



**CITYPLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
SEPTEMBER 16, 2022  
4:00 P.M.**

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

[www.cityplacecdd.org](http://www.cityplacecdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
Chamber of Commerce of the Palm Beaches  
401 North Flagler Drive  
West Palm Beach, Florida 33401  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**September 16, 2022**  
**4:00 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. May 13, 2022 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2022-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2022/2023 Final Budget.....Page 4
  - 2. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 5
  - 3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 7
  - 4. Discussion Regarding Expenses
- I. Public Hearing
  - 1. Proof of Publication.....Page 13
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 14
- J. Administrative Matters
  - 1. Announce Landowners’ Meeting – November 4, 2022
- K. Board Members Comments
- L. Adjourn



## Miscellaneous Notices

Published in The Palm Beach Post on August 26, 2022

### Location

Palm Beach County,

### Notice Text

Notice of Public Hearing and  
Regular Board Meeting of the  
CityPlace Community  
Development District

The Board of Supervisors (the Board ) of the CityPlace Community Development District (the District ) will hold a Public Hearing and Regular Board Meeting ( Meetings ) on September 16, 2022, at 4:00 p.m., or as soon thereafter as can be heard, in the Conference Room of The Chamber of Commerce of the Palm Beaches located at 401 North Flagler Drive, West Palm Beach, Florida 33401.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District s website or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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 the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

CityPlace Community Development District

[www.cityplacecdd.org](http://www.cityplacecdd.org)

8/26/22 & 9/2/22 7681250

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 13, 2022

**A. CALL TO ORDER**

District Manager Michael McElligott called the May 13, 2022, Regular Board Meeting of the CityPlace Community Development District to order at 4:09 p.m. 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 Regular Board Meeting had been published in *The Palm Beach Post* on May 3, 2022, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chair Dennis Grady, and Supervisors Ken Tuma and Stephen Travers constituted a quorum, and it was in order to proceed with the meeting.

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

**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 for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. September 24, 2021, Regular Board Meeting & Public Hearing**

Mr. McElligott presented the minutes of the September 24, 2021, Regular Board Meeting and Public Hearing and without changes, Mr. Tuma **moved**, and Mr. Travers seconded that the minutes of the September 24, 2021, Regular Board Meeting and Public Hearing be approved, as presented. The **motion** carried **3-0**.

**G. OLD BUSINESS**

There was no old business.

**H. NEW BUSINESS**

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 13, 2022

**1. Consider Resolution No. 2022-01 – Adopting a Fiscal year 2022/2023 Proposed Budget**

Mr. McElligott introduced Resolution No. 2022-01, entitled:

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the 2022/2023 Proposed Budget. After a brief discussion, Mr. Travers made a **motion** to approve Resolution No. 2022-01 as presented and set the Public Hearing date for the Final Budget to be August 19, 2022, at 4pm, Mr. Tuma seconded, and the **motion** carried **3-0**.

**I. ADMINISTRATIVE MATTERS**

Mr. McElligott reminded everyone of the Form 1 coming due.

**J. BOARD MEMBER COMMENTS**

There were no board comments.

**K. ADJOURNMENT**

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

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2022-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2022/2023 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Cityplace Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

**WHEREAS**, the Board previously adopted Resolution 2022-01 approving a proposed budget and setting a public hearing for August 19, 2022; and

**WHEREAS**, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

**WHEREAS**, the public hearing has been rescheduled for September 16, 2022, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

1. Resolution No. 2022-01 is hereby amended to change the date and time of the Public Hearing to September 16, 2022 at 4:00 p.m. in the Chamber of Commerce of the Palm Beaches, 401 North Flagler Drive, West Palm Beach, Florida 33401, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of September, 2022.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the CityPlace Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of September, 2022.

**ATTEST:**

**CITYPLACE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the City Place Community Development District will hold Regular Meetings in the Conference Room of The Chamber of Commerce of the Palm Beaches, 401 North Flagler Drive, West Palm Beach, Florida 33401 at 4:00 p.m. on the following dates:

**November 4, 2022**

**February 3, 2023**

**May 5, 2023**

**August 4, 2023**

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the 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.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. 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 any of 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 the particular meeting.

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

**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**

**[www.cityplacecdd.org](http://www.cityplacecdd.org)**

**PUBLISH: THE PALM BEACH POST 00/00/22**



**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 16<sup>th</sup> day of September, 2022.

**ATTEST:**

**CITYPLACE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

City Place  
Community Development District

**Amended Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021- September 30, 2022**

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- 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 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 8/31/22
<b>REVENUES</b>			
Assessments - Administrative	384,266	488,000	275,845
Assessments - Maintenance	2,242,570	3,263,855	3,263,855
Parking Revenue	5,045,160	7,567,740	7,567,740
Sponsor & Promotion	108,300	162,450	162,450
Rental Income	45,000	67,500	67,500
Tenant CAM Reimbursement	662,900	994,350	994,350
Excess Revenue Funds	288,222	353,601	353,601
Interest Income	180	105	103
<b>TOTAL REVENUES</b>	<b>\$ 8,776,598</b>	<b>\$ 12,897,601</b>	<b>\$ 12,685,444</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	3,000	0
Payroll Taxes - Employer	400	240	0
Engineering	5,000	2,500	0
Management Fee	40,968	40,968	37,554
Legal	40,000	20,000	7,324
Audit Fees	6,700	6,700	6,700
Arbitrage Rebate Fee	1,300	1,300	1,300
Insurance	252,000	400,000	323,724
Legal Advertising	1,750	1,750	444
Bank Service Charges	425	400	295
Miscellaneous	1,500	750	302
Postage	250	100	51
Office Supplies	700	700	600
Dues & Subscriptions	175	175	175
Trustee Fees	12,000	8,722	8,722
Continuing Disclosure Fee	2,500	1,000	0
Website Management	2,000	2,000	1,833
Roadway & Sidewalk Maintenance	300,000	350,000	225,874
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 672,668</b>	<b>\$ 840,305</b>	<b>\$ 614,898</b>
<b>MAINTENANCE EXPENDITURES</b>			
Palladium CDD Property			
Parking Expense	2,000,000	3,000,000	3,000,000
Administrative	350,000	525,000	525,000
Payroll	613,500	920,250	920,250
Professional Fees	295,000	442,500	442,500
Sweeping and Cleaning	450,000	675,000	675,000
Utilities	775,000	1,162,500	1,162,500
Insurance	165,000	247,500	247,500
Landscaping & Irrigation	197,900	296,850	296,850
Contracted Services	170,000	255,000	255,000
Repairs & Maintenance	185,000	277,500	277,500
Security	2,000,000	3,000,000	3,000,000
Marketing	400,000	600,000	600,000
Management Fee	200,000	200,000	200,000
Plaza CDD Property			
Plaza Entertainment	275,000	412,500	412,500
Signage	27,530	41,295	41,295
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 8,103,930</b>	<b>\$ 12,055,895</b>	<b>\$ 12,055,895</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,776,598</b>	<b>\$ 12,896,200</b>	<b>\$ 12,670,793</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 1,401</b>	<b>\$ 14,651</b>

Fund Balance As Of 9/30/2021	\$178,664
FY 2021/2022 Activity	\$1,401
Fund Balance As Of 9/30/2022	\$180,065

**Note**

Maintenance (Non-Management) Line Items Are Allocated At 150 Percent Of Fiscal Year 2021/2022 Budget.

**AMENDED FINAL BUDGET**  
**CITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2012**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 8/31/22
<b>REVENUES</b>			
Interest Income	100	11,800	11,303
Tax Incremental Revenues	4,494,622	4,557,965	4,557,965
Tax Coverage Revenues	0	3,139,492	3,139,492
Developer Contributions	0	0	0
<b>Total Revenues</b>	<b>\$ 4,494,722</b>	<b>\$ 7,709,257</b>	<b>\$ 7,708,760</b>
<b>EXPENDITURES</b>			
Principal Payments (2012)	3,360,000	3,360,000	3,360,000
Interest Payments (2012)	846,500	930,500	930,500
Bond Redemption	0	0	0
Excess Coverage Revenues Fund Payment	0	3,140,150	3,140,150
Excess Revenue Fund Payment	288,222	353,601	353,601
<b>Total Expenditures</b>	<b>\$ 4,494,722</b>	<b>\$ 7,784,251</b>	<b>\$ 7,784,251</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (74,994)</b>	<b>\$ (75,491)</b>

FUND BALANCE AS OF 9/30/21	\$4,673,291
FY 2021/2022 ACTIVITY	(\$74,994)
FUND BALANCE AS OF 9/30/22	\$4,598,297

**Notes**

Reserve Fund Balance = \$4,207,875\*. Revenue Fund Balance = \$390,422\*.  
Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$381,250.  
\* Approximate Amounts

**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 8/31/22 =	\$15,250,000	

**AMENDED FINAL BUDGET**  
**CITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2018**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 8/31/22
<b>REVENUES</b>			
Interest Income	0	0	0
Miscellaneous Income	0	0	0
Tax Incremental Revenues	0	0	0
Tax Coverage Revenues	0	0	0
Developer Contributions	0	0	0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXPENDITURES</b>			
Principal Payments (2018)	0	0	0
Interest Payments (2018)	0	0	0
Bond Redemption	0	0	0
Excess Coverage Revenues Fund Payment	0	0	0
Excess Revenue Fund Payment	0	0	0
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

FUND BALANCE AS OF 9/30/21	\$1
FY 2021/2022 ACTIVITY	\$0
FUND BALANCE AS OF 9/30/22	\$1

Notes

Reserve Fund Balance = \$1  
 Fiscal Year 2018/2019 Capital Projects Fund Proceeds = \$41,954,466  
 Fiscal Year 2018/2019 Capital Outlays = \$19,381,594  
 Fiscal Year 2019/2020 Capital Outlays = \$16,473,676  
 Fiscal Year 2020/2021 Capital Outlays = \$3,106,925  
 Projected Fiscal Year 2021/2022 Capital Outlays = \$2,000,000\*  
 \* Approximate Amount

**Series 2018 Bond Principal & Interest Payments Will Commence 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 8/31/22 = \$41,954,466

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



## Miscellaneous Notices

Published in The Palm Beach Post on August 26, 2022

### Location

Palm Beach County,

### Notice Text

Notice of Public Hearing and  
Regular Board Meeting of the  
CityPlace Community  
Development District

The Board of Supervisors (the Board ) of the CityPlace Community Development District (the District ) will hold a Public Hearing and Regular Board Meeting ( Meetings ) on September 16, 2022, at 4:00 p.m., or as soon thereafter as can be heard, in the Conference Room of The Chamber of Commerce of the Palm Beaches located at 401 North Flagler Drive, West Palm Beach, Florida 33401.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District s website or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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 the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

CityPlace Community Development District

[www.cityplacecdd.org](http://www.cityplacecdd.org)

8/26/22 & 9/2/22 7681250

**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.**

**WHEREAS**, the CityPlace Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 16<sup>th</sup> day of September, 2022.

**ATTEST:**

**CITYPLACE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



CityPlace  
Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (2018)

**FINAL BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Assessments - Administrative	501,392
Excess Revenue Funds	300,000
Assessments - Maintenance	2,242,570
Parking Revenue	5,045,160
Sponsor & Promotion Revenue	108,300
Rental Income	45,000
Tenant CAM Reimbursement	662,900
Other Income	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 8,905,322</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	5,000
Management Fee	42,192
Legal	38,000
Audit Fees	6,800
Arbitrage Rebate Fee	1,300
Insurance - Liability	53,900
Insurance - Garages	330,000
Legal Advertising	1,750
Bank Service Charges	425
Miscellaneous	1,500
Postage	250
Office Supplies	700
Dues & Subscriptions	175
Trustee Fees	10,000
Continuing Disclosure Fee	2,000
Website Management	2,000
Roadway & Sidewalk Maintenance	300,000
<b>TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>	<b>\$ 801,392</b>
<b>Palladium CDD Property MAINTENANCE EXPENDITURES</b>	
Parking Expenses	1,925,000
Administrative	325,000
Payroll	763,500
Professional Fees	270,000
Sweeping and Cleaning	370,000
Utilities	750,000
Insurance	165,000
Landscaping And Irrigation	172,900
Contracted Services	160,000
Repairs & Maintenance	175,000
Security	1,950,000
Marketing	600,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	250,000
Signage	27,530
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 8,103,930</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,905,322</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Assessments - Administrative	175,848	384,266	501,392	CDD Expenditures Less Excess Revenue Funds & Interest
Excess Revenue Funds	290,457	288,222	300,000	Excess Revenue Funds Payment
Assessments - Maintenance	1,313,291	2,242,570	2,242,570	No Change From 2021/2022 Budget
Parking Revenue	3,576,167	5,045,160	5,045,160	No Change From 2021/2022 Budget
Sponsor & Promotion Revenue	0	108,300	108,300	No Change From 2021/2022 Budget
Rental Income	364	45,000	45,000	No Change From 2021/2022 Budget
Tenant CAM Reimbursement	145,873	662,900	662,900	No Change From 2021/2022 Budget
Other Income	0	0	0	
Interest Income	68	180	0	Projected At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 5,502,068</b>	<b>\$ 8,776,598</b>	<b>\$ 8,905,322</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>				
Supervisor Fees	1,200	5,000	5,000	Projected At Five Meetings Per Year
Payroll Taxes (Employer)	92	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	5,000	5,000	No Change From 2021/2022 Budget
Management Fee	40,404	40,968	42,192	CPI Adjustment
Legal	23,053	40,000	38,000	FY 21/22 Expenditure Through 3/31/22 Was \$4,711
Audit Fees	6,600	6,700	6,800	Accepted Amount For FY 2021/2022 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2021/2022 Budget
Insurance - Liability	46,260	47,000	53,900	Insurance Estimate
Insurance - Garages	327,069	205,000	330,000	Insurance Estimate
Legal Advertising	2,019	1,750	1,750	No Change From 2021/2022 Budget
Bank Service Charges	333	425	425	No Change From 2021/2022 Budget
Miscellaneous	275	1,500	1,500	No Change From 2021/2022 Budget
Postage	105	250	250	No Change From 2021/2022 Budget
Office Supplies	449	700	700	No Change From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	9,361	12,000	10,000	\$2,000 Decrease From 2021/2022 Budget
Continuing Disclosure Fee	1,000	2,500	2,000	\$500 Decrease From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Roadway & Sidewalk Maintenance	213,165	300,000	300,000	FY 21/22 Expenditure Through 4/30/22 Was \$141,106
<b>TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>	<b>\$ 674,860</b>	<b>\$ 672,668</b>	<b>\$ 801,392</b>	
<b>Palladium CDD Property</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Parking Expenses	1,373,713	2,000,000	1,925,000	\$75,000 Decrease From 2021/2022 Budget
Administrative	205,882	350,000	325,000	\$25,000 Decrease From 2021/2022 Budget
Payroll	750,364	613,500	763,500	\$150,000 Increase From 2021/2022 Budget
Professional Fees	134,408	295,000	270,000	\$25,000 Decrease From 2021/2022 Budget
Sweeping and Cleaning	101,429	450,000	370,000	\$80,000 Decrease From 2021/2022 Budget
Utilities	608,178	775,000	750,000	\$25,000 Decrease From 2021/2022 Budget
Insurance	55,461	165,000	165,000	No Change From 2021/2022 Budget
Landscaping And Irrigation	91,150	197,900	172,900	\$25,000 Decrease From 2021/2022 Budget
Contracted Services	43,253	170,000	160,000	\$10,000 Decrease From 2021/2022 Budget
Repairs & Maintenance	56,135	185,000	175,000	\$10,000 Decrease From 2021/2022 Budget
Security	723,132	2,000,000	1,950,000	\$50,000 Decrease From 2021/2022 Budget
Marketing	592,168	400,000	600,000	\$200,000 Increase From 2021/2022 Budget
Management Fee	200,000	200,000	200,000	No Change From 2021/2022 Budget
Plaza CDD Property				
Plaza Entertainment	91,378	275,000	250,000	\$25,000 Decrease From 2021/2022 Budget
Signage	9,044	27,530	27,530	No Change From 2021/2022 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 5,035,695</b>	<b>\$ 8,103,930</b>	<b>\$ 8,103,930</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,710,555</b>	<b>\$ 8,776,598</b>	<b>\$ 8,905,322</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (208,487)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND (SERIES 2012) BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	594	100	100	Projected Interest For 2022/2023
Tax Incremental Revenues	4,494,622	4,494,622	4,557,965	Projected 2023 TIF - 2022 TIF Was \$4,557,965
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
<b>Total Revenues</b>	<b>\$ 4,495,216</b>	<b>\$ 4,494,722</b>	<b>\$ 4,558,065</b>	
<b>EXPENDITURES</b>				
Principal Payments	3,195,000	3,360,000	3,530,000	Principal Payment Due In 2023
Interest Payments	1,090,250	846,500	674,250	Interest Payments Due In 2023
Excess Revenue Funds Payment	290,457	288,222	353,815	Estimated Excess Debt Collections Due To General Fund
<b>Total Expenditures</b>	<b>\$ 4,575,707</b>	<b>\$ 4,494,722</b>	<b>\$ 4,558,065</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (80,491)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2012 Bond Refunding Information**

Original Par Amount =	\$39,890,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	May 2026		
Par Amount As Of 1/1/22 =	\$18,610,000		

**DETAILED FINAL DEBT SERVICE FUND (SERIES 2018) BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	0	0	0	Projected Interest For 2022/2023
Tax Incremental Revenues	0	0	0	TIF For Series 2018 Will Commence In 2026
Developer Contributions	0	0	0	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	0	No Principal Payment Due In 2023
Interest Payments	0	0	0	No Interest Payment Due In 2023
Excess Revenue Funds Payment	0	0	0	Estimated Excess Debt Collections Due To General Fund
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2018 Bond Principal & Interest Payments Will Commence In 2026**  
**When Bond Converts In 2026, New Principal Amount Will Be \$56,420,000**

**Series 2018 Bond Information**

Original Par Amount =	\$41,954,466	Annual Principal Payments Due =	May 1st
Interest Rate =	3.65% - 4.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2018		
Maturity Date =	May 2046		
Par Amount As Of 1/1/22 =	\$41,954,466		