



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
NOVEMBER 18, 2024
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 18, 2024
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
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- H. Election of Supervisors
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 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 8
 - 4. Ballot Tabulations
 - 5. Certification of the Results
- I. Landowners' Comments
- J. Adjourn

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 18, 2024, 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 Districts 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

10/22, 10/29/24 10679045



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 6th or 10th 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.

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 30, 2022

A. CALL TO ORDER

District Manager Michael McElligott called the November 30, 2022, 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 November 3, 2022, and November 10, 2022, 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 one (1) votes.

Other people present were Supervisors 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 LANDOWNERS' MEETING

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

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.

G. APPROVAL OF MINUTES

1. November 6, 2020, Landowners' Meeting

Mr. Travers approved the November 6, 2020, Landowners' Meeting minutes, as presented.

H. ELECTION OF OFFICERS

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

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 30, 2022

Mr. McElligott determined that there were (1) vote present.

2. Nomination of Candidates

Mr. Travers nominated himself, Stephen Travers, for Seat 2, and Wendy Link for Seat 4, and Seat 3 will remain vacant at this time.

3. Casting of Ballots

Mr. Travers voted for Mr. Travers and Mrs. Link to fill the two (2) open seats with four-year terms and left vacant the seat with a two-year term.

4. Ballot Tabulations

Mr. McElligott tabulated the ballots, granting each, Mr. Travers and Mrs. Link, a four-year term, until 2026, and vacant seat 3 a two-year term until 2024.

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 4:08 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 18, 2024 at 4:00 p.m. in the Conference Room of Lewis Longman & Walker, P.A., 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, Florida 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 190.006(2) (b), Florida Statutes (2020), 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 18, 2024

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
Conference Room of Lewis Longman & Walker, P.A.,
360 S. Rosemary Avenue, Suite 1100
West Palm Beach, Florida 33401
REGULAR BOARD MEETING
November 18, 2024
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. October 2, 2024 Special Board Meeting Minutes.....Page 11
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 14
- L. Auditor Selection Committee
 - 1. Ranking of Proposals/Consider Selection of an Auditor.....Page 20
- M. Administrative Matters
- N. Board Members Comments
- O. Adjourn

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

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CITYPLACE COMMUNITY DEVELOPMENT DISTRICT

www.cityplacecdd.org

10/22, 10/29/24 10679045

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
October 2, 2024

A. CALL TO ORDER

District Manager Michael McElligott called the October 2, 2024, Regular Board Meeting of the CityPlace Community Development District to order at 9:03 am 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 September 24, 2024, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chair Dennis Grady, and Supervisors Stephen Travers, Ken Tuma, and Wendy Link 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 for items not on the agenda.

F. APPROVAL OF MINUTES

1. July 22, 2024, Regular Board Meeting & Public Hearing Minutes

Mr. McElligott presented the minutes of the July 22, 2024, Regular Board Meeting and Public Hearing and without changes, Mr. Travers **moved**, and Mr. Grady seconded that the minutes of the July 22, 2024, Regular Board Meeting & Public Hearing be approved, as presented. The **motion** carried **4-0**.

G. OLD BUSINESS

There was no old business.

H. NEW BUSINESS

1. Consider Approval of Amendment to Agreement of Lease – East Parking Facilities

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
October 2, 2024

Mr. Capko explained to the Board that these are minor changes related to the mortgage refinancing being done by the landowner. After a brief discussion, Mrs. Link **moved** to approve the Amendment to Agreement of Lease – East Parkin Facility in substantial form, subject to final review and approval by the District attorney, Mr. Grady seconded, and the **motion** carried **4-0**.

2. Consider Approval of Amendment to Memorandum of Lease – East Parking Facilities

Mr. Capko explained to the Board that these are minor changes related to the mortgage refinancing being done by the landowner. After a brief discussion, Mrs. Link **moved** to approve the Amendment to Memorandum of Lease – East Parkin Facility in substantial form, subject to final review and approval by the District attorney, Mr. Grady seconded, and the **motion** carried **4-0**.

3. Consider Approval of Amendment to Property Management Agreement

Mr. Capko explained to the Board that this is an update to an earlier approval by the Board, and that this will resolve the issue of the excess increment revenues. After a brief discussion, Mrs. Link **moved** to approve the Amendment to Property Management Agreement in substantial form, subject to final review and approval by the District attorney, Mr. Grady seconded, and the **motion** carried **4-0**.

4. Consider Resolution No. 2024-04 – Adopting Goals and Objectives

Mr. McElligott introduced Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

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

Mr. McElligott explained that this is a new statute requirement. The District must adopt Goals and Objectives, must post them to the District website, and them must evaluate themselves each year on how they did. Mr. McElligott presented a list of Goals and Objectives in the meeting book for discussion. After a brief discussion, Mrs. Link **moved** approval of Resolution No. 2024-04, and the Goals and Objectives, as presented, Mr. Tuma seconded, and the **motion** carried **4-0**.

5. Consider Appointment of the Audit Committee & Approval of the Evaluation Criteria

Mr. McElligott explained that the current auditor contract has expired, and that statue the Board must follow steps to advertise and enter into a new contract for auditing services. As the first step of the process the Board must appoint an audit committee and then approve the evaluation criteria so that we can advertise and RFP for auditing services. After a brief discussion, Mr. Tuma **moved** to appoint the

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
October 2, 2024

current Board as the audit committee and to approve the evaluation criteria as presented, Mr. Grady seconded, and the **motion** carried **4-0**.

I. ADMINISTRATIVE MATTERS

Mr. McElligott and Mr. Capko reminded the Board of the required ethics training by the end of the year. Mr. McElligott also let the Board know that their next meeting will not be until November.

J. BOARD MEMBER COMMENTS

There were no Board member comments.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 9:23 am. on a **motion** from Mr. Travers, seconded by Mr. Tuma, and the **motion** carried **4-0**.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 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 2023/2024 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 18th day of November, 2024.

ATTEST:

**CITYPLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

City Place
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- III **AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2018**

AMENDED FINAL BUDGET
CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Assessments - Administrative	532,972	420,000	0
Excess Revenue Funds	350,000	1,433,509	1,433,509
Assessments - Maintenance	2,542,570	3,713,855	0
Parking Revenue	5,045,160	7,567,740	0
Sponsor & Promotion	108,300	162,450	0
Rental Income	45,000	67,500	0
Tenant CAM Reimbursement	662,900	994,350	0
Interest Income	480	1,427	1,427
TOTAL REVENUES	\$ 9,287,382	\$ 14,360,831	\$ 1,434,936
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	1,800	1,800
Payroll Taxes - Employer	400	138	138
Engineering	5,000	0	0
Management Fee	43,452	43,452	43,452
Legal	50,000	90,000	83,312
Audit Fees	6,900	6,900	6,900
Arbitrage Rebate Fee	1,300	1,300	1,300
Insurance - Liability	54,000	55,330	55,330
Insurance - Garages	380,000	420,000	155,410
Legal Advertising	1,750	1,871	1,871
Bank Service Charges	425	425	356
Miscellaneous	1,500	800	410
Postage	250	115	103
Office Supplies	800	1,450	1,414
Dues & Subscriptions	175	175	175
Trustee Fees	9,500	7,344	7,344
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	2,000	2,000	2,000
Roadway & Sidewalk Maintenance	320,000	320,000	284,118
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 883,452	\$ 954,100	\$ 646,433
MAINTENANCE EXPENDITURES			
Palladium CDD Property			
Parking Expense	1,925,000	2,887,500	0
Administrative	325,000	487,500	0
Payroll	963,500	1,445,250	0
Professional Fees	220,000	330,000	0
Sweeping and Cleaning	345,000	517,500	0
Utilities	750,000	1,125,000	0
Insurance	165,000	247,500	0
Landscaping & Irrigation	272,900	409,350	0
Contracted Services	160,000	240,000	0
Repairs & Maintenance	175,000	262,500	0
Security	1,850,000	2,775,000	0
Marketing	800,000	1,200,000	0
Management Fee	200,000	200,000	0
Plaza CDD Property			0
Plaza Entertainment	225,000	337,500	0
Signage	27,530	41,295	0
TOTAL MAINTENANCE EXPENDITURES	\$ 8,403,930	\$ 12,505,895	\$ -
TOTAL EXPENDITURES	\$ 9,287,382	\$ 13,459,995	\$ 646,433
EXCESS/ (SHORTFALL)	\$ -	\$ 900,836	\$ 788,503

Fund Balance As Of 9/30/2023	
FY 2023/2024 Activity	
Fund Balance As Of 9/30/2024	

\$947,875
\$900,836
\$1,848,711

Note

Maintenance (Non-Management) Line Items Are Allocated At 150 Percent Of Fiscal Year 2023/2024 Budget.

AMENDED FINAL BUDGET
CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2012
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	304,632	304,632
Tax Incremental Revenues	5,032,968	5,360,279	5,360,279
Tax Coverage Revenues	0	3,369,751	3,369,751
Developer Contributions	0	0	0
Total Revenues	\$ 5,033,068	\$ 9,034,662	\$ 9,034,662
EXPENDITURES			
Principal Payments (2012)	3,710,000	3,710,000	3,710,000
Interest Payments (2012)	493,250	586,000	586,000
Bond Redemption	0	0	0
Excess Coverage Revenues Fund Payment	0	3,404,346	3,404,346
Excess Revenue Fund Payment	829,818	1,433,509	1,433,509
Total Expenditures	\$ 5,033,068	\$ 9,133,855	\$ 9,133,855
Excess/ (Shortfall)	\$ -	\$ (99,193)	\$ (99,193)

FUND BALANCE AS OF 9/30/23	\$4,586,237
FY 2023/2024 ACTIVITY	(\$99,193)
FUND BALANCE AS OF 9/30/24	\$4,487,044

Notes

Reserve Fund Balance = \$4,207,875*. Revenue Fund Balance = \$279,169*.
Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payment Of \$200,250.
* 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 9/30/24 =	\$8,010,000	

AMENDED FINAL BUDGET
CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	0	0	0
Tax Incremental Revenues	0	0	0
Tax Coverage Revenues	0	0	0
Developer Contributions	0	0	0
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
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
Total Expenditures	\$ -	\$ -	\$ -
Excess/ (Shortfall)	\$ -	\$ -	\$ -

FUND BALANCE AS OF 9/30/23	\$0
FY 2023/2024 ACTIVITY	\$0
FUND BALANCE AS OF 9/30/24	\$0

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
 Fiscal Year 2021/2022 Capital Outlays = \$406,633
 Fiscal Years 2022/2023 & 2023/2024 Capital Outlays = \$0
 * 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 9/30/24 =	\$41,954,466	

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

**RANKING OF PROPOSALS/CONSIDER
SELECTION OF AN AUDITOR**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**