



Rizzetta & Company

Pier Park Community Development District

Board of Supervisors' Meeting July 31, 2023

**District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
850-334-9055**

www.pierparkcdd.org

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

City of Panama City Beach City Hall
17007 Panama City Beach Parkway, Panama City Beach, Florida 32413

District Board of Supervisors	Chris Tilley, Sr. Marek Bakun Chris Tilley, Jr. Kenneth Goldberg Lee Ann Leonard	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Kimberly O'Mera	Rizzetta & Company, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	Robert Carroll	McNeil Carroll Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

District Office • 120 Richard Jackson Blvd, Suite 220, Panama City Beach, FL 32407

Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

www.PierParkCDD.org

July 24, 2023

Board of Supervisors
**Pier Park Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Pier Park Community Development District will be held on **Monday, July 31, 2023, at 10:00 a.m. (Central Time)** at the City of Panama City Beach City Hall, 17007 Panama City Beach Parkway, Panama City Beach, FL 32413. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting Held on May 31, 2023..... Tab 1
 - B. Ratification of Operation and Maintenance Expenditures from General Fund for the Months of July 2022 – June 2023. Tab 2
 - C. Ratification of Operation and Maintenance Expenditures from OLTR Fund for the Months of July 2022 – June 2023 Tab 3
 - D. Consideration of Resolution 2023-03, Re-Designating a Secretary Tab 4
- 4. BUSINESS ITEMS**
 - A. Consideration of Recommendation of the Audit Committee
 - B. Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget
 1. Presentation of the Proposed Final Budget for Fiscal Year 2023/2024..... Tab 5
 2. Consideration of Resolution 2023-04, Adopting Final Budgets for Fiscal Year 2023/2024 Tab 6
 - C. Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments
 1. Consideration of Resolution 2023-05, Fiscal Year 2023/2024 Assessments, Certifying an Assessment Roll..... Tab 7
 - D. Consideration of Resolution 2023-06, Adopting a Meeting Schedule for Fiscal Year 2023/2024 Tab 8
 - E. Consideration of Fiscal Year 2023-2024 Bridge Funding Agreement..... Tab 9

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Property Manager
 - 1. Update on the Performance of District Landscaping Provider
- D. District Manager
 - 1. Presentation of District Manager Report Tab 10

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at 850-334-9055.

Sincerely,
Kimberly O'Mera
District Manager

Tab 1

MINUTES OF MEETING

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

PIER PARK
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors for Pier Park Community Development District was held on **Wednesday, May 31, 2023, at 10:00 a.m. (CDT Time)** at the Panama City Beach City Hall located at 17007 Panama City Beach Parkway, Panama City Beach, FL 32413.

Present:

Chris Tilley Sr.	Board Supervisor, Chairman
Marek Bakun	Board Supervisor, Vice Chairman
Ken Goldberg	Board Supervisor, Assistant Secretary
Chris Tilley Jr.	Board Supervisor, Assistant Secretary
	<i>(Via Speakerphone)</i>

Also present were:

Kim O'Mera	District Manager, Rizzetta & Company, Inc.
Joseph Brown	District Counsel, Kutak Rock, LLP
Richard Brown	Property Manager

FIRST ORDER OF BUSINESS

Call to Order

Ms. O'Mera called the meeting to order at 10:09 a.m. (CDT) and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

47
48
49
50
51
52
53
54
55
56

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on March 28, 2023.

Ms. O'Mera presented the Minutes of the Board of Supervisors meeting held on March 28, 2023.

On a motion by Mr. Goldenberg seconded by Mr. Tilley Sr., with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on March 28, 2023, for Pier Park Community Development District.

57
58
59
60
61
62
63
64
65
66

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for the Months of July 2022 through April 2023

Ms. O'Mera presented the Operations and Maintenance Expenditures for the Months of July 2022 through April 2023. After discussion The Board of Supervisors tabled this item.

On a motion by Mr. Tilley Sr., seconded by Ms. Leonard, with all in favor, the Board of Supervisors tabled this item until the next meeting for the Pier Park Community Development District.

67
68
69
70
71
72
73
74

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee and Scheduling the First Meeting of the Audit Committee

Ms. O'Mera reviewed the auditor selection process.

On a motion by Mr. Bakun, seconded by Mr. Tilley Sr., with all in favor, appointed itself as the Audit Committee and scheduled the First meeting of the Audit Committee to be held on July 31, 2023, at 10:00 a.m., for Pier Park Community Development District.

75
76
77
78
79
80
81

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating a Date, Time, and Location for a Landowners Meeting

Ms. O'Mera presented Resolution 2023-01, Designating a Date, Time, and Location for a Landowners Meeting.

82
83

On a motion by Mr. Tilley Sr., seconded by Ms. Leonard, with all in favor, the Board of Supervisors set the date, time, and location for the Landowners Meeting to be held on November 7, 2023, at 10:00 a.m. at the Panama City Beach City Hall, for the Pier Park Community Development District.

84
85
86
87
88
89
90

SEVENTH ORDER OF BUSINESS

**Discussion and Consideration of RFP
for Landscaping.**

91
92
93
94
95
96
97
98

Mr. Brown, Pier Park Property Manager, explained that RCI is understaffed and unable to fulfill the contract obligations, going into detail on his experiences working with the vendor to improve services. Mr. Bakun suggested that Mr. Brown work with the vendor to pull them into compliance with the contract before the Board considers moving forward with an RFP. Mr. Bakun requested that Mr. Brown provide a list of deficiencies, a remediation plan, and conduct property walkthroughs with RCI management. Mr. Brown will bring the Board an update on efforts at the next Board meeting.

99
100
101
102
103
104
105
106

EIGHTH ORDER OF BUSINESS

**Consideration of Lake Doctors
Renewal Contract**

Ms. O'Mera presented the Lake Doctors Renewal Contract and asked if there were any questions.

On a motion by Mr. Bakun., seconded by Mr. Tilley Sr., with all in favor, the Board of Supervisors approved the Lake Doctors renewal contract, in the amount of \$668.00 per month, for a twenty-four (24) month term, for Pier Park Community Development District.

107
108
109
110
111
112
113
114
115
116
117
118
119

NINTH ORDER OF BUSINESS

**Presentation of the Proposed Budget
For Fiscal Year 2023/2024**

Ms. O'Mera presented the Proposed Budget for Fiscal Year 2023/2024. The Board conducted general discussion related to various items within the budget.

120
121
122
123
124
125
126
127
128
129

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Approving a Proposed Budget for
Fiscal Year 2023/2024 and Setting a
Public Hearing Thereon**

Ms. O'Mera presented Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024, and Setting a Public Hearing Theron, and asked if there were any questions.

On a Motion by Mr. Tilley Sr., seconded by Mr. Goldberg, with all in favor, the Board of Supervisors adopted Resolution 2023-02 Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon for July 31, 2023, at 10:00 a.m., to be held at the Panama City Beach City Hall, located at 17007 Panama City Beach Parkway, Panama City Beach Florida, 32413, for the Pier Park Community Development District.

130
131
132

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Mr. Brown advised that he had no report but would be happy to answer any questions.

Mr. Bakun stated he would like further education at the next Board of Supervisors meeting on what infrastructure the CDD is responsible for. Mr. Brown advised that he provide a report at the next Board of Supervisors meeting.

B. District Engineer
Mr. Carroll was not present.

C. District Manager
Ms. O'Mera provided an overview of the District Managers report.

Ms. O'Mera advised that per the Bay County Supervisor of Elections, there were zero (0) registered voters residing within Pier Park Community Development District as of April 15, 2023.

153
154

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Comments

Ms. O'Mera opened the floor to Supervisor requests and comments. There were none.

159

160
161
162
163
164
165
166
167

THIRTEENTH ORDER OF BUSINESS Adjournment

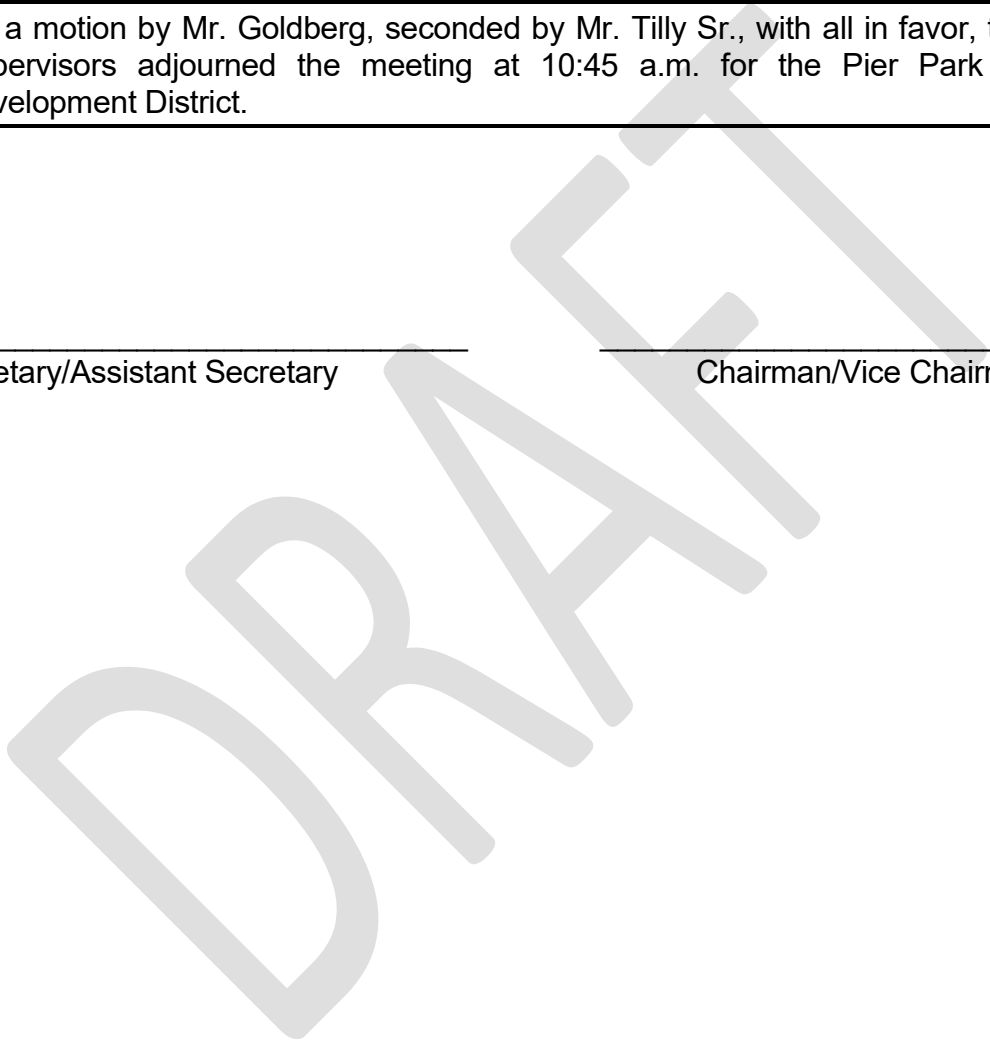
Ms. O'Mera advised that there was no further business to come before the Board and asked for a motion to adjourn.

On a motion by Mr. Goldberg, seconded by Mr. Tilly Sr., with all in favor, the Board of Supervisors adjourned the meeting at 10:45 a.m. for the Pier Park Community Development District.

168
169
170
171
172
173
174
175
176
177
178

Secretary/Assistant Secretary

Chairman/Vice Chairman



Tab 2

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval July 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,458.08**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	2022072622-1	COPB Summary 07/22	Utility Summary 07/22	\$ 2,153.94
Dumpster Services LLC	004246	7654	Street & Parking Lot Sweeping 06/22	\$ 885.60
Kutak Rock LLP	004245	3066371	Legal Services 05/22	\$ 4,095.50
Rizzetta & Company, Inc.	004247	INV0000069331	District Management Fees 07/22	\$ 5,504.67
Rizzetta & Company, Inc.	004251	INV0000069948	Mass Mailing 07/22	\$ 338.13
Rotolo Consultants, Inc.	004250	SM39940	Landscape Maintenance 07/22	\$ 12,321.93
Simon Property Group, Inc.	004248	201152	Management Fee 06/22	\$ 950.66
The Lake Doctors, Inc.	004252	668757	Monthly Lake Maintenance 07/22	\$ 431.90
U.S. Bank	004253	6572353	CDD 21/22	\$ 3,555.75
VGlobaltech	004249	4067	Web Design ADA Compliance 07/22	<u>\$ 220.00</u>
Report Total				<u>\$ 30,458.08</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval August 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2022 through August 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$5,045.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Chris Tilley II	100001	CT052622	BOS052622	\$ 200.00
Chris Tilley II	100001	CTJ080822	BOS080822	\$ 200.00
Christopher Von Tilley	100002	CTS080822	BOS080822	\$ 200.00
City of Panama City Beach	EFT	Utility Summary 08/22 Autopay	Utility Summary 08/22	\$ 1,483.07
Kenneth D Goldberg	100003	KG052622	BOS052622	\$ 200.00
Kenneth D Goldberg	100003	KG080822	BOS080822	\$ 200.00
Kutak Rock, LLP	100004	3080106	Legal Services 07/22	\$ 1,942.50
Lee Ann Leonard	100000	LAL052622	BOS052622	\$ 200.00
Lee Ann Leonard	100000	LAL080822	BOS080822	\$ 200.00
VGlobal Tech	100005	4146	Website Maintenance 08/22	\$ <u>220.00</u>
Report Total				\$ <u>5,045.57</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval September 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$46,656.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Von Tilley	100008	CTS052622	BOS052622	\$ 200.00
City of Panama City Beach	EFT	Utility Summary 09/22 AutoPay	Utility Services 09/22	\$ 1,147.34
Dumpster Services, LLC	100003	7855	Street & Parking Lot Sweeping 07/22	\$ 1,023.36
Dumpster Services, LLC	100006	8000	Street & Parking Lot Sweeping 08/22	\$ 927.42
Egis Insurance Advisors, LLC	100014	16567	General Liability/Property/POL Liability Insurance FY 22/23	\$ 19,899.00
RCI	100010	0522145-PP2	Flush Line 06/22	\$ 334.47
RCI	100010	0522145-PP3	Landscape Maintenance 05/22	\$ 1,753.24
RCI	100010	0722145-PP1	Trash Removal 07/22	\$ 660.00
RCI	100010	SM40711	Landscape Maintenance 08/22	\$ 8,785.59
Rizzetta & Company, Inc.	100001	INV0000071166	Administrative Services 09/22	\$ 5,502.59
The Lake Doctors, Inc.	100007	25632B	Monthly Lake Maintenance 09/22	\$ 453.60

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Ledger / News Chief/ CA Florida Holdings, LLC	100007	4770785	Legal Adveristing 07/22	\$ 1,453.24
The Ledger / News Chief/ CA Florida Holdings, LLC	100016	4847058	Legal Advertising 08/22	\$ 136.34
Universal Building, LLC	100011	13035351	Janitorial Services 07/22	\$ 4,159.90
VGlobal Tech	100012	4220	Website Maintenance 09/22	\$ <u>220.00</u>
Report Total				\$ <u>46,656.09</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval October 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2022 through October 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,361.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	100020	358987	Audit Financial Statements 06/22	\$ 4,400.00
		Utility Summary 10/22		
City of Panama City Beach	10242022	Autopay	Utility Summary 10/22	\$ 1,057.80
McNeil Carroll Engineering Inc.	100018	1050.01/03	Engineering Services 08/22	\$ 2,500.00
Rizzetta & Company, Inc.	100021	INV0000071907	Assessment Roll Annual	\$ 4,051.92
Suggs Plumbing	100019	197467	Repair Urinal 08/22	\$ 166.00
Suggs Plumbing	100019	197472	Repair Urinal 08/22	\$ 151.00
The Fresh Coat Paint Co.	100022	3115	Pressure Wash Sidewalks 08/22	\$ 1,215.00
Universal Building, LLC	100009	13188380	Janitorial Services 08/22	\$ 4,159.90
Universal Building, LLC	100009	13294943	Janitorial Services 09/22	\$ 4,159.90
Wislar Construction	100017	3453	Repair Entrance Pavers 08/22	\$ <u>6,500.00</u>
Report Total				\$ <u>28,361.52</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval November 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,628.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	11182022	Utility Summary 11/22 Autopay	Utility Services 11/22	\$ 736.15
Dumpster Services, LLC	100033	8169	Street & Parking Lot Sweeping 09/22	\$ 968.63
Florida Department of Economic Opportunity	100025	86358	Special District Fee FY 22/23	\$ 175.00
Florida Power & Light Company	100035	Monthly Summary 08/22 370	Electric Services 08/22	\$ 772.54
Florida Power & Light Company	100035	Monthly Summary 09/22 370	Electric Services 09/22	\$ 785.33
Florida Power & Light Company	100035	Monthly Summary 10/22 370	Electric Services 10/22	\$ 799.73
RCI	100030	0822145-PPW	Broken Mainline 09/22	\$ 475.30
Rizzetta & Company, Inc.	100026	INV0000070150	District Management Fees 08/22	\$ 5,504.66
Rizzetta & Company, Inc.	100026	INV0000072595	District Management Fees 11/22	\$ 4,556.11
Rizzetta & Company, Inc.	100027	INV0000071759	District Management Fees 10/22	\$ 5,504.20
Rizzetta & Company, Inc.	100028	INV0000072595	District Management Fees 11/22	\$ 4,556.11

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Simon Property Group, Inc.	100031	201154	Management Services 09/22	\$ 1,901.32
The Lake Doctors, Inc.	100034	43561B	Monthly Lake Maintenance 11/22	\$ 453.60
VGlobal Tech	100032	4348	Website Maintenance 10/22	\$ 220.00
VGlobal Tech	100032	4426	Website Maintenance 11/22	<u>\$ 220.00</u>
Report Total				<u>\$ 27,628.68</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval December 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$73,298.77**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Chris Tilley II	100039	CT111422	Board of Supervisors Meeting 11/14/22	\$ 200.00
Christopher Von Tilley	100040	CTS111422	Board of Supervisors Meeting 11/14/22	\$ 200.00
City of Panama City Beach	12192022	Monthly Summary 12/22	Water-Sewer Services 12/22	\$ 865.37
Dumpster Services, LLC	100045	8321	Street & Parking Lot Sweeping 10/22	\$ 964.37
Dumpster Services, LLC	100044	8463	Street & Parking Lot Sweeping 11/22	\$ 996.51
Florida Power & Light Company	100037	Monthly Summary 07/22	Electric Services 07/22	\$ 522.90
Florida Power & Light Company	100043	Monthly Summary 11/22 370	Electric Services 11/22	\$ 762.28
Florida Select Tree Services, LLC	100046	INV-4172	Oak Tree Removal 10/22	\$ 8,550.00
Kenneth D Goldberg	100041	KG111422	Board of Supervisors Meeting 11/14/22	\$ 200.00
Lee Ann Leonard	100042	LL111422	Board of Supervisors Meeting 11/14/22	\$ 200.00
RCI	100055	0922145-PP1	Repair Main Line Break 09/22	\$ 500.00
RCI	100055	0922145-PP2	Remove & Install Plants in front of Target 09/22	\$ 175.00
RCI	100056	SM41533	Landscape Maintenance 09/22	\$ 12,321.92

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RCI	100056	SM42328	Landscape Maintenance 10/22	\$ 8,785.59
RCI	100056	SM43187	Landscape Maintenance 11/22	\$ 8,784.94
Rizzetta & Company, Inc.	100038	INV0000073241	District Management Services 12/22	\$ 5,502.08
Rotolo Corp.	100057	SM44041	Landscape Maintenance 12/22	\$ 8,784.94
Ryerson's Electrical Service, Inc.	100047	8134	Electrician Services 11/22	\$ 325.00
Simon Property Group, Inc.	100048	201156	Management Services 10/22	\$ 950.66
The Lake Doctors, Inc.	100058	18079B	Monthly Lake Maintenance 11/22	\$ 453.60
The Lake Doctors, Inc.	100058	37228B	Monthly Lake Maintenance 10/22	\$ 453.62
The Lake Doctors, Inc.	100058	58078B	Lake Maintenance 12/22	\$ 453.60
The Ledger / News Chief/ CA Florida Holdings, LLC	100049	5095659	Legal Advertising 11/08/22	\$ 126.39
The St. Joe Company	100052	O & M Bridge Funding Reimbursement 12/22	O & M Bridge Funding Reimbursement 12/22	\$ 12,000.00
VGlobal Tech	100050	4509	Website Maintenance 12/22	\$ <u>220.00</u>
Report Total				\$ <u>73,298.77</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval January 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,303.89**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	1242023	Monthly Summary 01/23	Water-Sewer Services 01/23	\$ 850.02
Dumpster Services, LLC	100067	8321	Street & Parking Lot Sweeping 10/22	\$ 964.37
Dumpster Services, LLC	100067	8463	Street & Parking Lot Sweeping 11/22	\$ 996.51
Dumpster Services, LLC	100074	8607	Street & Parking Lot Sweeping 01/23	\$ 996.51
Dumpster Services, LLC	Voided - 100045	8321	Street & Parking Lot Sweeping 10/22	\$ (964.37)
Dumpster Services, LLC	Voided - 100044	8463	Street & Parking Lot Sweeping 11/22	\$ (996.51)
Florida Power & Light Company	100061	Monthly Summary 12/22,	Electric Servicers 12/22	\$ 817.95
Florida Select Tree Services, LLC	100068	INV-4238	Tree Trimming 12/22	\$ 7,500.00
Kutak Rock, LLP	100063	3106196	Legal Services 07/22	\$ 4,302.50
Kutak Rock, LLP	100063	3109585	Legal Services 08/22	\$ 3,345.00
Kutak Rock, LLP	100063	3125636	Legal Services 09/22	\$ 2,707.50
Kutak Rock, LLP	100063	3140358	Legal Services 10/22	\$ 3,727.50

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100063	3155672	Legal Services 11/22	\$ 2,805.00
RCI	100075	0722145-PP2	Trash Removal 08/22	\$ 660.00
RCI	100075	SM44614	Landscape Maintenance 01/23	\$ 8,785.65
Rizzetta & Company, Inc.	100059	INV0000074679	District Management Fees 01/23	\$ 5,502.08
Rotolo Corp.	Voided - 100057	SM44041	Landscape Maintenance 12/22	\$ (8,784.94)
Rotolo Corp.	100073	SM44041	Landscape Maintenance 12/22	\$ 8,784.94
Rotolo Corp.	Voided - 100073	SM44041	Landscape Maintenance 12/22	\$ (8,784.94)
Simon Property Group, Inc.	100064	201157	Management Services 11/22	\$ 950.66
Simon Property Group, Inc.	100064	201158	Management Services 12/22	\$ 950.66
The Lake Doctors, Inc.	100071	64428B	Lake Maintenance 01/23	\$ 648.00
Universal Building, LLC	100066	13562891	Janitorial Services 11/22	\$ 4,159.90
Universal Building, LLC	100069	13684270	Janitorial Services 12/22	\$ 4,159.90

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
VGlobal Tech	100072	4631	Website Maintenance 01/23	\$ <u>220.00</u>
Report Total				\$ <u>44,303.89</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval February 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$34,149.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	EFT	Monthly Summary 02/23 Autopay 370	Water-Sewer Services 02/23	\$ 724.99
City of Panama City Beach Park & Rec	100088	ABP23-01	Tree Trimming 10/22	\$ 3,200.00
Dumpster Services, LLC	100083	8736	Street & Parking Lot Sweeping 02/23	\$ 991.38
Kutak Rock, LLP	100079	3168680	Legal Services 12/22	\$ 1,328.07
Rizzetta & Company, Inc.	100078	INV0000075314	District Management Fees 02/23	\$ 5,502.08
Rotolo Consultants, Inc.	100080	SM44041	Landscape Maintenance 12/22	\$ 8,784.94
Rotolo Consultants, Inc.	100086	SM46233	Landscaping Services 02/23	\$ 8,784.92
The Lake Doctors, Inc.	100089	69457B	Lake Maintenance 01/23	\$ 453.60
Universal Building, LLC	100082	13805799	Janitorial Services 01/23	\$ 4,159.90
VGlobal Tech	100087	4708	Website Maintenance 02/23	<u>\$ 220.00</u>
Report Total				<u>\$ 34,149.88</u>

Pier Park CDD
City of Panama City Beach
Meter Reading Due: 02/15/23

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
74473-85934	2/1/2023	BBR Pier & BBR Park	001 53600 4301	\$ 362.19
74473-85936	2/1/2023	Pier Pk Beach Ball	001 53600 4301	\$ 237.28
74473-85938	2/1/2023	FBR Pier Park	001 53600 4301	\$ 73.85
74473-95670	2/1/2023	City Pier Front Beach Rd	001 53600 4301	\$ 179.95
74473-95692	2/1/2023	15999 (Stingray) L C Hilton Dr	001 53600 4301	\$ 192.20
74473-95798	2/1/2023	15701 (Mister) L C Hilton Dr	001 53600 4301	\$ 26.21
TOTAL				\$ 1,071.68
				Summary
General Service			001 53600 4301	\$ 724.99
			100 57250 4308	\$ 346.69
Late Fees				\$ -
				\$ -
				\$ -
Total				\$ 1,071.68

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval March 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,715.73**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	EFT	Monthly Summary 03/23 Autopay 370	Water-Sewer Services 03/23	\$ 622.52
Florida Power & Light Company	100091	Monthly Summary 01/23 Autopay 370	Electric Services 01/23	\$ 1,130.38
Florida Power & Light Company	100091	Monthly Summary 02/23 Autopay 370	Electric Services 02/23	\$ 860.88
Rizzetta & Company, Inc.	100090	INV0000078027	District Management Fees 03/23	\$ 5,502.08
Rotolo Consultants, Inc.	100095	SM47152	Landscape Maintenance 03/23	\$ 8,784.93
The Lake Doctors, Inc.	100096	77546B	Aquatic Maintenance 03/23	\$ 453.60
The Ledger / News Chief/ CA Florida Holdings, LLC	100094	5358089	Account #523224 Legal Advertising 02/23	\$ 141.34
VGlobal Tech	100092	4792	Website Maintenance 03/23	\$ <u>220.00</u>
Report Total				\$ <u>17,715.73</u>

Pier Park CDD
City of Panama City Beach
Meter Reading Due: 03/20/23

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
74473-85934	3/1/2023	BBR Pier & BBR Park	001 53600 4301	\$ 257.86
74473-85936	3/1/2023	Pier Pk Beach Ball	001 53600 4301	\$ 205.49
74473-85938	3/1/2023	FBR Pier Park	001 53600 4301	\$ 73.85
74473-95670	3/1/2023	City Pier Front Beach Rd	001 53600 4301	\$ 179.95
74473-95692	3/1/2023	15999 (Stingray) L C Hilton Dr	001 53600 4301	\$ 176.85
74473-95798	3/1/2023	15701 (Mister) L C Hilton Dr	001 53600 4301	\$ 26.21
TOTAL				\$ 920.21

		Summary	
General Service		001 53600 4301	\$ 622.52
		100 57250 4308	\$ 297.69
Late Fees			\$ -
			\$ -
			\$ -
		Total	\$ 920.21

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval April 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,125.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Chris Tilley II	100101	CTJ032823	Board of Supervisors Meeting 03/28/23	\$ 200.00
Christopher Von Tilley	100102	CTS032823	Board of Supervisors Meeting 03/28/23	\$ 200.00
City of Panama City Beach	EFT	Monthly Summary 04/23 Autopay 370	Water-Sewer Services 04/23	\$ 508.00
Dumpster Services, LLC	100099	8869	Street & Parking Lot Sweeping 02/23	\$ 926.21
Dumpster Services, LLC	100103	9048	Street Sweeping Services 03/23	\$ 991.38
Lee Ann Leonard	100104	LAL032823	Board of Supervisors Meeting 03/28/23	\$ 200.00
RCI	100106	SM47948	Landscape Maintenance 04/23	\$ 8,785.59
Rizzetta & Company, Inc.	100097	INV0000078841	District Management Fees 04/23	\$ 5,504.66
The Lake Doctors, Inc.	100100	85088B	Aquatic Maintenance 04/23	\$ 453.62
The Ledger / News Chief/ CA Florida Holdings, LLC	100105	5433225	Legal Advertising 03/23	\$ 136.34
VGlobal Tech	100098	4919	Website Maintenance 04/23	<u>\$ 220.00</u>
Report Total				<u>\$ 18,125.80</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval May 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,971.10**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	51723	Monthly Summary 05/23 Autopay 370	Water-Sewer Services 05/23	\$ 883.50
Dumpster Services, LLC	100114	9191	Street Sweeping Services 04/23	\$ 959.40
Florida Power & Light Company	100109	Monthly Summary 03/23 Autopay 370	Electric Services 03/23	\$ 790.86
Florida Power & Light Company	100112	Monthly Summary 04/23 Autopay 370	Electric Services 04/23	\$ 1,458.55
Kutak Rock, LLP	100117	3196106	Legal Services 02/23	\$ 711.00
Kutak Rock, LLP	100118	3209533	Legal Services 03/23	\$ 4,093.00
Kutak Rock, LLP	100117	3223724	Legal Services 04/23	\$ 565.50
RCI	100107	0423145-PP2	Irrigation Repairs 04/23	\$ 256.25
RCI	100107	0423145-PP3	Irrigation Repairs 04/23	\$ 487.30
RCI	100115	SM48787	Landscape Maintenance 05/23	\$ 8,784.94
Rizzetta & Company, Inc.	100108	INV0000079666	District Management Fees 05/23	\$ 5,504.66
Simon Property Group, Inc.	100113	201159	Management Services 01/23	\$ 950.63
Simon Property Group, Inc.	100113	201160	Management Services 02/23	\$ 950.63

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Simon Property Group, Inc.	100113	201161	Management Services 03/23	\$ 950.63
Simon Property Group, Inc.	100113	201162	Management Services 04/23	\$ 950.63
The Lake Doctors, Inc.	100111	92461B	Monthly Lake Maintenance 05/23	\$ 453.62
VGlobal Tech	100110	4992	Website Maintenance 05/23	<u>\$ 220.00</u>
Report Total				<u>\$ 28,971.10</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval June 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,670.53**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Beaches Construction Company LLC	100128	3773	Beach Ball Maintenance 03/23	\$ 1,190.12
Chris Tilley II	100123	CTJ053123	Board of Supervisors Meeting 05/31/23	\$ 200.00
Christopher Von Tilley	100124	CTS053123	Board of Supervisors Meeting 05/31/23	\$ 200.00
City of Panama City Beach	EFT	Monthly Summary 06/23 Autopay 370	Water Services 06/23	\$ 866.31
Dumpster Services, LLC	100130	9389	Street Sweeping Services 05/23	\$ 991.38
Kenneth D Goldberg	100131	Goldberg061523	Legal Services 05/23	\$ 750.00
Kenneth D Goldberg	100125	KG053123	Board of Supervisors Meeting 05/31/23	\$ 200.00
Kutak Rock, LLP	100132	3237478	Legal Services 05/23	\$ 3,905.00
Rizzetta & Company, Inc.	100120	INV0000080689	District Management Fes 06/23	\$ 5,504.66
Simon Property Group, Inc.	100121	201163	Management Services 05/23	\$ 964.35
Simon Property Group, Inc.	100127	201164	Management Services 06/23	\$ 964.35
The Lake Doctors, Inc.	100126	99989B	Monthly Lake Maintenance 06/23	\$ 453.62
The Ledger / News Chief/ CA Florida Holdings, LLC	100129	5604363	Account #523224 Legal Advertising 05/23	\$ 260.74

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
VGlobal Tech	100122	5070	ADA Website Maintenance 06/23	\$ <u>220.00</u>
Report Total				\$ <u>16,670.53</u>

Tab 3

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval July 2022 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,342.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
118 Waste Pro - Panama City	021319	0001245152	Waste Disposal Services 05/22	\$ 282.30
Aaron Vissarreal	021322	000015	Renovate Park Restrooms 07/22	\$ 9,920.68
Artistic Neaon & Signs	021314	15235	Repalce Power Supply and Lights 06/22	\$ 512.37
Dumpster Services LLC	021315	7654	Street & Parking Lot Sweeping 06/22	\$ 959.40
Rizzetta & Company, Inc.	021316	INV0000069331	District Management Fees 06/22	\$ 948.08
Rotolo Consultants, Inc.	021320	SM39940	Landscape Maintenance 07/22	\$ 2,695.05
Simpon Property Group, Inc.	021317	201152	Management Fee 06/22	\$ 2,160.14
TEK Distributors, Inc.	021318	407843	Restroom Supplies 05/22	\$ 2,720.56
TEK Distributors, Inc.	021318	408910	Restroom Supplies 06/22	\$ 3,673.16
TEK Distributors, Inc.	021318	409323	Restroom Supplies 06/22	\$ 1,290.45

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TEK Distributors, Inc.	021318	409376	Sand Bags 06/22	\$ 52.60
The Lake Doctors, Inc.	021321	668757	Monthly Lake Maintenance 07/22	\$ 185.10
Universal Building, LLC dba. Allied Universal Janitorial Srv.	021313	12905567	Janitorial Services 06/22	<u>\$ 5,942.71</u>
Report Total				<u>\$ 31,342.60</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval August 2022 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2022 through August 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$758,486.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	EFT	Utility Summary 08/22 Autopay-B	Utility Summary 08/22	\$ 497.83
The St. Joe Company	100000	Promissory Note Payment 08/22	Promissory Note Payment 08/22	<u>\$ 757,988.83</u>
Report Total				<u><u>\$ 758,486.66</u></u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval September 2022 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,047.71**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
118 Waste Pro - Panama City	100002	1261045	Waste Disposal Services 08/22	\$ 210.77
City of Panama City Beach	EFT	Utility Summary 09/22- B AutoPay	Utility Summary 09/22	\$ 548.65
Dumpster Services, LLC	100003	7855-B	Street & Parking Lot Sweeping 07/22	\$ 944.64
Dumpster Services, LLC	100006	8000-B	Street & Parking Lot Sweeping 08/22	\$ 856.08
RCI	100010	SM40711	Landscape Maintenance 08/22	\$ 6,231.33
Rizzetta & Company, Inc.	100001	INV0000071166-B	Administrative Services 09/22	\$ 950.16
Simon Property Group, Inc.	100004	201155B	Management Services 08/22	\$ 1,490.49
TEK Distributors, Inc.	100005	4100016	Janitorial Supplies 07/22	\$ 2,050.40
TEK Distributors, Inc.	100005	410883	Janitorial Supplies 08/22	\$ 2,383.58
TEK Distributors, Inc.	100005	410967	Janitorial Supplies 08/22	\$ 269.60
TEK Distributors, Inc.	100005	411299	Janitorial Supplies 08/22	\$ 134.80

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Lake Doctors, Inc.	100007	25632B-B	Monthly Lake Maintenance 09/22	\$ 194.40
Universal Building, LLC	100011	13035351	Janitorial Services 07/22	<u>\$ 1,782.81</u>
Report Total				<u>\$ 18,047.71</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval October 2022 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2022 through October 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,043.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	10242022	Utility Summary 10/22- B Autopay	Utility Services 10/22	\$ 505.83
Rizzetta & Company, Inc.	100021	INV0000071907-B	Assessment Roll Annual	\$ 948.08
Suggs Plumbing	100008	197383	Urinal Maintenance 05/22	\$ 155.00
Suggs Plumbing	100008	197391	Urinal Repairs 05/22	\$ 125.00
Suggs Plumbing	100008	197433	Install Shut off Valves for Restroom 06/22	\$ 477.00
Universal Building, LLC	100009	13188380-B	Janitorial Services 08/22	\$ 1,782.81
Universal Building, LLC	100009	13294943-B	Janitorial Services 09/22	\$ 1,782.81
Waste Pro USA - Jacksonville	100023	024293/0001268307	Waste Disposal Services 09/22	\$ <u>266.77</u>
Report Total				\$ <u>6,043.30</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval November 2022 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,596.28**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	100013	CH20221116-B	ABP Sidewalk Repairs 09/22	\$ 25,246.98
City of Panama City Beach	11182022	Utility Summary 11/22- B Autopay	Utility Services 11/22	\$ 352.03
Dumpster Services, LLC	100010	8169-B	Street & Parking Lot Sweeping 09/22	\$ 880.63
Florida Power & Light Company	100014	Monthly Summary-B 08/22 370	Electric Services 08/22	\$ 1,578.77
Florida Power & Light Company	100014	Monthly Summary-B 09/22 370	Electric Services 09/22	\$ 1,515.22
Florida Power & Light Company	100014	Monthly Summary-B 10/22	Electric Services 10/22	\$ 1,552.67
Rizzetta & Company, Inc.	100029	INV0000072595-B	District Management Fees 11/22	\$ 948.55
Rizzetta & Company, Inc.	100026	INV0000070150-B	District Management Fees 08/22	\$ 948.08
Rizzetta & Company, Inc.	100027	INV0000071759-B	District Management Fees 10/22	\$ 948.55
Rizzetta & Company, Inc.	100028	INV0000072595-B	District Management Fees 11/22	\$ 948.55

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Simon Property Group, Inc.	100031	201154-B	Management Services 09/22	\$ 2,160.14
Simon Property Group, Inc.	100031	201155-B	Management Services 09/22	\$ (950.66)
The Lake Doctors, Inc.	100011	43561B-B	Monthly Lake Maintenance 11/22	\$ 194.40
Waste Pro USA - Jacksonville	100012	1279001	Waste Disposal Services 10/22	\$ <u>272.37</u>
Report Total				\$ <u>36,596.28</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval December 2022 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$807,898.91**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
118 Waste Pro - Panama City	100054	024293-0001284748- do not pay- I will void	Waste Disposal Services 11/22	\$ 273.08
City of Panama City Beach	12192022	Monthly Summary 12/22-B	Water-Sewer Services 12/22	\$ 413.81
Dumpster Services, LLC	100019	8321-B	Street & Parking Lot Sweeping 10/22	\$ 880.63
Dumpster Services, LLC	100018	8463-B	Street & Parking Lot Sweeping 11/22	\$ 909.99
Florida Power & Light Company	100017	Monthly Summary 11/22-B	Electric Servicers 11/22	\$ 1,376.89
Florida Power & Light Company	100015	Monthly Summary-B 07/22	Electric Services 07/22	\$ 628.35
RCI	100023	0922145-PP3	Plant 5 Ornamental Grasses 09/22	\$ 250.00
RCI	100024	SM41533-B	Landscape Maintenance 09/22	\$ 2,695.06
RCI	100024	SM42328-B	Landscape Maintenance 10/22	\$ 6,231.33
RCI	100024	SM43187-B	Landscape Maintenance 11/22	\$ 6,232.04

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100016	INV0000073241-B	District Management Services 12/22	\$ 950.66
Rotolo Corp.	100025	SM44041-B	Landscape Maintenance 12/22	\$ 6,232.04
Simon Property Group, Inc.	100020	201156-B	Management Services 10/22	\$ 2,160.14
TEK Distributors, Inc.	100021	411946-B	Janitorial Supplies 09/22	\$ 2,171.23
The Lake Doctors, Inc.	100026	18079B-B	Monthly Lake Maintenance 11/22	\$ 194.40
The Lake Doctors, Inc.	100026	37228B-B	Monthly Lake Maintenance 10/22	\$ 194.38
The Lake Doctors, Inc.	100026	58078B-B	Lake Maintenance 12/22	\$ 194.40
The St. Joe Company	100022	Final Promissory Note Payment 12/22	Final Promissory Note Payment 12/22	\$ <u>775,910.48</u>
Report Total				\$ <u>807,898.91</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval January 2023 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,979.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
118 Waste Pro - Panama City	Voided - 100054	024293-0001284748- do not pay- I will void	Waste Disposal Services 11/22	\$ (273.08)
City of Panama City Beach	1242023	Monthly Summary 01/23-B	Water-Sewer Services 01/23	\$ 406.47
Dumpster Services, LLC	Voided - 100019	8321-B	Street & Parking Lot Sweeping 10/22	\$ (880.63)
Dumpster Services, LLC	100027	8321-B	Street & Parking Lot Sweeping 10/22	\$ 880.63
Florida Power & Light Company	100061	Monthly Summary 12/22-B	Electric Servicers 12/22	\$ 1,579.07
Rizzetta & Company, Inc.	100060	INV0000074679-B	District Management Fees 01/23	\$ 950.66
Rotolo Corp.	Voided - 100028	SM44041-B	Landscape Maintenance 12/22	\$ (6,232.04)
Rotolo Corp.	100028	SM44041-B	Landscape Maintenance 12/22	\$ 6,232.04
Rotolo Corp.	Voided - 100025	SM44041-B	Landscape Maintenance 12/22	\$ (6,232.04)
Simon Property Group, Inc.	100064	201157-B	Management Services 11/22	\$ 2,160.14

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Simon Property Group, Inc.	100064	201158-B	Management Services 12/22	\$ 2,160.14
Suggs Plumbing	100076	197558	Install 30 gallon Lowboy Water Heater 12/22	\$ 1,600.00
TEK Distributors, Inc.	100065	411946	Janitorial Supplies 09/22	\$ 2,171.23
TEK Distributors, Inc.	100065	412874	Janitorial Supplies 10/22	\$ 2,272.36
TEK Distributors, Inc.	100065	412891	Janitorial Supplies 10/22	\$ 49.93
Universal Building, LLC	100066	13562891	Janitorial Services 11/22	\$ 1,782.81
Universal Building, LLC	100069	13684270	Janitorial Services 12/22	\$ 1,782.81
Waste Pro - Panama City	100077	024293/0001292834	Waste Disposal Services 01/23	\$ 295.51
Waste Pro USA - Jacksonville	100070	024293-0001284748	Waste Disposal Services 11/22	\$ <u>273.08</u>
Report Total				\$ <u>10,979.09</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval February 2023 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,974.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	2152023	Monthly Summary 02/23-B Autopay 370	Water-Sewer Services 02/23	\$ 346.69
Dumpster Services, LLC	100029	8607-B	Street & Parking Lot Sweeping 01/23	\$ 909.99
Dumpster Services, LLC	100031	8736-B	Street & Parking Lot Sweeping 02/23	\$ 915.12
RCI	100032	SM44041-B	Landscape Maintenance 12/22	\$ 6,232.04
RCI	100030	SM44614-B	Landscape Maintenance 01/23	\$ 6,231.33
RCI	100032	SM46233-B	Landscaping Services 02/23	\$ 6,232.06
Rizzetta & Company, Inc.	100028	INV0000075314-B	District Management Fees 02/23	\$ 950.66
TEK Distributors, Inc.	100081	414720	Janitorial Supplies 12/22	\$ 1,043.76
TEK Distributors, Inc.	100084	415383	Janitorial Supplies 01/23	\$ 1,844.10
The Lake Doctors, Inc.	100033	69457B-B	Lake Maintenance 02/23	\$ 194.40

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Building, LLC	100082	13805799	Janitorial Services 01/23	\$ 1,782.81
Waste Pro - Panama City	100085	1304113	Waste Disposal Services 01/23	<u>\$ 291.41</u>
Report Total				<u>\$ 26,974.37</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval March 2023 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,434.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	EFT	Monthly Summary B 03/23 Autopay 370	Water-Sewer Services 03/23	\$ 297.69
Florida Power & Light Company	100036	Monthly Summary - B 01/23 Autopay 370	Electric Services 01/23	\$ 1,847.03
Florida Power & Light Company	100035	Monthly Summary 02/23-B Autopay 370	Electric Services 02/23	\$ 1,621.32
RCI	100037	SM47152-B	Landscape Maintenance 03/23	\$ 6,232.04
Rizzetta & Company, Inc.	100034	INV0000078027-B	District Management Fees 03/23	\$ 950.66
The Lake Doctors, Inc.	100038	77546B-B	Aquatic Maintenance 03/23	\$ 194.40
Waste Pro - Panama City	100093	1310078	Waste Disposal Services 03/23	\$ 291.41
Report Total				<u>\$ 11,434.55</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval April 2023 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,485.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	EFT	Monthly Summary-B 04/23 Autopay 370	Water-Sewer Services 04/23	\$ 242.93
Coastal Electric PC LLC	100043	1764	Electrical Services 02/23	\$ 2,823.56
Dumpster Services, LLC	100041	8869-B	Street & Parking Lot Sweeping 02/23	\$ 845.79
Dumpster Services, LLC	100044	9048-B	Street Sweeping Services 03/23	\$ 915.12
RCI	100045	SM47948-B	Landscape Maintenance 04/23	\$ 6,231.33
Rizzetta & Company, Inc.	100039	INV0000078841-B	District Management Fees 04/23	\$ 948.08
The Lake Doctors, Inc.	100042	85088B-B	Aquatic Maintenance 04/23	\$ 194.38
Waste Pro - Panama City	100040	1319241	Waste Disposal Services 04/23	\$ 284.43
Report Total				<u>\$ 12,485.62</u>

Pier Park Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval May 2023 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$415,373.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	100055	CH20230517	Annual Reinvestment Overpayment 05/23	\$ 384,741.63
Comfort Systems USA Southeast Inc	100056	40913682	Men's Restroom Repairs 02/23	\$ 1,135.14
Comfort Systems USA Southeast Inc	100119	49013845	Men's Restroom Repairs 03/23	\$ 1,371.00
Comfort Systems USA Southeast Inc	100119	49013960	Men's Restroom Repairs 03/23	\$ 3,809.71
Comfort Systems USA Southeast Inc	100119	49013974	Men's Restroom Repairs 03/23	\$ 180.00
Dumpster Services, LLC	100053	9191-B	Street Sweeping Services 04/23	\$ 885.60
Florida Power & Light Company	100051	Monthly Summary 04/23 Autopay 370 - BF	Electric Services 04/23	\$ 2,480.94
Florida Power & Light Company	100047	Monthly Summary-B 03/23 Autopay 370	Electric Services 03/23	\$ 1,282.49
RCI	100048	0522145-PP1	Irrigation Repairs 04/23	\$ 1,509.44

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RCI	100054	SM48787-B	Landscape Maintenance 05/23	\$ 6,232.04
Rizzetta & Company, Inc.	100046	INV0000079666-B	District Management Fees 05/23	\$ 948.08
Simon Property Group, Inc.	100052	201159-B	Management Services 01/23	\$ 2,160.17
Simon Property Group, Inc.	100052	201160-B	Management Services 02/23	\$ 2,160.17
Simon Property Group, Inc.	100052	201161-B	Management Services 03/23	\$ 2,160.17
Simon Property Group, Inc.	100052	201162-B	Management Services 04/23	\$ 2,160.17
TEK Distributors, Inc.	100116	416688	Janitorial Supplies 03/23	\$ 1,681.13
The Lake Doctors, Inc.	100050	92461B-B	Monthly Lake Maintenance 05/23	\$ 194.38
Waste Pro - Panama City	100049	1328933	Waste Disposal Services 05/23	\$ <u>281.44</u>
Report Total				\$ <u>415,373.70</u>

Pier Park Community Development District

DISITRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.PIERPARKCDD.ORG

Operation and Maintenance Expenditures For Board Approval June 2023 OLTR Fund

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,373.13**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	EFT	Monthly Summary-B 06/23 Autopay 370	Water Services 06/23	\$ 414.26
Dumpster Services, LLC	100061	9389-B	Street Sweeping Services 05/23	\$ 915.12
Rizzetta & Company, Inc.	100058	INV0000080689-B	District Management Fes 06/23	\$ 948.08
Simon Property Group, Inc.	100059	201163-B	Management Services 05/23	\$ 2,146.45
Simon Property Group, Inc.	100062	201164-B	Management Services 06/23	\$ 2,146.45
TEK Distributors, Inc.	100063	417657	Janitorial Supplies 04/23	\$ 52.60
TEK Distributors, Inc.	100063	418684	Janitorial Supplies 05/23	\$ 1,673.09
TEK Distributors, Inc.	100063	419531	Janitorial Supplies 05/23	\$ 2,180.19
TEK Distributors, Inc.	100065	420039	Janitorial Supplies 06/23	\$ 2,366.94
TEK Distributors, Inc.	100065	420189	Janitorial Supplies 06/23	\$ 76.68

Pier Park Community Development District OLTR Fund

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TEK Distributors, Inc.	100063	471590	Janitorial Supplies 04/23	\$ 2,153.59
The Lake Doctors, Inc.	100060	99989B-B	Monthly Lake Maintenance 06/23	\$ 194.38
Universal Building, LLC	100064	13924789-B	Janitorial Services 02/23	\$ 5,942.71
Universal Building, LLC	100064	14178269-B	Janitorial Services 04/23	\$ 5,942.71
Universal Building, LLC	100064	14214642-B	Janitorial Services 02/23	\$ 5,942.71
Waste Pro - Panama City	100057	1335452	Waste Disposal Services 06/23	\$ <u>277.17</u>
Report Total				\$ <u>33,373.13</u>

Tab 4

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Pier Park Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Bay County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-06; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 31ST DAY OF JULY 2023.

**PIER PARK
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 5



Rizzetta & Company

Pier Park Community Development District

www.pierparkcdd.org

Proposed Budget for Fiscal Year 2023-2024

Presented by: Rizzetta & Company, Inc.

**120 Richard Jackson Boulevard, Ste #220
Panama City Beach, FL 32407
Phone: 850-334-9055**

rizzetta.com

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2023/2024	1
General Fund Reserve Budget for Fiscal Year 2023/2024	3
General Fund AB Park & Beachfront Budget for Fiscal Year 2023/2024	4
Debt Service Fund Budget for Fiscal Year 2023/2024	6
Assessments Charts for Fiscal Year 2023/2024	7
General Fund Budget Account Category Descriptions	9
Reserve Fund Budget Account Category Descriptions	13
Debt Service Fund Budget Account Category Descriptions	14



Rizzetta & Company

**Proposed Budget
Pier Park Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 361,337	\$ 361,337	\$ 360,364	\$ 973	\$ 394,657	\$ 34,293	Tax Roll allocations to be determined upon final roll certifications.
7								
8	TOTAL REVENUES	\$ 361,337	\$ 361,337	\$ 360,364	\$ 973	\$ 394,657	\$ 34,293	
9								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 361,337	\$ 361,337	\$ 360,364	\$ 973	\$ 394,657	\$ 34,293	
13								
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 2,000	\$ 2,667	\$ 3,200	\$ 533	\$ 3,200	\$ -	4 Supervisors receive pay/4 Meetings
20	Financial & Administrative							
21	Administrative Services	\$ 6,996	\$ 9,328	\$ 9,328	\$ -	\$ 9,328	\$ -	
22	District Management	\$ 23,287	\$ 31,050	\$ 31,050	\$ -	\$ 31,050	\$ -	
23	District Engineer	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	
24	Trustees Fees	\$ 5,141	\$ 3,750	\$ 3,750	\$ -	\$ 3,750	\$ -	
25	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
26	Financial & Revenue Collections	\$ 3,938	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
27	Accounting Services	\$ 13,743	\$ 18,328	\$ 18,328	\$ -	\$ 18,328	\$ -	
28	Auditing Services	\$ -	\$ 4,400	\$ 4,400	\$ -	\$ 4,664	\$ 264	Placeholder, monitor RFP process through final.
29	Arbitrage Rebate Calculation	\$ -	\$ 450	\$ 450	\$ -	\$ 450	\$ -	Amtec - \$450 yr. through 2024
30	Management Contract	\$ 8,584	\$ 11,445	\$ 11,750	\$ 305	\$ 11,750	\$ -	Slight increase per update to agreement
31	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,730	\$ -	In line with EGIS FY23/24 projections.
32	Legal Advertising	\$ 665	\$ 1,980	\$ 3,200	\$ 1,220	\$ 3,200	\$ -	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	\$175 due annually to the State.
34	ADA Website Hosting, Maintenance, Remediation and Compliance	\$ 3,555	\$ 4,740	\$ 4,740	\$ -	\$ 5,940	\$ 1,200	
35	Legal Counsel							
36	District Counsel	\$ 28,241	\$ 40,950	\$ 42,500	\$ 1,550	\$ 42,500	\$ -	
37								
38	Administrative Subtotal	\$ 104,666	\$ 142,854	\$ 148,051	\$ 5,197	\$ 149,515	\$ 1,464	
39								
40	EXPENDITURES - FIELD OPERATIONS							
42	Electric Utility Services							
43	Utility Services	\$ 6,620	\$ 8,827	\$ 25,000	\$ 16,173	\$ 17,789	\$ (7,211)	Reduced based on projections. Monitor prior to final.
44	Water-Sewer Combination Services							
45	Utility Services	\$ 6,829	\$ 9,105	\$ 15,500	\$ 6,395	\$ 15,500	\$ -	
46	Stormwater Control							
47	Aquatic Maintenance	\$ 4,536	\$ 5,897	\$ 5,183	\$ (714)	\$ 5,770	\$ 587	Per agreement, slight allowance for renewal, monitor prior to final.
48	Lake/Pond Bank Maintenance & Repair	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 2,000	\$ (2,000)	
49	Stormwater Assessment	\$ -	\$ 41	\$ 41	\$ -	\$ 41	\$ -	
50	Other Physical Environment							
51	General Liability/Crime Insurance	\$ 4,906	\$ 4,906	\$ 4,729	\$ (177)	\$ 4,729	\$ -	In line with EGIS FY23/24 projections.
52	Landscape Maintenance	\$ 79,067	\$ 105,427	\$ 105,427	\$ -	\$ 127,214	\$ 21,787	Placeholder, monitor RFP process through final.
53	Entry & Walls/Beach Ball Maintenance	\$ 1,515	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
54	Tree Trimming Services	\$ 21,585	\$ 19,250	\$ 8,000	\$ (11,250)	\$ 11,200	\$ 3,200	Increased per planned projects in FY23/24

**Proposed Budget
Pier Park Community Development District
General Fund Reserve Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 19,762	\$ 19,762	
6								
7	TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 19,762	\$ 19,762	
8								
9	TOTAL REVENUES AND BALANCE FORWARD	\$ -	\$ -	\$ -	\$ -	\$ 19,762	\$ 19,762	
10								
11								
12	EXPENDITURES							
13								
14	Contingency							
15	Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 19,762	\$ 19,762	
16				.				
17	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 19,762	\$ 19,762	

Proposed Budget
Pier Park Community Development District
General Fund AB Park & Beachfront
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Local Business Tax Revenue							
5	Occupational License Tax Revenue	\$ 583,915	\$ 1,277,881	\$ 334,366	\$ 943,515	\$ 450,824	\$ 116,458	
6								
7	TOTAL REVENUES	\$ 583,915	\$ 1,277,881	\$ 334,366	\$ 943,515	\$ 450,824	\$ 116,458	
8								
9	TOTAL REVENUES AND BALANCE FORWARD	\$ 583,915	\$ 1,277,881	\$ 334,366	\$ 943,515	\$ 450,824	\$ 116,458	
10								
11	EXPENDITURES - ADMINISTRATIVE							
12								
13	Financial & Administrative							
14	Accounting Services	\$ 8,535	\$ 11,377	\$ 11,377	\$ -	\$ 11,377	\$ -	
15	Management Contract	\$ 19,414	\$ 26,700	\$ 26,700	\$ -	\$ 26,700	\$ (0)	
16	Debt Service							
17	Promissory Note Payment	\$ 775,911	\$ 775,911	\$ -	\$ (775,911)	\$ -	\$ -	
18								
19	Administrative Subtotal	\$ 803,860	\$ 813,988	\$ 38,077	\$ (775,911)	\$ 38,077	\$ (0)	
20								
21	EXPENDITURES - FIELD OPERATIONS							
22								
23	Stormwater Control							
24	Aquatic Maintenance	\$ 1,944	\$ 2,332	\$ 2,221	\$ (111)	\$ 2,566	\$ 345	Per agreement, slight allowance for renewal, monitor prior to final.
25	Lake/Pond Bank Maintenance & Repair	\$ -	\$ 625	\$ 625	\$ -	\$ 625	\$ -	Maintained at same rate.
26	Other Physical Environment							
27	Property Insurance	\$ 11,652	\$ 11,652	\$ 13,504	\$ 1,852	\$ 19,100	\$ 5,596	In line with projections from Egis for FY23/24.
28	Tree Trimming Services	\$ 3,200	\$ 5,280	\$ 5,280	\$ -	\$ 5,280	\$ -	
29	Janitorial Supplies	\$ 17,566	\$ 28,813	\$ 24,300	\$ (4,513)	\$ 30,000	\$ 5,700	Slight increase per projections.
30	Roads & Street Facilities							
31	Parking Lot Repair & Maintenance	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
32	Sidewalk Maintenance & Repair		\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	Per planned projects in FY23/24
33	Street Light/Decorative Light Maintenance	\$ 2,824	\$ 3,765	\$ 8,250	\$ 4,485	\$ 8,250	\$ -	
34	Ornamental Lighting & Maintenance		\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	Landscape & pedestrian pathway lighting repairs, maintenance, & replacement.
35	Street/Parking Lot Sweeping	\$ 8,914	\$ 11,885	\$ 10,685	\$ (1,200)	\$ 12,500	\$ 1,815	
36	Parks & Recreation							
37	Park Landscape Maintenance	\$ 38,788	\$ 51,717	\$ 51,717	\$ (0)	\$ 72,404	\$ 20,687	Placeholder, monitor RFP process through final.
38	Park Irrigation Inspection Contract	\$ -	\$ -	\$ 5,408	\$ 5,408	\$ -	\$ (5,408)	Moved contractual expenses to Landscape Maintenance.
39	Park Irrigation Repairs & Maintenance	\$ -	\$ 3,349	\$ 1,250	\$ (2,099)	\$ 4,350	\$ 3,100	Consolidates Irrigation Inspection line item
40	Park Landscape Replacement Plants, Shrubs, Trees	\$ 250	\$ 2,000	\$ 2,000	\$ -	\$ 4,000	\$ 2,000	Increased to address needed replacements.
41	Park Solid Waste Removal	\$ 2,543	\$ 3,391	\$ 4,000	\$ 609	\$ 4,000	\$ -	
42	Park Restroom Repair & Maintenance	\$ 5,360	\$ 4,250	\$ 4,250	\$ -	\$ 4,250	\$ -	
43	Park Restroom Janitorial Service	\$ 10,697	\$ 20,950	\$ 24,192	\$ 3,242	\$ 24,192	\$ -	
44	Park Recreational Equipment	\$ -	\$ 3,580	\$ 4,800	\$ 1,220	\$ 4,800	\$ -	
45	Beachfront							
46	Utility - Water & Sewer	\$ 3,265	\$ 5,644	\$ 8,500	\$ 2,856	\$ 8,500	\$ -	In line with FY23/24 projections.
47	Utility - Electricity	\$ 11,741	\$ 15,655	\$ 3,300	\$ (12,355)	\$ 19,200	\$ 15,900	In line with FY23/24 projections.
48	Landscape Maintenance	\$ 17,298	\$ 23,059	\$ 23,059	\$ -	\$ 32,283	\$ 9,224	Placeholder, monitor RFP process through final.
49	Irrigation Maintenance & Repairs	\$ 2,253	\$ 1,400	\$ 2,000	\$ 600	\$ 2,000	\$ -	
50	Beachfront Improvement Repairs	\$ 2,735	\$ 3,647	\$ 10,000	\$ 6,353	\$ 40,000	\$ 30,000	Placeholder, monitor improvement plans prior to final.

**Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2014	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$441,507.00	\$441,507.00
OLTR/TIR Contribution	\$695,518.50	\$695,518.50
TOTAL REVENUES	\$1,137,025.50	\$1,137,025.50
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$1,137,025.50	\$1,137,025.50
Administrative Subtotal	\$1,137,025.50	\$1,137,025.50
TOTAL EXPENDITURES	\$1,137,025.50	\$1,137,025.50
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection Costs (2%) and Early Payment Discount (4%) applicable to the county: 6.0%

Gross assessments **\$1,209,601.60**

Notes:

Tax Roll Collection Costs and Early Payment Discount percentages are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

PIER PARK COMMUNITY DEVELOPMENT DISTRICTFISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$414,418.78
Bay County Collection Cost @	2%	\$8,817.42
Early Payment Discount @	4%	\$17,634.84
2023/2024 Total		<u>\$440,871.04</u>

2022/2023 O&M Budget		\$360,364.00
2023/2024 O&M Budget		\$414,418.78
Total Difference		<u><u>\$54,054.78</u></u>

	PER PRODUCT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Retail/Commercial ⁽¹⁾	\$382,659.32	\$382,659.32	\$0.00	0.00%
Operations/Maintenance - Retail/Commercial	\$312,331.73	\$359,181.64	\$46,849.91	15.00%
Total ⁽¹⁾	\$694,991.05	\$741,840.96	\$46,849.91	6.74%
Debt Service - Hotel ⁽¹⁾	\$56,681.57	\$56,681.57	\$0.00	0.00%
Operations/Maintenance - Hotel	\$46,264.27	\$53,203.93	\$6,939.66	15.00%
Total ⁽¹⁾	\$102,945.84	\$109,885.51	\$6,939.66	6.74%
Debt Service - Time Share ⁽¹⁾	\$30,347.41	\$30,347.41	\$0.00	0.00%
Operations/Maintenance - Time Share	\$24,769.96	\$28,485.47	\$3,715.51	15.00%
Total	\$55,117.37	\$58,832.88	\$3,715.51	6.74%

⁽¹⁾ The Debt Service Total Assessment represents the balance due as a result of the scheduled OLTR funding shortfall.

**PIER PARK COMMUNITY DEVELOPMENT DISTRICT
FY 2023-2023 O&M INCREASE PER PARCEL**

PIN_DSP	OWNER_NAME	SQ FT	% SQ FT	DELINQUENT ASSESSMENTS	ACTUAL O&M FY22-23	PROPOSED O&M FY23-24	Change \$	Change %
33750-050-010	30 WEST PERSHING, LLC	72,195	5.06%	\$0.00	\$19,404.79	\$22,315.52	\$2,910.73	15%
33750-090-000	CITY OF PANAMA CITY BEACH	50,285	3.53%	\$0.00	\$13,515.75	\$15,543.12	\$2,027.37	15%
33750-170-000	CTL PROPCO I LLC	85,810	6.02%	\$12,734.98	\$23,064.27	\$26,523.92	(\$9,275.33)	-40%
33750-150-000	FCPT REMINGTON PROPERTIES,	5,503	0.39%	\$0.00	\$1,479.11	\$1,700.98	\$221.87	15%
33750-230-000	OSAKA JAPANESE STEAKHOUSE	9,000	0.63%	\$0.00	\$2,419.05	\$2,781.91	\$362.86	15%
33750-180-000	PCB 15701 PCB PKWY LLC	7,681	0.54%	\$0.00	\$2,064.52	\$2,374.20	\$309.68	15%
33751-000-000	PIER PARK RESORT HOTEL LLC	151,647	10.63%	\$0.00	\$40,760.24	\$46,874.31	\$6,114.07	15%
32739-020-030	PIER PARK, LLC	200,000	14.02%	\$0.00	\$53,756.59	\$61,820.12	\$8,063.53	15%
33750-030-000	PIER PARK, LLC	79,950	5.61%	\$0.00	\$21,489.20	\$24,712.59	\$3,223.39	15%
33750-040-000	PIER PARK, LLC	21,125	1.48%	\$0.00	\$5,678.04	\$6,529.75	\$851.71	15%
33750-060-000	PIER PARK, LLC	22,273	1.56%	\$0.00	\$5,986.60	\$6,884.60	\$898.00	15%
33750-070-000	PIER PARK, LLC	280,933	19.70%	\$0.00	\$75,510.01	\$86,836.56	\$11,326.55	15%
33750-200-000	REGIONS BANK	5,350	0.38%	\$0.00	\$1,437.99	\$1,653.69	\$215.70	15%
33750-160-000	RUBY TUESDAY OPERATIONS LI	7,816	0.55%	\$0.00	\$2,100.77	\$2,415.88	\$315.11	15%
33750-080-000	SIMON PROPERTY GROUP, L.P.	40,000	2.80%	\$0.00	\$10,751.32	\$12,364.02	\$1,612.70	15%
33750-120-000	SIMON PROPERTY GROUP, LP	1,412	0.10%	\$0.00	\$379.57	\$436.50	\$56.93	15%
33750-140-000	TARGET CORPORATION T-2208	141,052	9.89%	\$0.00	\$37,912.38	\$43,599.26	\$5,686.88	15%
33750-190-000	THE HIGBEE COMPANY	128,462	9.01%	\$0.00	\$34,528.40	\$39,707.68	\$5,179.28	15%
33752-000-000	THE ST JOE COMPANY LLC	115,808	8.12%	\$0.00	\$31,127.31	\$35,796.43	\$4,669.12	15%
		1,426,303	100.00%	\$12,734.98	\$383,365.91	\$440,871.04	\$44,770.15	12%

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$414,418.78
COLLECTION COSTS @	2.0%	\$8,817.42
EARLY PAYMENT DISCOUNTS @	4.0%	\$17,634.84
TOTAL O&M ASSESSMENT		<u>\$440,871.04</u>

PRODUCT	UNIT ALLOCATION		ALLOCATION OF O&M ASSESSMENT		ANNUAL ASSESSMENT PER SQ FT		
	O&M SQ FT	SERIES 2014 DEBT SERVICE SQ FT ⁽¹⁾	% OF O&M ASSESSMENT	TOTAL O&M BUDGET	SERIES 2014		
					O&M	DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Retail/Commercial	1,162,022	1,162,022	81.47%	\$359,181.64	\$0.31	\$0.33	\$0.64
Hotel	172,125	172,125	12.07%	\$53,203.93	\$0.31	\$0.33	\$0.64
Time Share	92,156	92,156	6.46%	\$28,485.47	\$0.31	\$0.33	\$0.64
Total Community	<u>1,426,303</u>	<u>1,426,303</u>	<u>100.00%</u>	<u>\$440,871.04</u>			

LESS: Bay County Collection Costs (2%) and Early Payment Discount Costs (4%) (\$26,452.26)

Net Revenue to be Collected \$414,418.78

⁽¹⁾ Reflects the total square footage with Series 2014 debt outstanding.

⁽²⁾ Annual debt service assessment per square foot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, interest, Bay County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that would appear on November 2023 Bay County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽⁴⁾ The Debt Service Total Assessment represents the balance due as a result of an anticipated OLTR funding shortfall due to a change in distribution calculation. Covers the 38.83% of May and November 2024 payments.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.



Rizzetta & Company

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines



Rizzetta & Company

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Solid Waste Removal: The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs



Rizzetta & Company

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Park Recreational Equipment Repairs: Expense related to any recreational equipment repairs needed.

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 6

RESOLUTION 2023-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Pier Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Pier Park Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL AB PARK & BEACHFRONT SPECIAL REVENUE FUND	\$_____
2014 SERIES DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

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

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

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 31ST DAY OF JULY, 2023.

ATTEST:

**PIER PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

Exhibit A
FY 2023/2024 Budget

Tab 7

RESOLUTION 2023-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Pier Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Pier Park Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL AB PARK & BEACHFRONT SPECIAL REVENUE FUND	\$_____
2014 SERIES DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

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

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

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 31ST DAY OF JULY, 2023.

ATTEST:

**PIER PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

Exhibit A
FY 2023/2024 Budget

Tab 8

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023-2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pier Park Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Bay County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation within the county in which the District is located; and

WHEREAS, the Board desires to adopt a Fiscal Year 2023-2024 annual meeting schedule attached hereto as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2023-2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 31st day of July, 2023.

ATTEST:

**PIER PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023-2024 Annual Meeting Schedule

Exhibit A

Fiscal Year 2023-2024 Annual Meeting Schedule

November 7, 2023

February 13, 2024

May 21, 2024

July 30, 2024

All meetings will convene at 10:00 a.m. (Central) at the City of Panama City Beach City Hall, located at 17007 Panama City Beach Parkway, Panama City Beach, FL 32413.

Tab 9

**BRIDGE FUNDING AGREEMENT
BETWEEN THE PIER PARK COMMUNITY
DEVELOPMENT DISTRICT AND THE PIER PARK OWNERS
ASSOCIATION, INC., FOR FISCAL YEAR 2023-2024**

THIS AGREEMENT is made and entered into effective the ____ day of _____, 2023, by and between:

Pier Park Community Development District, a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Panama City Beach, Florida, and having offices at 120 Richard Jackson Boulevard, Suite 220, Panama City Beach, Florida 32407 (the “District”), and

Pier Park Owners Association, Inc., a Florida not-for-profit corporation, whose address is 133 South Watersound Parkway, Watersound, Florida 32413 (the “Association”).

RECITALS

WHEREAS, the District was established by ordinance of the City of Panama City Beach, Florida, pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, recreational, and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its budget(s) for Fiscal Year 2023-2024, which begins on October 1, 2023, and concludes on September 30, 2024; and

WHEREAS, the District’s budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached to this Agreement as **Exhibit A** and incorporated by reference as a material part of this Agreement; and

WHEREAS, the District intend to fund its general fund operations and maintenance services and a portion of its debt service fund for Fiscal Year 2023-2024 with special assessments levied on the property within its boundaries and collected on the tax roll by the Bay County Tax Collector;

WHEREAS, because the District will be using the Uniform Method and the services of the Tax Collector, such special assessment revenues will not be in receipt until after the start of Fiscal Year 2023-2024 and the District will need a bridge-funding

mechanism to enable it to timely pay budgeted expenditures incurred for Fiscal Year 2023-2024 prior to receipt of Fiscal Year 2023-2024 assessment revenues; and

WHEREAS, the Association desires to provide such bridge funds as are necessary to allow the District to proceed with its budgeted expenditures as described in Exhibit A and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the Association and the District agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

SECTION 2. ASSOCIATION TO PROVIDE MONIES TO THE DISTRICT. The Association agrees to make available to the District the monies necessary for the operations of the District as called for in the budget(s) attached to this Agreement as Exhibit A (and as Exhibit A may be amended from time to time), within thirty (30) days of a written request by the District. Requests for payment shall allocate the invoice among members of the Association in accordance with written directions received from the Association. The funds shall be placed in the District's appropriate account. These payments are made by the Association in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Therefore, once the District begins to receive assessment revenues and determines it has sufficient assessment revenues on hand to conduct its necessary activities, it shall repay any bridge funding provided by the Association to be distributed among the members of the Association according to their contribution.

SECTION 3. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance, and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Association. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Association is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the parties, as follows:

- A. If to the Association:** Pier Park Owners Association, Inc.
130 Richard Jackson Blvd., Suite 200
Panama City Beach, FL 32407
Attn: Dan Velazquez
- With a copy to:** The St. Joe Company
130 Richard Jackson Blvd., Suite 200
Panama City Beach, FL 32407
Attn: Legal Department
- B. If to the District:** Pier Park Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614
Attn: District Manager
- With a copy to:** Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: Joseph A. Brown

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next

succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notices on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right nor any cause of action shall accrue by reason here or upon, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and, all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither the District nor the Association may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 11. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 12. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 13. EFFECTIVE DATE. The Agreement shall be effective after execution by both the District and the Association, and shall remain in effect until September 30, 2024.

SECTION 14. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

SECTION 15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the

remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**PIER PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair/Vice-Chair, Board of Supervisors

**PIER PARK OWNERS ASSOCIATION,
INC.**

(Signature of Witness)

By: _____

(Print Name)

(Print Name of Witness)

Its: _____

Exhibit A Fiscal Year 2023-2024 General Fund Budget