# CITYPLACE
# COMMUNITY DEVELOPMENT DISTRICT

## PALM BEACH COUNTY
## LANDOWNERS' MEETING &
## REGULAR BOARD MEETING
## NOVEMBER 16, 2026
## 4:00 P.M.

**Special District Services, Inc.**
**The Oaks Center**
**2501A Burns Road**
**Palm Beach Gardens, FL 33410**

**www.cityplacecdd.org**
**561.630.4922 Telephone**
**877.SDS.4922 Toll Free**
**561.630.4923 Facsimile**

**AGENDA**
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**
Conference Room of Lewis Longman & Walker, P.A.,
360 S. Rosemary Avenue, Suite 1100
West Palm Beach, Florida 33401
**LANDOWNERS' MEETING**
November 16, 2026
4:00 p.m.

A. Call to Order

B. Proof of Publication……Page 1

C. Establish Quorum

D. Consider Adoption of Election Procedures……Page 2

E. Election of Chair for Landowners Meeting

F. Election of Secretary for Landowners Meeting

G. Approval of Minutes

1. November 18, 2024 Landowners' Meeting Minutes…….Page 5

H. Election of Supervisors

1. Determine Number of Voting Units Represented or Assigned by Proxy……..Page 7
2. Nomination of Candidates
3. Casting of Ballots……...Page 8
4. Ballot Tabulations
5. Certification of the Results

I. Landowners' Comments

J. Adjourn

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## AFFIDAVIT OF PUBLICATION

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PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Notice of LLC & PLC, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/20/2026, 10/27/2026
WPB palmbeachpost.com 10/20/2026, 10/27/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/27/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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VICKY FELTY
Notary Public
State of Wisconsin

**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING**

**NOTICE IS HEREBY GIVEN** that the CityPlace Community Development District will hold a Landowners' Meeting and Regular Board Meeting at **4:00 p.m., or as soon thereafter as can be heard, on November 16, 2026,** in a Conference Room of Lewis, Longman & Walker, P.A., located at 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors for the CityPlace Community Development District. The purpose of the Regular Board Meeting is to conduct any business to come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings.

From time to time one or more Supervisors may participate in the Regular Board Meeting by telephone; therefore, at the location of the meeting there will be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

Meetings may be cancelled from time to time without advertised notice.

**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**
**www.cityplacecdd.org**
10/20,10/27/2026 12707914

**SPECIAL DISTRICT (CDD)**
**ELECTION PROCEDURES**

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.

c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6$^{th}$ or 10$^{th}$ year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.

b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

## A. CALL TO ORDER

District Manager Michael McElligott called the November 18, 2024, Landowners' Meeting of the CityPlace Community Development District to order at 4:01 pm. at the Chamber of Commerce of the Palm Beaches located at 401 North Flagler Drive, West Palm Beach, Florida 33401.

## B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Landowners' Meeting had been published in *The Palm Beach Post* on October 22, 2024, and October 29,2024, as legally required.

## C. ESTABLISH A QUORUM

The only landowner represented was Mr. Stephen Travers with a proxy from CityPlace Retail, LLC for a total of thirteen (13) votes.

Other people present were Supervisors Wendy Link, Ken Tuma, and Dennis Grady along with Attorney Bill Capko of Lewis Longman & Walker.

## D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. McElligott asked Mr. Travers if he was prepared to accept the Election Procedures, and he indicated that he was.

## E. ELECTION OF CHAIR FOR THE LANDOWNERS' MEETING

Mr. Travers nominated Dennis Grady to serve as Chair for the Landowners' Meeting. There were no other nominations. Mr. Grady was elected by acclamation.

## F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Travers nominated Mr. McElligott to serve as Secretary for the Landowners' Meeting. There were no other nominations. Mr. McElligott was elected by acclamation.

## G. APPROVAL OF MINUTES

### 1. November 30, 2022, Landowners' Meeting

Mr. Travers approved the November 30, 2022, Landowners' Meeting minutes, as presented.

## H. ELECTION OF OFFICERS

**1. Determine Number of Voting Units Represented or Assigned by Proxy**

Mr. McElligott determined that there were thirteen (13) votes present.

**2. Nomination of Candidates**

Mr. Travers nominated Dennis Grady for Seat 1, Mark Pratt for Seat 3, and Ken Tuma for Seat 5.

**3. Casting of Ballots**

Mr. Travers cast thirteen (13) votes for Mr. Grady and Mr. Tuma, and (ten) 10 votes for Mr. Pratt. As a result, Mr. Grady and Mr. Tuma will fill the two (2) open seats with four-year terms and Mr. Pratt will fill the one (1) seat with a two-year term.

**4. Ballot Tabulations**

Mr. McElligott tabulated the ballots, granting each, Mr. Grady and Mr. Tuma, a four-year term, until 2028, and Mr. Pratt a two-year term until 2026.

**5. Certification of Results**

Mr. McElligott certified the results of the election.

## I. LANDOWNER COMMENTS

There were no comments.

## J. ADJOURNMENT

There being no further business to come before the Board, the Landowners' Meeting was adjourned at 4:13 p.m. by Mr. Travers.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

LANDOWNER PROXY
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the CityPlace Community Development District to be held on November 3, 2026 at 10:00 a.m. at the Conference Room of Lewis Longman & Walker, P.A., 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, FL 33401 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

**Parcel Description*** **# of Acres**

_____ _____

_____

_____

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

Pursuant to section 298 Florida Statutes (2026), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**TOTAL NUMBER OF AUTHORIZED VOTES: _____**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

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

**BALLOT**

**BALLOT # _____**

**CITYPLACE**
**COMMUNITY DEVELOPMENT DISTRICT**
**LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**NOVEMBER 16, 2026**

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **CityPlace Community Development District,** constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

| **Name of Candidate** | **Number of Votes** |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

_____

_____

_____

**AGENDA**
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**
Offices of Lewis, Longman & Walker, P.A.
360 S. Rosemary Avenue, Suite 1100
West Palm Beach, Florida 33401
**REGULAR BOARD MEETING**
November 16, 2026
4:00 p.m.

A. Call to Order

B. Proof of Publication……...Page 10

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public for Items Not on the Agenda

I. Approval of Minutes

1. July 27, 2026 Regular Board Meeting & Public Hearing……....Page 11

J. Old Business

1. Update Regarding Commercial Uses in the Plaza
2. Update of B Deck Expansion Easement

K. New Business

1. Consider Resolution No. 2026-06 – Goals and Objectives Annual Report……Page 14
2. Consider Resolution No. 2026-07 – Adopting a Fiscal Year 2025/2026 Amended Budget……...Page 17

L. Administrative Matters

M. Board Member Comments

N. Adjourn

# USA TODAY CO.

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PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Cityplace Cdd
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2501 BURNS RD
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PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

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WPB Palm Beach Post 10/20/2026, 10/27/2026
WPB palmbeachpost.com 10/20/2026, 10/27/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/27/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

| | | |
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Notary Public
State of Wisconsin

**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING**

**NOTICE IS HEREBY GIVEN** that the CityPlace Community Development District will hold a Landowners' Meeting and Regular Board Meeting at **4:00 p.m., or as soon thereafter as can be heard, on November 16, 2026,** in a Conference Room of Lewis, Longman & Walker, P.A., located at 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors for the CityPlace Community Development District. The purpose of the Regular Board Meeting is to conduct any business to come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings.

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Meetings may be cancelled from time to time without advertised notice.

**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**
**www.cityplacecdd.org**
10/20,10/27/2026 12707914

## A. CALL TO ORDER

District Manager Michael McElligott called the July 27, 2026, Regular Board Meeting of the CityPlace Community Development District to order at 4:08 pm at the offices of Lewis Longman & Walker, P.A at 360 S Rosemary Avenue, suite 1100, West Palm Beach, Florida, 33401.

## B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on July 7, 2026, and July 14, 2026, as legally required.

## C. ESTABLISH A QUORUM

It was determined that the attendance of Supervisors Ken Tuma, Mark Pratt, Wendy Link, and Stephen Travers, constituted a quorum, and it was in order to proceed with the meeting.

Staff in attendance were District Manager Michael McElligott from Special District Services, Inc. and District Counsel Bill Capko of Lewis Longman & Walker, P.A.

## D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

## E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

## F. APPROVAL OF MINUTES

### 1. May 4, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of the May 4, 2026, Regular Board Meeting and without changes, Mr. Tuma **moved,** and Mr. Travers seconded that the minutes of the May 4, 2026, Regular Board Meeting be approved, as presented. The **motion** carried **3-0**.

## G. Public Hearing

The Public Hearing was opened at 4:09 pm.

### 1. Proof of Publication

Mr. McElligott opened the public hearing and provided proof of publication that the Public Hearing had been published in *The Palm Beach Post* on July 7, 2026, and July 14, 2026, as legally required.

**2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget**

Mr. McElligott presented the budget after which there was no public comment.

**3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget**

Mr. McElligott introduced Resolution No. 2025-02, entitled:

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRIC ADOPTING A FISCAL YEAR 2026/2027 BUDGET.**

Mr. McElligott gave an overview of the budget. After a brief discussion, Mr. Tuma **moved** approval of Resolution No. 2026-04, as presented, seconded by Mr. Travers. The **motion** carried **3-0**.

## H. OLD BUSINESS

**1. Update Regarding Commercial Use in the Plaza**

Mr. Capko stated that there are no new updates since last meeting. They are still working on the documents.

**2. Update of B Deck Expansion Easement**

Mr. Capko stated that there are no new updates since last meeting. They are still working on the documents.

## I. NEW BUSINESS

**1. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Meeting Schedule**

Mr. McElligott introduced Resolution No. 2026-05, entitled:

**RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDED AN EFFECTIVE DATE.**

Mr. McElligott presented the proposed 2026/2027 meeting schedule. After looking at the dates, there were no suggested changes. Mr. Tuma then **moved** approval of Resolution No. 2026-05 as presented, with a second from Mr. Pratt. The **motion** carried **3-0.**

## I. ADMINISTRATIVE MATTERS

Mr. McElligott had no additional items.

## J. BOARD MEMBER COMMENTS

Mr. Pratt mentioned that he was having an issue with his Form 1. Mr. McElligott said he would check with our contact at the State.
.

## K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:16 pm. on a **motion** from Mr. Tuma, seconded by Mrs. Link, and the **motion** carried **3-0.**

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

**RESOLUTION NO. 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the CityPlace Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2024-04 on October 2, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

**WHEREAS,** the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2**. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 16th day of November, 2026.

| **ATTEST:** | **CITYPLACE COMMUNITY DEVELOPMENT DISTRICT** |
|---|---|
| Secretary/Assistant Secretary | Chairman, Board of Supervisors |

**Exhibit A**: Annual Report of Performance Measures/Standards

**Exhibit A**

**Program/Activity:** **District Administration**
**Goal:** Remain compliant with Florida Law for all district meetings
**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

**Program/Activity:** **District Finance**
**Goal:** Remain Compliant with Florida Law for all district financing activities
**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

**Program/Activity:** **District Operations**
**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets
**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

**RESOLUTION NO. 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the CityPlace Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 16th day of November, 2026.

**ATTEST:**

**CITYPLACE**
**COMMUNITY DEVELOPMENT DISTRICT**

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

# City Place
# Community Development District

## Amended Final Budget For
## Fiscal Year 2025/2026
## October 1, 2025 - September 30, 2026

# CONTENTS


I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2012

III AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2018

# AMENDED FINAL BUDGET
## CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
## OPERATING FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| REVENUES | FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26 | AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | YEAR TO DATE ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| Assessments - Administrative | 0 | **0** | 0 |
| Excess Revenue Funds | 1,616,093 | **3,485,157** | 3,485,157 |
| Excess Revenue True-Up | 332,811 | **0** | 0 |
| Assessments - Maintenance (Palladium) | 3,043,770 | **4,465,655** | 0 |
| Parking Revenue (Palladium) | 6,045,160 | **9,067,740** | 0 |
| Sponsor & Promotion Revenue (Palladium) | 0 | **0** | 0 |
| Rental Income (Palladium) | 85,000 | **127,500** | 0 |
| Tenant CAM Reimbursement (Palladium) | 0 | **0** | 0 |
| Developer Contribution (Garages) | 0 | **425,406** | 425,406 |
| Interest Income | 480 | **32,430** | 32,430 |
| **TOTAL REVENUES** | **$ 11,123,314** | **$ 17,571,458** | **$ 3,942,993** |
| | | | |
| **EXPENDITURES** | | | |
| **ADMINISTRATIVE EXPENDITURES** | | | |
| Supervisor Fees | 5,000 | **0** | 0 |
| Payroll Taxes - Employer | 400 | **0** | 0 |
| Engineering | 5,000 | **0** | 0 |
| Management Fee | 46,044 | **46,044** | 46,044 |
| Legal | 70,000 | **48,528** | 48,528 |
| Audit Fees | 6,700 | **6,700** | 6,700 |
| Arbitrage Rebate Fee | 1,300 | **650** | 650 |
| Insurance - Liability | 62,000 | **60,995** | 60,995 |
| Insurance - Garages | 425,000 | **446,378** | 446,378 |
| Legal Advertising | 2,500 | **2,100** | 1,038 |
| Bank Service Charges | 500 | **400** | 336 |
| Miscellanous | 2,250 | **500** | 207 |
| Postage | 250 | **40** | 32 |
| Office Supplies | 1,500 | **2,250** | 2,065 |
| Dues & Subscriptions | 175 | **175** | 175 |
| Trustee Fees | 9,500 | **5,000** | 5,000 |
| Continuing Disclosure Fee | 1,000 | **500** | 500 |
| Website Management | 2,000 | **2,000** | 2,000 |
| Roadway & Sidewalk Maintenance | 308,265 | **288,681** | 288,681 |
| Capital Outlay | 0 | **0** | 0 |
| Excess Revenue Payment to Palladium | 1,000,000 | **3,645,385** | 2,645,385 |
| **TOTAL ADMINISTRATIVE EXPENDITURES** | **$ 1,949,384** | **$ 4,556,326** | **$ 3,554,714** |
| | | | |
| **MAINTENANCE EXPENDITURES** | | | |
| Palladium CDD Property | | | |
| Parking Expense | 2,125,000 | **3,187,500** | 0 |
| Administrative | 425,000 | **637,500** | 0 |
| Payroll | 1,483,500 | **2,225,250** | 0 |
| Professional Fees | 120,000 | **180,000** | 0 |
| Sweeping and Cleaning | 425,000 | **637,500** | 0 |
| Utilities | 400,000 | **600,000** | 0 |
| Insurance | 440,000 | **660,000** | 0 |
| Landscaping & Irrigation | 547,900 | **821,850** | 0 |
| Contracted Services | 80,000 | **120,000** | 0 |
| Repairs & Maintenance | 175,000 | **262,500** | 0 |
| Security | 1,250,000 | **1,875,000** | 0 |
| Marketing | 1,375,000 | **2,062,500** | 0 |
| Management Fee | 200,000 | **200,000** | 0 |
| Plaza CDD Property | 0 | **0** | 0 |
| Plaza Entertainment | 100,000 | **150,000** | 0 |
| Signage | 27,530 | **41,295** | 0 |
| **TOTAL MAINTENANCE EXPENDITURES** | **$ 9,173,930** | **$ 13,660,895** | **$ - ** |
| | | | |
| **TOTAL EXPENDITURES** | **$ 11,123,314** | **$ 18,217,221** | **$ 3,554,714** |
| | | | |
| **EXCESS/ (SHORTFALL)** | **$ - ** | **$ (645,763)** | **$ 388,279** |

| | |
|---|---|
| Fund Balance As Of 9/30/2025 | $3,825,519 |
| FY 2025/2026 Activity | ($645,763) |
| Fund Balance As Of 9/30/2026 | $3,179,756 |

**Note**

Maintenance (Non-Management) Line Items Are Allocated At 150 Percent Of Fiscal Year 2025/2026 Budget.

# AMENDED FINAL BUDGET

**CITY PLACE COMMUNITY DEVELOPMENT DISTRICT**
**DEBT SERVICE FUND - SERIES 2012**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| REVENUES | FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26 | AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | YEAR TO DATE ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| Interest Income | 2,000 | **157,926** | 157,926 |
| Tax Incremental Revenues | 0 | **7,369,398** | 7,369,398 |
| Tax Coverage Revenues | 4,207,875 | **3,842,349** | 3,842,349 |
| Developer Contributions | 0 | **0** | 0 |
| Total Revenues | **$ 4,209,875** | **$ 11,369,673** | **$ 11,369,673** |
| | | | |
| EXPENDITURES | | | |
| Principal Payments (2012) | 4,105,000 | **4,105,000** | 4,105,000 |
| Interest Payments (2012) | 102,625 | **205,250** | 205,250 |
| Tramsfer to Series 2018 DS | 0 | **11,435,800** | 11,435,800 |
| Excess Coverage Revenues Fund Payment | 0 | **0** | 0 |
| Excess Revenue Fund Payment | 2,250 | **0** | 0 |
| Total Expenditures | **$ 4,209,875** | **$ 15,746,050** | $ 15,746,050 |
| | | | |
| Excess/ (Shortfall) | **$ -** | **$ (4,376,377)** | $ (4,376,377) |

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $4,376,377 |
| FY 2025/2026 ACTIVITY | ($4,376,377) |
| FUND BALANCE AS OF 9/30/26 | $0 |

**Note: As Of 5/1/26 the Series 2012 Has Been Paid In Full.**

**Series 2012 Refunding Bonds Information**

| | | |
|---|---|---|
| Original Par Amount = | $39,890,000 | Annual Principal Payments Due: |
| Interest Rate = | 5.00% | May 1st |
| Issue Date = | April 2012 | Annual Interest Payments Due: |
| Maturity Date = | May 2026 | May 1st & November 1st |
| | | |
| Par Amount As Of 9/30/26 = | $0 | |

# AMENDED FINAL BUDGET

**CITY PLACE COMMUNITY DEVELOPMENT DISTRICT**
**DEBT SERVICE FUND - SERIES 2018**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| REVENUES | FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26 | AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | YEAR TO DATE ACTUAL 10/1/24 - 9/29/26 |
|---|---|---|---|
| Interest Income | 500 | **40,500** | 40,390 |
| Tax Incremental Revenues | 5,735,491 | **0** | 0 |
| Tax Coverage Revenues | 0 | **0** | 0 |
| Developer Contributions | 0 | **0** | 0 |
| Transfer from Series 2012 Debt Service | 0 | **11,435,800** | 11,435,800 |
| **Total Revenues** | **$ 5,735,991** | **$ 11,476,300** | **$ 11,476,190** |
| | | | |
| **EXPENDITURES** | | | |
| Principal Payments (2018) | 1,730,000 | **1,730,000** | 1,730,000 |
| Interest Payments (2018) | 2,389,898 | **1,210,735** | 1,210,735 |
| Bond Redemption | 0 | **0** | 0 |
| Excess Coverage Revenues Fund Payment | 1,616,093 | **3,485,157** | 3,485,157 |
| Excess Revenue Fund Payment | 0 | **3,848,683** | 3,848,683 |
| **Total Expenditures** | **$ 5,735,991** | **$ 10,274,575** | **$ 10,274,575** |
| | | | |
| **Excess/ (Shortfall)** | **$ -** | **$ 1,201,725** | **$ 1,201,615** |

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $1 |
| FY 2025/2026 ACTIVITY | $1,201,725 |
| FUND BALANCE AS OF 9/30/26 | $1,201,726 |

**Notes**
Reserve Fund Balance = $1*. Revenue Fund Balance = $1,201,725*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $1,179,163.
* Approximate Amounts

**Series 2018 Bond Principal & Interest Payments Commenced In 2026**

**Series 2018 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $41,954,466 | Annual Principal Payments Due: |
| Interest Rate = | 3.65% - 4.5% | May 1st |
| Issue Date = | November 2018 | Annual Interest Payments Due: |
| Maturity Date = | May 2046 | May 1st & November 1st |
| | | |
| Par Amount As Of 9/30/26 = | $54,690,000 | |

Note: Total Series 2018 Bond (Including Compounded Interest) = $56,420,000.