors determined that the Fiscal Year 2024 operations and maintenance assessment would be levied in the amount of \$189.02 per unit and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on July 21 ,2023 the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$189.02 per unit but less than \$226.82 per unit would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

WHEREAS, on July 21 ,2023, the District’s Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$226.82 per unit for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years’ annual operation and maintenance assessments which are levied in an amount less than \$226.82 per unit; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed \$226.82 per unit, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$226.82 per unit for notices purposes only.

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

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$226.82 per unit for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$226.82 per unit, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$226.82 per unit, nor shall it be construed as a waiver of the District’s right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Palermo Community Development District.

RESOLUTION 2023-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND
MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District, Lee County, Florida this 21st day of July 2023.

ATTEST:

**PALERMO
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairman

**PALERMO
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-5
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	6
Statement of Activities	7
Fund Financial Statements:	
Balance Sheet – Governmental Funds	8
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	9
Notes to the Financial Statements	10-15
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	16
Notes to Required Supplementary Information	17
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	18
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	19-20
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	21
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	22-23



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Palermo Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund, of Palermo Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 20, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



April 20, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Palermo Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 2007-05 of Lee County, Florida and no audit was required for the prior period. As a result, the balances as of and for the fiscal year ended September 30, 2021 are unaudited.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$30,374.
- The change in the District's total net position in comparison with the prior fiscal year was \$30,374, an increase. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$30,374, an increase of \$30,374 in comparison with the prior fiscal year. Fund balance is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is considered a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
		(Unaudited)
Current and other assets	\$ 30,656	\$ 16,151
Total assets	30,656	16,151
Current liabilities	282	16,151
Total liabilities	282	16,151
Net Position		
Unrestricted	30,374	-
Total net position	\$ 30,374	\$ -

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021 (Unaudited)
Revenues:		
Program revenues		
Operating grants and contributions	\$ 95,900	\$ 38,866
Total revenues	<u>95,900</u>	<u>38,866</u>
Expenses:		
General government	<u>65,526</u>	<u>38,866</u>
Total expenses	<u>65,526</u>	<u>38,866</u>
Change in net position	<u>30,374</u>	<u>-</u>
Net position - beginning	<u>-</u>	<u>-</u>
Net position - ending	<u>\$ 30,374</u>	<u>\$ -</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022, was \$65,526. The costs of the District's activities were funded by program revenues which were comprised of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$11,540,000 of Series 2023 Special Assessment Bonds to finance the construction and acquisition of infrastructure improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Palermo Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, FL 33308, (954) 658-4900.

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 30,656
Total assets	30,656
 LIABILITIES	
Accounts payable	282
Total liabilities	282
 NET POSITION	
Unrestricted	30,374
Total net position	\$ 30,374

See notes to the financial statements

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Operating Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
				<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 65,526	\$ 95,900		\$ 30,374
Total governmental activities	<u>65,526</u>	<u>95,900</u>		<u>30,374</u>
				30,374
				-
				<u>\$ 30,374</u>

See notes to the financial statements

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds	Total Governmental
	General	Funds
ASSETS		
Cash and cash equivalents	\$ 30,656	\$ 30,656
Total assets	\$ 30,656	\$ 30,656
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 282	\$ 282
Total liabilities	282	282
Fund balances:		
Unassigned	30,374	30,374
Total fund balances	30,374	30,374
Total liabilities and fund balances	\$ 30,656	\$ 30,656

See notes to the financial statements

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds	Total Governmental Funds
	General	Funds
REVENUES		
Developer contributions	\$ 95,900	\$ 95,900
Total revenues	95,900	95,900
EXPENDITURES		
Current:		
General government	65,526	65,526
Total expenditures	65,526	65,526
Excess (deficiency) of revenues over (under) expenditures	30,374	30,374
Fund balances - beginning	-	-
Fund balances - ending	\$ 30,374	\$ 30,374

See notes to the financial statements

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Palermo Community Development District (the "District") was created on March 27, 2007 by Ordinance 2007-05 of Lee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2022, all of the Board members are affiliated with Lennar Homes LLC (the "Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 6 - DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, developer contributions to the general fund during the current fiscal year were \$95,900.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District issued \$11,540,000 of Series 2023 Special Assessment Bonds to finance the construction and acquisition of infrastructure improvements for the benefit of the District.

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ 95,900	\$ 95,900	\$ -
Total revenues	95,900	95,900	-
EXPENDITURES			
Current:			
General government	95,900	65,526	30,374
Total expenditures	95,900	65,526	30,374
Excess (deficiency) of revenues over (under) expenditures	\$ -	30,374	\$ 30,374
Fund balance - beginning		-	
Fund balance - ending		\$ 30,374	

See notes to required supplementary information

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**PALERMO COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	2
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$57,733
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 16 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$0.00 Debt service - \$0.00
Special assessments collected FYE 9/30/2022	\$0
Outstanding Bonds	Not applicable



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Palermo Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Palermo Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 20, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Baker & Associates

April 20, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Palermo Community Development District
Lee County, Florida

We have examined Palermo Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Palermo Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

April 20, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Palermo Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Palermo Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated April 20, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 20, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Palermo Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Palermo Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

April 20, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A, no audit in prior year

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A, no audit in prior year.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 18.

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Palermo Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.417(1), *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a. **Date:** The third Thursday of each month during Fiscal Year 2024 which covers the period October 1, 2023 through September 30, 2024.
- b. **Time:** 9:00 A.M. (Eastern Standard Time).
- c. **Location:** The offices of Lennar Homes
10461 Six Mile Cypress Parkway
Ft. Myers, Florida 33966.

The Fiscal Year 2024 schedule is as follows:

October 19, 2023	November 16, 2023
December 21, 2023	January 18, 2024
February 15, 2024	March 21, 2024
April 18, 2024	May 16, 2024
June 20, 2024	July 18, 2024
August 15, 2024	September 19, 2024

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALERMO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District, by and through its District Manager, may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. 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 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Palermo Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District this 21st day of July 2023.

ATTEST:

**PALERMO COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairman

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE REVIEW OF REQUESTS FOR FENCE ENCROACHMENTS INTO DRAINAGE EASEMENTS DEDICATED TO THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Palermo Community Development District (the "District") is organized for purposes which include ownership and operation of certain public infrastructure within or benefiting the residential development known generally as Crane Landing; and

WHEREAS, throughout the year, the District receives various requests by certain property owners seeking to install a fence and related improvements within a drainage easement dedicated or granted to the District ("Encroachment Agreement Request"); and

WHEREAS, it is not practical, expeditious or economical to arrange and hold meetings of the Board of Supervisors (the "Board") each time an Encroachment Agreement Request is received from a property owner; and

WHEREAS, the Board desires to approve policies and procedures for the review and approval (if applicable) of an Encroachment Agreement Request. And, further, with respect to any Encroachment Agreement Request approved pursuant to the policies and procedures by the Chairman or the Vice Chairman (in the Chairman's absence), such individual shall have the authority to execute necessary documentation in connection with the approval of such Encroachment Agreement Request.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein as if written into the body of this Resolution.

Section 2. Fence Encroachment Policies and Procedures. The Fence Encroachment Policies and Procedures attached hereto and made a part of this Resolution as Exhibit "A" are hereby approved for use by the District.

Section 3. Form of Fence Encroachment Application Instructions. The form of the Fence Encroachment Application Instructions attached hereto and made a part of this Resolution as Exhibit "B" is hereby approved for use by the District in substantially the form attached.

Section 4. Form of Fence Encroachment Agreement. The form of the Fence Encroachment Agreement attached hereto and made a part of this Resolution as Exhibit "C" is hereby approved for use by the District in substantially the form attached.

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE REVIEW OF REQUESTS FOR FENCE ENCROACHMENTS INTO DRAINAGE EASEMENTS DEDICATED TO THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Section 5. Authorized Officer. The Chairman or the Vice Chairman (in the Chairman's absence) is hereby designated by the District and authorized by the District to carry out the policies and procedures set forth herein with regard to Encroachment Agreement Requests.

Section 6. Continuing Effect. The policies and procedures attached to this Resolution as Exhibit "A", the form of application instructions attached to this Resolution as Exhibit "B", and the form of the agreement attached to this Resolution as Exhibit "C" shall stay in full force and effect until such time as the Board may amend or rescind said policies, procedures, application instructions or agreement form(s), as applicable.

Section 7. Subsequent Presentation to the Board. A copy of any approved Encroachment Agreement Request and any corresponding documents required pursuant to this Resolution shall be made available to the Board for informational purposes only at its next regularly scheduled meeting following approval; provided, however, that any failure to present said approved Encroachment Agreement Request shall not affect the validity or implementation of this Resolution.

Section 8. Severability. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

Section 9. Conflicts. All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

Section 10. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Palermo Community Development District this 21st day of July 2023.

ATTEST:

**PALERMO COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairman

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE REVIEW OF REQUESTS FOR FENCE ENCROACHMENTS INTO DRAINAGE EASEMENTS DEDICATED TO THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**Exhibit "A"
Fence Encroachment Policies and Procedures**

A. Generally

1. For purposes of these Fence Encroachment Policies and Procedures, a "Fence Encroachment" shall mean any proposed encroachment of a fence of a property owner into a drainage easement dedicated or granted to the District.

2. Attached as Exhibit "B" are the Fence Encroachment Application Instructions for a property owner that desires to submit an application to the District ("Fence Encroachment Application") for the District to approve a Fence Encroachment. The District Manager may develop and establish an application consistent with the Fence Encroachment Application Instructions to facilitate the intake of requests for Fence Encroachments.

3. The Fence Encroachment Application shall be sent by the District Manager to the Chairman (or the Vice Chairman in the Chairman's absence) and the District Engineer. The Chairman (or the Vice Chairman in the Chairman's absence), in consultation with the District Engineer and District Manager, shall review the Fence Encroachment Application materials and determine whether to approve, approve with conditions or deny the Fence Encroachment Application.

4. The District reserves the right to deny any Fence Encroachment Application or impose any conditions on a Fence Encroachment Application based on considerations that the District deems necessary or appropriate including, without limitation, impacts on the District's stormwater management system, access to stormwater management facilities, potential damage to stormwater management improvements and safety.

5. To the extent the Fence Encroachment Application is to be approved, the property owner will be required to enter into a Fence Encroachment Agreement with the District, which agreement will specify the terms of Fence Encroachment being permitted. The form Fence Encroachment Agreement attached as Exhibit "C" to these Fence Encroachment Policies and Procedures is hereby approved for use as a form by the District as appropriate. If after applicable review, a Fence Encroachment Application is set to be approved, the Fence Encroachment Agreement will be finalized by District Counsel.

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE REVIEW OF REQUESTS FOR FENCE ENCROACHMENTS INTO DRAINAGE EASEMENTS DEDICATED TO THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Further, because it is recognized that circumstances may arise where property conditions necessitate certain modifications to the form Fence Encroachment Agreement or where a property owner may request certain modifications to the form Fence Encroachment Agreement, the Chairman (or the Vice Chairman in the Chairman's absence) shall be permitted, after consultation and approval by District Counsel and District Manager, to make modifications to the form Fence Encroachment Agreement, provided such modifications do not materially and unreasonably alter the intent, purpose and protection provided to the District by the form Fence Encroachment Agreement. The Chairman (or Vice Chairman in the Chairman's absence) is hereby designated by the District and authorized by the District to execute, when appropriate, the Fence Encroachment Agreement in connection with any approved Fence Encroachment.

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE REVIEW OF REQUESTS FOR FENCE ENCROACHMENTS INTO DRAINAGE EASEMENTS DEDICATED TO THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Exhibit "B"

Form of Fence Encroachment Application Instructions

PALERMO COMMUNITY DEVELOPMENT DISTRICT

FENCE ENCROACHMENT

APPLICATION INSTRUCTIONS

Attached to these instructions is a template of the Fence Encroachment Agreement typically used by Palermo Community Development District (“**District**”) when a landowner desires to construct a fence and related improvements (“**Fencing Improvements**”) that will encroach into a drainage easement (“**Easement**”) dedicated or granted to the District. Please familiarize yourself with the terms and conditions of the form agreement prior to submitting the application. All potential fence encroachments are reviewed on a case-by-case basis and may be approved, approved with conditions or denied by the District in its discretion.

INSTRUCTIONS:

1. The property owner seeking a Fence Encroachment Agreement must provide to the District the following information:
 - a) Landowner’s name (exactly as shown on title to the property), physical address, folio number, and contact information.
 - b) A description of the proposed Fencing Improvements that will encroach into the Easement, including copies of professional plans and specifications and permits and approvals applied for or received. The materials must include details regarding construction of the Fencing Improvements, including, but not limited to, fence post foundation size and depth.
 - c) A letter of acknowledgement and approval of the Fencing Improvements, as described in the plans and specifications, from any applicable homeowners’ association.
 - d) Proof of ownership of landowner's property (i.e. copy of deed to landowner’s property).
 - e) A copy of the applicable subdivision plat.
 - f) A copy of a land survey depicting the proposed encroachment area into the Easement. The survey shall include surveyed as-builts of existing facilities within the encroachment area including pipe inverts, pipe location, pipe material and pipe size.
 - g) Any other information reasonably requested by the District and pertaining to the proposed Fencing Improvements.
2. The landowner is responsible for paying all costs incurred by the District with respect to the landowner’s request to encroach into an Easement, including all legal and professional fees and any other fees and costs incurred by the District. Owner shall include a nonrefundable Application Fee in the amount of \$500.00 with the application materials. The application fee must be paid by check to “Palermo Community Development District”. In the event that the actual costs for legal and professional fees and any other fees and costs incurred by the District in connection with the Fence Encroachment Agreement exceed \$500.00, then landowner will be required to pay such costs prior to the District’s approval and execution of the Fence Encroachment Agreement. To the extent

the District approves allowing the encroachment, the landowner and the District will sign a Fence Encroachment Agreement and the landowner will be responsible for the recording fee associated with recording the document in the Public Records of Lee County, Florida. The recording fee is estimated to be \$69.50.

3. The application information and documentation listed above and the application fee must be delivered to the District, c/o the District Manager, 2301 Northeast 37th Street, Fort Lauderdale, FL 33308. The application is recommended to be provided by email to the District Manager at JimWard@JPWardAssociates.com.
4. Following receipt of the above, the District will review the application and make a determination whether to approve, approve with conditions or deny the application.
5. Any changes to the Fence Encroachment Agreement or any provision thereof, must be approved by District Counsel prior to execution and recording by the District.
6. Landowner is solely responsible for obtaining permits and approvals of government agencies, homeowners' associations, or any other person or entity having jurisdiction over the property or the improvements, including all costs thereof. Nothing in the Fence Encroachment Agreement shall constitute any acknowledgement, approval or waiver by the District of any requirement, permit, or approval of any applicable government agency, homeowners' association, or any other person or entity having jurisdiction over the property or the improvements.
7. Send submittals as follows:
 - a. Initial application:
 - i. James Ward – JPWard & Associates, LLC – JimWard@JPWardAssociates.com
 - b. Payment:
 - i. James P. Ward – JPWard & Associates, LLC., 2301 NE 37 Street, Ft. Lauderdale, FL 33308
8. Payment must be received before any work on the application is begun.

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALERMO COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE REVIEW OF REQUESTS FOR FENCE ENCROACHMENTS INTO DRAINAGE EASEMENTS DEDICATED TO THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Exhibit "C"
Fence Encroachment Agreement

This instrument was prepared without an opinion of title and after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

FENCE ENCROACHMENT AGREEMENT

THIS FENCE ENCROACHMENT AGREEMENT (this “**Agreement**”) is made this _____ day of _____, 2023, by and between **PALERMO COMMUNITY DEVELOPMENT DISTRICT** (“**District**”) and _____ (“**Owner**”).

RECITALS

A. Owner is the owner in fee simple of that certain real property located at _____, Fort Myers, Florida 33913, which real property is legally described as follows (the “**Owner’s Property**”):

Lot ____, Block ____, Crane Landing [*Phase*____], according to the plat thereof as recorded as Instrument Number _____ of the Public Records of Lee County, Florida.

B. Pursuant to the terms of the plat of Crane Landing [*Phase*____], a subdivision according to the plat thereof, as recorded as Instrument Number _____ of the Public Records of Lee County, Florida (the “**Plat**”), the _____ side of the Owner’s Property is subject to and encumbered by a 7.5’ *drainage easement* (the “**Easement**”). District is the owner and holder of rights in the Easement.

C. Owner intends to construct and maintain a fence and related improvements (collectively, the “**Fencing Improvements**”) that will partially encroach into the Easement (the “**Encroachment**”) as shown on the site plan attached as **Exhibit “A”** and made a part of this Agreement (the “**Site Plan**”).

D. The parties to this Agreement have reached certain understandings with regard to the Encroachment and now desire to set forth their understandings in writing for recordation.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated by reference into this Agreement.

2. **Consent to the Encroachment and Covenant not to Construct.** Subject to the terms of this Agreement, District hereby expressly consents to the Encroachment and Owner, for itself and on behalf of all of its heirs, successors and/or assigns agrees and covenants that, in consideration for such consent by District, no portion of the Fencing Improvements encroaching into the Easement shall ever be expanded or increased beyond that which is permitted herein. In the event District determines that, notwithstanding Owner’s agreement to the restrictive covenant set forth herein, any portion of the Fencing Improvements

within the Easement has been expanded or increased or Owner has otherwise constructed or installed improvements beyond or in addition to the permitted Fencing Improvements in the Easement in violation of the terms hereof, and gives written notice to Owner of such determination, Owner or its successors and/or assigns shall have thirty (30) calendar days to correct such violation at its sole cost and expense after such written notice is actually received or deemed to have been received, whichever is earlier. In the event such violation is not corrected within such thirty (30) day period, Owner expressly agrees District may, and hereby further authorizes District to, take all steps necessary to remove such violating improvements, including, but not limited to, the right to enter onto the Owner's Property. Owner acknowledges that the Encroachment into the Easement is by consent of District and not by any claim of some other right.

3. **Owner's Responsibilities.** Owner agrees to, and acknowledges the following responsibilities as a condition to District's consent to the Encroachment:

a. Owner shall be fully responsible, at Owner's sole cost and expense, for the installation, operation, and maintenance of the Fencing Improvements, including any permits or approvals required for the work;

b. Owner shall use a licensed and insured contractor to perform any installation and maintenance work pursuant to this Agreement;

c. Owner shall ensure the installation, operation, and maintenance of the Fencing Improvements are conducted in compliance with all applicable laws;

d. Owner shall ensure the installation, operation, and maintenance of the Fencing Improvements does not damage any property of the District, or any third-party's property, and in the event of any such damage, Owner shall immediately repair the damage at Owner's sole cost and expense;

e. Owner shall operate, maintain, and repair the Fencing Improvements, in good and proper working condition and repair;

f. Except as to the approved Encroachment approved herein, Owner shall ensure that the District has access through the Easement to and from components of the District's stormwater management system to allow the District to operate, maintain and repair the same, as needed;

g. Owner shall maintain the Easement free from any construction, materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim of lien at Owner's sole cost and expense;

h. Owner shall comply with all rules and policies of the District relating to encroachments as promulgated by the District from time to time; and

i. Notwithstanding the approved Site Plan set forth on Exhibit "A", the installation of the Fencing Improvements shall satisfy all conditions set forth on **Exhibit "B"** attached hereto and made a part hereof ("**Required Conditions**").

4. **Additional Costs.** In the event that at any time subsequent to the execution of this Agreement the Encroachment encumbers or inconveniences District's use of the Easement (including, without limitation, the maintenance, repair, and/or replacement of improvements within or adjacent to the Easement such as buried pipes or other drainage lines), District will make reasonable efforts to work around the Encroachment; provided, however, that Owner shall pay for all of District's costs associated with

working around the Encroachment to the extent that such costs would not have been incurred but for the Encroachment. Said additional costs are, at the election of District, to be paid to District in advance of any work to be performed by District. District shall be the sole judge of such incremental costs. Only if District, in its sole judgment, is not able to work around the Encroachment, will District mandate that the Encroachment be moved or removed, at no cost to District, as then may be needed to allow District the needed use of the Easement. If Owner fails to remove the Encroachment after written request of the District, the District may remove the Encroachment and charge Owner for the cost thereof. Removal of the Encroachment will be the last alternative solution of any such use problem(s) unless the incremental cost of the least expensive and viable alternative solution exceeds the cost of removal.

5. **Indemnification.** In order to induce District to consent to the Encroachment, as evidenced by this Agreement, Owner hereby agrees to fully protect, indemnify, defend, save and hold District, and its supervisors, officers, employees, agents, administrators, and all of their respective heirs, successors and assigns (collectively, the "**Indemnified Parties**"), harmless from and against any and all claims, damages, expenses, costs, charges, obligations, liabilities, fees, penalties, assessments, taxes, losses, etc. of any kind or nature whatsoever, whether mature or not, in law or in equity, whether as a result of settlement, litigation or arbitration which may be incurred or suffered by one or more of the Indemnified Parties arising out of, relating to or resulting from the construction, use, maintenance and occupation of the Encroachment and any removal of any improvements within the Encroachment, and in all events including, but not limited to, any and all attorneys' fees, court costs, and including costs incurred in any appellate proceedings, or costs of arbitration and all expenses in defending same, in connection with any and all of the above.

6. **Other Approvals.** Owner shall be responsible for obtaining any and all approvals of any other entity having an interest in the Easement, including, without limitation, Lee County and the Crane Landing Homeowners Association, Inc.

7. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties, their respective heirs, successor and assigns forever. This Agreement, the rights and privileges herein granted and the burdens imposed hereby shall be perpetual and shall run with and bind Owner's Property.

8. **Governing Law / Venue.** This Agreement shall be construed in accordance with Florida law (exclusive of choice of law rules). Venue for any action arising hereunder shall lie exclusively in Lee County, Florida.

9. **Prevailing Party.** The prevailing party in any litigation arising out of this Agreement shall be entitled to recover from the non-prevailing party all attorneys' fees, paralegal fees, and costs incurred in connection with such litigation, whether pre-trial, at trial, in arbitration, on appeal, or otherwise.

10. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, such term or provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Agreement and all other applications of any such term or provision shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

11. **Modifications.** This Agreement may not be modified in any respect whatsoever or rescinded, in whole or in part, except by written instrument duly executed and acknowledged by both of the Parties.

12. **Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

13. **Integration.** This Agreement embodies the entire understanding of the parties with respect to the subject matter contemplated herein, and the terms hereof control over and supersede all prior and contemporaneous understandings pertaining to the subject matter hereof.

14. **Interpretation.** This Agreement has been negotiated fully between the parties as an arms' length transaction. Both parties participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon and all of which shall together constitute one and the same instrument.

16. **Termination.** This Agreement shall continue in full force and effect until terminated by recording an instrument in the Public Records of Lee County, Florida, signed by the parties or their successors and assigns to this Agreement or upon the removal by Owner of the Encroachment.

(Remainder of Page Intentionally Left Blank. Signatures Begin on Next Page.)

The parties have executed this Agreement as of the date first written above.

DISTRICT:

**PALERMO COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

By: _____
_____, Chairman

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2023, by _____, as Chairman of Palermo Community Development District, on behalf of said community development district, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

OWNER:

Print Name: _____

Print Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2023, by _____, who () is/are personally known to me or () have/has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____

(Type or Print)

My Commission Expires:

EXHIBIT "A"
Site Plan

EXHIBIT "B"
Required Conditions

{Engineer to provide required conditions on a case-by-case basis}

J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37th ST
FORT LAUDERDALE FL 33308

Lee County – Community Development Districts
FLORIDA

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
Miromar Lakes	1,327
Palermo	156
Esplanade Lake Club	577
Timber Creek Southwest	697

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: James P. Ward jimward@jpwardassociates.com Phone: 954-658-4900

Cc: Cori Dissinger coridissinger@jpwardassociates.com Phone: 407-913-3545

PALERMO COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2023

FISCAL YEAR 2023

PREPARED BY:

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

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

Palermo Community Development District

Table of Contents

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

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Palermo Community Development District
Balance Sheet
for the Period Ending April 30, 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	\$ 209,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,898
Debt Service Fund							
Interest Account		180,729				-	\$ 180,729
Sinking Account						-	\$ -
Reserve Account		377,788					\$ 377,788
Revenue Account						-	\$ -
Capitalized Interest						-	\$ -
Prepayment Account						-	\$ -
Construction Account				10,465,467			\$ 10,465,467
Cost of Issuance Account				50			\$ 50
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds							
Amount Available in Debt Service Funds	-	-	-	558,517	-	-	558,517
Amount to be Provided by Debt Service Funds							
Amount to be Provided by Debt Service Funds	-	-	-	(558,517)	-	-	(558,517)
Total Assets	\$ 209,898	\$ 558,517	\$ 10,465,517	\$ -	\$ -	\$ -	\$ 11,233,932

**Palermo Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

	Governmental Funds					Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2023	Series 2023	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ 165,027	\$ -	\$ -	\$ -	\$ -	\$ 165,027	
Due to Fiscal Agent							
Due to Other Funds	-					-	
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Due to Developer			\$ -			-	
Bonds Payable							
Current Portion					-	-	
Long Term					-	-	
Unamortized Prem/Discount on Bds Pyb		(98,324)	-			(98,324)	
Total Liabilities	\$ 165,027	\$ (98,324)	\$ -	\$ -	\$ -	\$ 66,704	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	-	656,841	10,465,517	-	-	11,122,358	
Unassigned							
Beginning: October 1, 2022 (Unaudited)	30,374			-	-	30,374	
Results from Current Operations	14,497			-	-	14,497	
Total Fund Equity and Other Credits	\$ 44,871	\$ 656,841	\$ 10,465,517	\$ -	\$ -	\$ 11,167,229	
Total Liabilities, Fund Equity and Other Credits	\$ 209,898	\$ 558,517	\$ 10,465,517	\$ -	\$ -	\$ 11,233,932	

Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	29,181	-	29,181	-	-	-	58,363	116,725	50%
Total Revenue and Other Sources:	\$ -	\$ 29,181	\$ -	\$ 29,181	\$ -	\$ -	\$ -	\$ 58,363	\$ 116,725	N/A
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	N/A
Executive										
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	23,917	41,000	58%
Financial and Administrative										
Audit Services	-	-	-	500	-	-	-	500	5,300	9%
Accounting Services	667	667	667	667	667	1,333	1,333	6,000	16,000	38%
Assessment Roll Preparation	667	667	667	667	667	1,333	1,333	6,000	16,000	38%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services										
Legal Advertising	282	-	-	-	-	312	-	594	2,000	30%
Trustee Services	-	-	-	-	-	-	-	-	7,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	214	-	-	-	214	-	N/A
Bank Service Fees	17	18	19	-	-	-	-	54	350	15%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A

Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services										
Postage, Freight & Messenger	-	-	-	-	71	85	-	157	200	78%
Rentals and Leases										
Miscellaneous Equipment	-	-	-	-	-	-	-	-	-	N/A
Website Services	-	-	-	-	-	-	-	-	2,000	0%
Insurance	-	5,375	-	-	-	-	-	5,375	5,500	98%
Printing & Binding	-	-	-	-	-	-	-	-	200	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	670	-	210	-	880	10,000	9%
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-
Sub-Total:	5,049	10,318	4,769	6,134	4,821	6,691	6,083	43,865	116,725	N/A
Total Expenditures and Other Uses:	\$ 5,049	\$ 10,318	\$ 4,769	\$ 6,134	\$ 4,821	\$ 6,691	\$ 6,083	\$ 43,865	\$ 116,725	N/A
Net Increase/ (Decrease) in Fund Balance	(5,049)	18,863	(4,769)	23,048	(4,821)	(6,691)	(6,083)	14,497	-	
Fund Balance - Beginning	30,374	25,324	44,187	39,419	62,467	57,645	50,954	30,374	-	
Fund Balance - Ending	\$ 25,324	\$ 44,187	\$ 39,419	\$ 62,467	\$ 57,645	\$ 50,954	\$ 44,871	44,871	\$ -	

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

Description	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	-	-	-	N/A
Interest Income						
Interest Account		70	456	526	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	146	956	1,102	-	N/A
Prepayment Account			-	-	-	N/A
Revenue Account			-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll			-	-	-	N/A
Special Assessments - Off Roll			-	-	-	N/A
Special Assessments - Prepayments				-	-	N/A
Debt Proceeds	887,115			887,115	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 887,115	\$ 216	\$ 1,413	\$ 888,743	\$ -	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2019	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions						
Series 2019	-	-	-	-	-	N/A
Interest Expense						
Series 2019	-	-	-	-	-	N/A
Underwriter's Discount	230,800	-	-	230,800	-	N/A
Operating Transfers Out (To Other Funds)	-	146	956	1,102	-	N/A
Total Expenditures and Other Uses:	\$ 230,800	\$ 146	956	231,902	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	656,315	70	456	656,841	-	
Fund Balance - Beginning	-	656,315	656,384	-	-	
Fund Balance - Ending	\$ 656,315	\$ 656,384	656,841	656,841	\$ -	

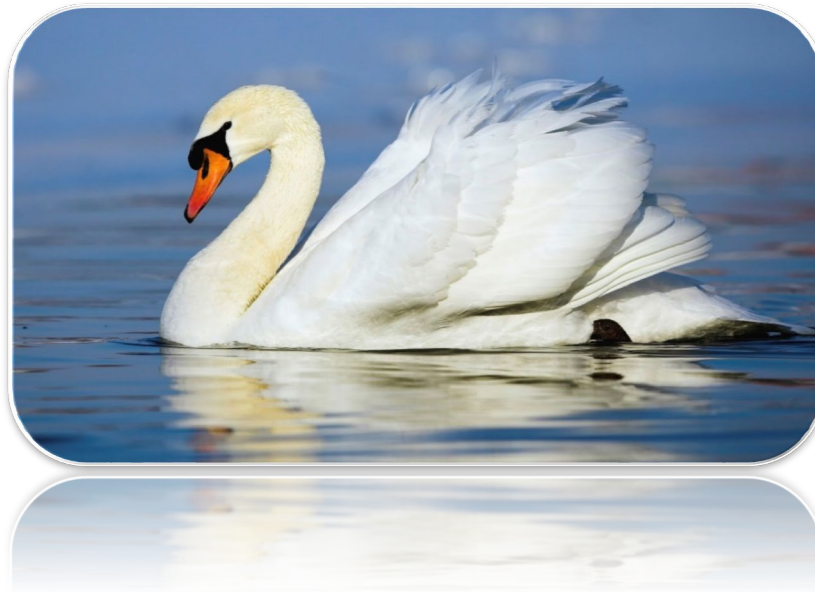
Palermo Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	-	4,031	26,424	30,454	\$ -	N/A
Cost of Issuance	-	0	0	0	\$ -	N/A
Debt Proceeds						
Developer Contributions	10,652,885			10,652,885	\$ -	N/A
Operating Transfers In (From Other Funds)	-	146	956	1,102	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,652,885	\$ 4,177	\$ 27,380	\$ 10,684,442	\$ -	N/A
Expenditures and Other Uses						
Executive						
Professional Management	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	N/A
Other Contractual Services						
Trustee Services	\$ 6,125	\$ -	\$ -	\$ 6,125	\$ -	N/A
Legal Services	\$ 161,050	\$ -	\$ -	\$ 161,050	\$ -	N/A
Printing & Binding	\$ 1,750	\$ -	\$ -	\$ 1,750	\$ -	N/A
Other General Government Services						
Engineering Services				\$ -		
Capital Outlay						
Electrical				\$ -		
Water-Sewer Combination	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Stormwater Management	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Roadway Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Cost of Issuance						
Legal - Series 2019 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ 218,925	\$ -	\$ -	\$ 218,925	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 10,433,960	\$ 4,177	\$ 27,380	\$ 10,465,517	-	
Fund Balance - Beginning	\$ -	\$ 10,433,960	\$ 10,438,137	\$ -	\$ -	
Fund Balance - Ending	\$ 10,433,960	\$ 10,438,137	\$ 10,465,517	\$ 10,465,517	\$ -	

Prepared by:

JPWARD and Associates, LLC

PALERMO COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2023

FISCAL YEAR 2023

PREPARED BY:

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

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

Palermo Community Development District

Table of Contents

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

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

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

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

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

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

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

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

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

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

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

Prepared by:

JPWARD and Associates, LLC

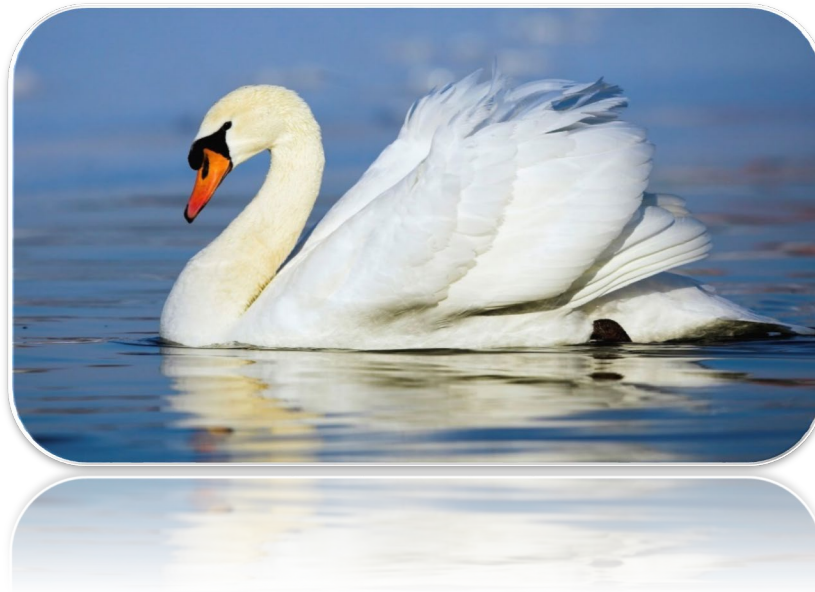
Palermo Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

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

Prepared by:

JPWARD and Associates, LLC

PALERMO COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2023

FISCAL YEAR 2023

PREPARED BY:

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

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Palermo Community Development District

Table of Contents

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

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Palermo Community Development District
Balance Sheet
for the Period Ending June 30, 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	\$ 203,222	\$ -	\$ -	\$ -	\$ -		\$ 203,222
Debt Service Fund							
Interest Account		1,644				-	\$ 1,644
Sinking Account						-	\$ -
Reserve Account		377,788					\$ 377,788
Revenue Account						-	\$ -
Capitalized Interest						-	\$ -
Prepayment Account						-	\$ -
Construction Account				10,532,550			\$ 10,532,550
Cost of Issuance Account				50			\$ 50
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	379,432	-		379,432
Amount to be Provided by Debt Service Funds	-	-	-	(379,432)	-		(379,432)
Total Assets	\$ 203,222	\$ 379,432	\$ 10,532,600	\$ -	\$ -		\$ 11,115,254

**Palermo Community Development District
Balance Sheet
for the Period Ending June 30, 2023**

	Governmental Funds					Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2023	Series 2023	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ 165,027	\$ -	\$ -	\$ -	\$ -	\$ 165,027	
Due to Fiscal Agent							
Due to Other Funds	-					-	
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Due to Developer			\$ -			-	
Bonds Payable							
Current Portion					-	-	
Long Term					-	-	
Unamortized Prem/Discount on Bds Pyb		(98,324)	-			(98,324)	
Total Liabilities	\$ 165,027	\$ (98,324)	\$ -	\$ -	\$ -	\$ 66,704	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	-	477,755	10,532,600	-	-	11,010,355	
Unassigned							
Beginning: October 1, 2022 (Unaudited)	30,374			-	-	30,374	
Results from Current Operations	7,821			-	-	7,821	
Total Fund Equity and Other Credits	\$ 38,195	\$ 477,755	\$ 10,532,600	\$ -	\$ -	\$ 11,048,550	
Total Liabilities, Fund Equity and Other Credits	\$ 203,222	\$ 379,432	\$ 10,532,600	\$ -	\$ -	\$ 11,115,254	

**Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	29,181	-	29,181	-	-	-	29,181	-	87,544	116,725	75%
Total Revenue and Other Sources:	\$ -	\$ 29,181	\$ -	\$ 29,181	\$ -	\$ -	\$ -	\$ 29,181	\$ -	\$ 87,544	\$ 116,725	N/A
Expenditures and Other Uses												
Legislative												
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Executive												
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	30,750	41,000	75%
Financial and Administrative												
Audit Services	-	-	-	500	-	-	-	3,300	-	3,800	5,300	72%
Accounting Services	667	667	667	667	667	1,333	1,333	1,333	1,333	8,667	16,000	54%
Assessment Roll Preparation	667	667	667	667	667	1,333	1,333	1,333	1,333	8,667	16,000	54%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services												
Legal Advertising	282	-	-	-	-	312	-	-	-	594	2,000	30%
Trustee Services	-	-	-	-	-	-	-	-	-	-	7,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	214	-	-	-	-	-	214	-	N/A
Bank Service Fees	17	18	19	-	-	-	-	115	-	169	350	48%
Travel and Per Diem												
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services												
Postage, Freight & Messenger	-	-	-	-	71	85	-	-	-	157	200	78%
Rentals and Leases												
Miscellaneous Equipment	-	-	-	-	-	-	-	-	-	-	-	N/A
Website Services	-	-	-	-	-	-	-	-	-	-	2,000	0%

Palermo Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Insurance	-	5,375	-	-	-	-	-	-	-	5,375	5,500	98%
Printing & Binding	-	-	-	-	-	-	-	-	1,546	1,546	200	773%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	-	670	-	210	-	17,840	890	19,609	10,000	196%
Other General Government Services												
Engineering Services	-	-	-	-	-	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total:	5,049	10,318	4,769	6,134	4,821	6,691	6,083	27,338	8,519	79,723	116,725	N/A
Total Expenditures and Other Uses:	\$ 5,049	\$ 10,318	\$ 4,769	\$ 6,134	\$ 4,821	\$ 6,691	\$ 6,083	\$ 27,338	\$ 8,519	\$ 79,723	\$ 116,725	N/A
Net Increase/ (Decrease) in Fund Balance	(5,049)	18,863	(4,769)	23,048	(4,821)	(6,691)	(6,083)	1,843	(8,519)	7,821	-	
Fund Balance - Beginning	30,374	25,324	44,187	39,419	62,467	57,645	50,954	44,871	46,714	30,374	-	
Fund Balance - Ending	\$ 25,324	\$ 44,187	\$ 39,419	\$ 62,467	\$ 57,645	\$ 50,954	\$ 44,871	\$ 46,714	\$ 38,195	38,195	\$ -	

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

Description	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income								
Interest Account		70	456	548	570	1,644	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	146	956	1,147	1,187	3,436	-	N/A
Prepayment Account			-	-	-	-	-	N/A
Revenue Account			-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll			-	-	-	-	-	N/A
Special Assessments - Off Roll			-	-	-	-	-	N/A
Special Assessments - Prepayments						-	-	N/A
Debt Proceeds	887,115					887,115	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 887,115	\$ 216	\$ 1,413	\$ 1,695	\$ 1,757	\$ 892,195	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2019	-	-	-	-	180,203	180,203	-	N/A
Principal Debt Service - Early Redemptions								
Series 2019	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019	-	-	-	-	-	-	-	N/A
Underwriter's Discount	230,800	-	-	-	-	230,800	-	N/A
Operating Transfers Out (To Other Funds)	-	146	956	1,147	1,187	3,436	-	N/A
Total Expenditures and Other Uses:	\$ 230,800	\$ 146	\$ 956	\$ 1,147	\$ 181,391	414,440	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	656,315	70	456	548	(179,634)	477,755	-	
Fund Balance - Beginning	-	656,315	656,384	656,841	657,389	-	-	
Fund Balance - Ending	\$ 656,315	\$ 656,384	656,841	657,389	\$ 477,755	477,755	\$ -	

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 June 30, 2023

Description	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	4,031	26,424	31,761	32,987	95,203	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	10,652,885					10,652,885	\$ -	N/A
Operating Transfers In (From Other Funds)	-	146	956	1,147	1,187	3,436	\$ -	N/A
Total Revenue and Other Sources:	\$ 10,652,885	\$ 4,177	\$ 27,380	\$ 32,908	\$ 34,175	\$ 10,751,525	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	N/A
Other Contractual Services								
Trustee Services	\$ 6,125	\$ -	\$ -	\$ -	\$ -	\$ 6,125	\$ -	N/A
Legal Services	\$ 161,050	\$ -	\$ -	\$ -	\$ -	\$ 161,050	\$ -	N/A
Printing & Binding	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ 1,750	\$ -	N/A
Other General Government Services								
Engineering Services						\$ -		
Capital Outlay								
Electrical						\$ -		
Water-Sewer Combination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Stormwater Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Roadway Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Cost of Issuance								
Legal - Series 2019 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ 218,925	\$ -	\$ -	\$ -	\$ -	\$ 218,925	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 10,433,960	\$ 4,177	\$ 27,380	\$ 32,908	\$ 34,175	\$ 10,532,600	-	
Fund Balance - Beginning	\$ -	\$ 10,433,960	\$ 10,438,137	\$ 10,465,517	\$ 10,498,425	\$ -	\$ -	
Fund Balance - Ending	\$ 10,433,960	\$ 10,438,137	\$ 10,465,517	\$ 10,498,425	\$ 10,532,600	\$ 10,532,600	\$ -	

Prepared by:

JPWARD and Associates, LLC