



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 27, 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
Offices of Lewis, Longman & Walker, P.A.
360 S. Rosemary Avenue, Suite 1100
West Palm Beach, Florida 33401
REGULAR BOARD MEETING & PUBLIC HEARING
July 27, 2026
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 4, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
 - 1. Update Regarding Commercial Uses in the Plaza
 - 2. Update of B Deck Expansion Easement
- I. New Business
 - 1. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 13
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

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STATE OF WISCONSIN, COUNTY OF BROWN

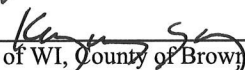
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Notice of LLC & PLC, was published on the publicly accessible website of Palm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

WPB Palm Beach Post 07/07/2026, 07/14/2026
WPB palmbeachpost.com 07/07/2026, 07/14/2026

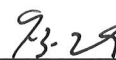
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/14/2026



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

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Notary Public
State of Wisconsin

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 July 27, 2026, at 4:00 p.m., or as soon thereafter as can be heard, at 360 South Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 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
No.12461893 July 7, 14, 2026

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 4, 2026

A. CALL TO ORDER

District Manager Michael McElligott called the May 4, 2026, Regular Board Meeting of the CityPlace Community Development District to order at 4:02 p.m. 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 October 17, 2025, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Supervisors Dennis Grady, 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 of 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. December 17, 2025 Regular Board Meeting

Mr. McElligott presented the minutes of the December 17, 2025, Regular Board Meeting and without comment, Mr. Tuma **moved**, and Mr. Travers seconded that the minutes of the December 17, 2025, Regular Board Meeting be approved, as presented. That **motion** carried **4 to 0**.

G. OLD BUSINESS

1. Update Regarding Commercial Use in the Plaza

This is still progressing forward, but there are no new updates for this meeting.

2. Update Regarding B Deck Expansion Easement

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 4, 2026

This is still progressing forward, but there are no new updates for this meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal year 2026/2027 Proposed Budget

Mr. McElligott introduced Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A
PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING
AN EFFECTIVE DATE.**

Mr. McElligott presented the 2026/2027 Proposed Budget. Mr. McElligott stated that this budget does not utilize the property tax bill for assessments as we are still anticipating more excess revenue funds, negating the need for on-roll assessments. After a brief discussion, Mr. Tuma made a **motion** to approve Resolution No. 2026-01 as amended and set the Public Hearing date for the Final Budget to be July 27, 2026, at 4pm, Mrs. Link seconded, and the **motion** carried **4-0**.

2. Consider Resolution No. 2026-02 – Designating a Public Depository

Mr. McElligott introduced Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING
A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT;
AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE
AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY
RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND
PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott explained that this resolution was necessary to implement the Board direction from the last meeting to move the operating funds to a new bank. After a brief discussion, Mrs. Link made a **motion** to approve Resolution 2026-02 as presented. Mr. Travers seconded, and the **motion** carried **4-0**.

3. Consider Resolution No. 2026-03 – Authorizing Electronic Approvals and Check Signers

Mr. McElligott introduced Resolution No. 2026-03, entitled:

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 4, 2026

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott explained that this resolution go with the previous resolution in getting the district bank account, and use of that account, set up. There was discussion regarding the signatories. The consensus of the Board was to make Mr. Grady a signatory and to remove Mr. McElligott, and leave the other names already listed the resolution as is. After a brief discussion, Mr. Tuma made a **motion** to approve Resolution 2026-03 as Amended, adding Mr. Grady and removing Mr. McElligott. Mr. Travers seconded, and the **motion** carried **4-0**.

I. ADMINISTRATIVE MATTERS

Mr. McElligott noted that the next meeting would be July 27, 2026, unless there is business needing the Boards consideration. He also reminded everyone about their Form 1's

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:19 pm. on a **motion** from Mr. Tuma, seconded by Mrs. Link, and the **motion** carried **4 to 0**.

Secretary/Assistant Secretary

Chair/Vice-Chair

AFFIDAVIT OF PUBLICATION

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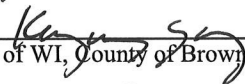
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Notice of LLC & PLC, was published on the publicly accessible website of Palm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

WPB Palm Beach Post 07/07/2026, 07/14/2026
WPB palmbeachpost.com 07/07/2026, 07/14/2026

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 07/14/2026



Legal Clerk



Notary, State of WI, County of Brown
7-29

My commission expires

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KONGMENG YANG
Notary Public
State of Wisconsin

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 July 27, 2026, at 4:00 p.m., or as soon thereafter as can be heard, at 360 South Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 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
No.12461893 July 7, 14, 2026

RESOLUTION NO. 2026-04

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

WHEREAS, the CityPlace Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 27th day of July, 2026.

ATTEST:

**CITYPLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

CityPlace
Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- I **FINAL BUDGET**
- II **DETAILED FINAL BUDGET**
- III **DETAILED FINAL DEBT SERVICE FUND BUDGET (2012)**
- IV **DETAILED FINAL DEBT SERVICE FUND BUDGET (2018)**

FINAL BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Assessments - Administrative	0
Excess Revenue Funds	3,254,740
Excess Revenue True-Up	51,715
Assessments - Maintenance (Palladium)	2,583,770
Parking Revenue (Palladium)	6,045,160
Rental Income (Palladium)	45,000
Tenant Reimbursement (Palladium)	1,000,000
Other Revenue (Easement Sale, Etc.)	0
Interest Income	600
TOTAL REVENUES	\$ 12,980,985
EXPENDITURES	
ADMINISTRATIVE/MAINTENANCE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	5,000
Management Fee	47,280
Legal	90,000
Audit Fees	6,800
Arbitrage Rebate Fee	1,300
Insurance - Liability	97,100
Insurance - Garages	475,000
Legal Advertising	2,250
Bank Service Charges	500
Miscellaneous	2,000
Postage	250
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	9,500
Continuing Disclosure Fee	1,000
Website Management	2,000
Roadway & Sidewalk Maintenance	340,000
Garage Repair Project	0
Excess Revenue Payment to Palladium	2,220,000
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 3,307,055
Palladium CDD Property	
MAINTENANCE EXPENDITURES	
Parking Expenses	2,325,000
Administrative	425,000
Payroll	1,483,500
Professional Fees	120,000
Sweeping and Cleaning	525,000
Utilities	400,000
Insurance	640,000
Landscaping And Irrigation	547,900
Contracted Services	80,000
Repairs & Maintenance	175,000
Security	1,250,000
Marketing	1,375,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	100,000
Signage	27,530
TOTAL MAINTENANCE EXPENDITURES	\$ 9,673,930
TOTAL EXPENDITURES	\$ 12,980,985
REVENUES LESS EXPENDITURES	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
Excess/ (Shortfall)	\$ -

Assessments (Administrative) Calculation

Total Assessment = \$0 (Grossed Up For 4% Early Payment Discounts & 2% County Fees

Total Square Footage: 985,458 - Assessment Per Square Feet: \$0.00

DETAILED FINAL BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Assessments - Administrative		0	0	CDD Expenditures Less Excess Revenue Funds & Interest
Excess Revenue Funds	1,776,043	1,616,093	3,254,740	Excess Revenue Funds Payment
Excess Revenue True-Up	0	332,811	51,715	Excess Revenue True-Up
Assessments - Maintenance (Palladium)	1,188,157	3,043,770	2,583,770	\$460,000 Decrease From 2025/2026 Budget
Parking Revenue (Palladium)	5,658,270	6,045,160	6,045,160	No Change From 2025/2026 Budget
Rental Income (Palladium)	12,173	85,000	45,000	\$40,000 Decrease From 2025/2026 Budget
Tenant Reimbursement (Palladium)	994,401	0	1,000,000	Tenant Reimbursement (Palladium)
Other Revenue (Easement Sale, Etc.)	3,125,720	0	0	
Interest Income	1,370	480	600	Projected At \$50 Per Month
TOTAL REVENUES	\$ 12,756,134	\$ 11,123,314	\$ 12,980,985	
EXPENDITURES				
ADMINISTRATIVE/MAINTENANCE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	Projected At Five Meetings Per Year
Payroll Taxes (Employer)	234	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	5,000	5,000	No Change From 2025/2026 Budget
Management Fee	44,748	46,044	47,280	CPI Adjustment
Legal	104,947	70,000	90,000	FY 25/26 Expenditure Through Feb 26 Was \$33,123
Audit Fees	6,600	6,700	6,800	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2025/2026 Budget
Insurance - Liability	57,543	62,000	97,100	FY 25/26 Expenditure Was \$60,995
Insurance - Garages	369,802	425,000	475,000	Insurance Estimate
Legal Advertising	1,723	2,500	2,250	\$250 Decrease From 2025/2026 Budget
Bank Service Charges	422	500	500	No Change From 2025/2026 Budget
Miscellaneous	422	2,250	2,000	\$250 Decrease From 2025/2026 Budget
Postage	50	250	250	No Change From 2025/2026 Budget
Office Supplies	1,645	1,500	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	6,602	9,500	9,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Roadway & Sidewalk Maintenance	294,224	308,265	340,000	FY 25/26 Expenditure Through Feb 26 Was \$139,974
Garage Repair Project	2,487,000	0	0	25/26 Expenditure
Excess Revenue Payment to Palladium	0	1,000,000	2,220,000	Estimated to be \$185,000 per month
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 3,382,437	\$ 1,949,384	\$ 3,307,055	
Palladium CDD Property				
MAINTENANCE EXPENDITURES				
Parking Expenses	2,251,085	2,125,000	2,325,000	\$200,000 Increase From 2025/2026 Budget
Administrative	135,818	425,000	425,000	No Change From 2025/2026 Budget
Payroll	1,435,983	1,483,500	1,483,500	No Change From 2025/2026 Budget
Professional Fees	40,689	120,000	120,000	No Change From 2025/2026 Budget
Sweeping and Cleaning	491,068	425,000	525,000	\$100,000 Increase From 2025/2026 Budget
Utilities	198,224	400,000	400,000	No Change From 2025/2026 Budget
Insurance	622,870	440,000	640,000	\$200,000 Increase From 2025/2026 Budget
Landscaping And Irrigation	468,675	547,900	547,900	No Change From 2025/2026 Budget
Contracted Services	59,088	80,000	80,000	No Change From 2025/2026 Budget
Repairs & Maintenance	219,848	175,000	175,000	No Change From 2025/2026 Budget
Security	590,250	1,250,000	1,250,000	No Change From 2025/2026 Budget
Marketing	1,136,372	1,375,000	1,375,000	No Change From 2025/2026 Budget
Management Fee	200,000	200,000	200,000	No Change From 2025/2026 Budget
Plaza CDD Property				
Plaza Entertainment	0	100,000	100,000	No Change From 2025/2026 Budget
Signage	3,032	27,530	27,530	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 7,853,002	\$ 9,173,930	\$ 9,673,930	
TOTAL EXPENDITURES	\$ 11,235,439	\$ 11,123,314	\$ 12,980,985	
REVENUES LESS EXPENDITURES	\$ 1,520,695	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	0	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 1,520,695	\$ -	\$ -	

Assessments (Administrative) Calculation

Total Assessment = \$0 (Grossed Up For 4% Early Payment Discounts & 2% County Fees

Total Square Footage: 985,458 - Assessment Per Square Feet: \$0.00

DETAILED FINAL DEBT SERVICE FUND (SERIES 2012) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	260,971	2,000	0	Projected Interest For 2026/2027
Tax Incremental Revenues	5,735,491	0	0	TIF Now Used To Make Series 2018 Payments
Funding From 2012 Reserve Fund	0	4,207,875	0	Reserve Fund To Be Used To Make 2026 Payments
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
Total Revenues	\$ 5,996,462	\$ 4,209,875	\$ -	
EXPENDITURES				
Principal Payments	3,905,000	4,105,000	0	Principal Payment Due In 2027
Interest Payments	400,500	102,625	0	Interest Payments Due In 2027
Excess Revenue Funds Payment	1,776,043	2,250	0	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ 6,081,543	\$ 4,209,875	\$ -	
Excess/ (Shortfall)	\$ (85,081)	\$ -	\$ -	

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 1/1/26 =	\$4,105,000		

DETAILED FINAL DEBT SERVICE FUND (SERIES 2018) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	500	1,000	Projected Interest For 2026/2027
Tax Incremental Revenues	0	5,735,491	7,369,398	Projected 2027 TIF - 2026 TIF Was \$7,369,398
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
Total Revenues	\$ -	\$ 5,735,991	\$ 7,370,398	
EXPENDITURES				
Principal Payments	0	1,730,000	1,790,000	Principal Payment Due In 2027
Interest Payments	0	2,389,898	2,325,658	Interest Payments Due In 2027
Excess Revenue Funds Payment	0	1,616,093	3,254,740	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ -	\$ 5,735,991	\$ 7,370,398	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2018 Bond Principal & Interest Payments Will Commence In 2026
When Bond Converts In 2026, New Principal Amount Will Be \$56,420,000
Original Balance Was \$41,954,466

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 1/1/26 =	\$41,954,466		

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 PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the CityPlace Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 27th day of July, 2026.

ATTEST:

**CITYPLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 Lewis Longman & Walker, P.A., 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401 at 4:00 p.m. on the following dates:

**October 26, 2026
January 25, 2027
May 3, 2027
July 26, 2027**

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 ensure 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

PUBLISH: PALM BEACH POST