



Rizzetta & Company

Pier Park Community Development District

**Board of Supervisors
July 15, 2025**

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. Lee Ann Leonard Martin Horak	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	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 (850) 334-9055. 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

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

July 8, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Pier Park Community Development District will be held on **Tuesday, July 15, 2025, at 10:00 a.m. (CT)** at the City of Panama City Beach City Hall, located at 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 the Minutes of the Board of Supervisors Meeting Held on May 20, 2025.....Tab 1
 - B. Ratification of Operations and Maintenance Expenditures from the General Fund for the Months of May – June 2025.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025/2026 Final Budget
 1. Consideration of Resolution 2025-04, Adopting FY 25/26 Final Budget.....Tab 3
 - B. Public Hearing on Fiscal Year 2025/2026 Special Assessments
 1. Consideration of Resolution 2025-05, Imposing Special Assessments.....Tab 4
 - C. Consideration of Resolution 2025-06, Adopting FY 25-26 Meeting Schedule.Tab 5
 - D. Discussion of Insurance for the upcoming FY 2026
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Property Manager
 - D. District Manager
 1. Presentation of District Manager Report
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,
Stephanie DeLuna
Stephanie DeLuna

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 regular meeting of the Board of Supervisors for Pier Park Community Development District was held on **Tuesday, May 20, 2025, at 10:00 a.m. (CT)** 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
Chris Tilley Jr.	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Lee Ann Leonard	Board Supervisor, Assistant Secretary
Martin Horak	Board Supervisor, Assistant Secretary

Also present were:

Holly Bailey	District Manager, Rizzetta & Company, Inc.
Joseph Brown	District Counsel, Kutak Rock, LLP <i>(via phone)</i>
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Bailey called the meeting to order at 10:05 a.m. (CDT) and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

No Comments

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting Held on February 25, 2025

On a Motion by Mr. Tiley Sr., seconded by Ms. Leonard., with all in favor, the Board approved the Minutes for the Meeting held on February 25, 2025, for Pier Park Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures from the General Fund for the Months of October - December 2024

Upon a Motion by Mr. Tilley Sr., seconded by Mr. Horack., with all in favor, the Board ratified Operation and Maintenance Expenditures from the General fund for February 2025 in the amount of \$20,292.41, March 2025 in the amount of \$34,509.36, and April 2025 in the amount of \$46,890.81, for Pier Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Updates

B. District Engineer

Not present

C. District Manager

No Updates

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Setting a Landowner Meeting Date

On a Motion by Mr. Tilley Sr., seconded by Ms. Leonard, with all in favor, the Board adopted Resolution 2025-02, approving setting the Landowner Meeting Date for November 13, 2025, at 10:00 a.m. (CT) at The Panama City Beach City Hall located at 17007 Panama City Beach Parkway, Panama City Beach, FL 32413, for Pier Park Community Development District

SEVENTH ORDER OF BUSINESS

Presentation of FY 2024/2025 Proposed Budget

Ms. Bailey presented the fiscal year 2025/2026 proposed budget totaling \$510,175.00 and responded to questions regarding some of the line items. Changes were made to the budget presented. Discussion spoke of the increase of funds due to expenses not included the year before that was actually due.

1. Consideration of Resolution 2025-03, Approving FY 2025/2026 Proposed Budget and Setting Public Hearing.

Ms. Bailey reviewed the statutory requirements for holding the public hearing.

On a Motion by Mr. Bakun., seconded by Mr. Tilley Sr, with all in favor, the Board adopted Resolution 2025-03, approving fiscal year 2025/2026 proposed budget and setting the Public Hearing for July 15, 2025, at 10:00 a.m. (CT) at The Panama City Beach City Hall located at 17007 Panama City Beach Parkway, Panama City Beach, FL 32413, for Pier Park

Community Development District

EIGHTH ORDER OF BUSINESS

Ratification of District Expenses

- A. **Tree Trimming**
- B. **Sidewalk/Concrete Repairs**

On a Motion by Mr. Tilley Sr., seconded by Mr. Bakun, with all in favor, the ratified the District Expenses, for Pier Park Community Development District

NINTH ORDER OF BUSINESS

Discussion on Reimbursement from the City for Utilities

Mr. Tilley Sr. discussed that the city has already reimbursed \$3000.00 and will be reimbursing another \$3000.00.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

There were no Supervisor Requests or Comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Tilley Sr., seconded by Ms. Leonard, with all in favor, the Board adjourned the Meeting at 10:54 a.m. Central Time, for Pier Park Community Development District.

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 May 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$39,341.91**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Chris Tilley II	300033	CT052025	Board of Supervisors Meeting 05/20/25	\$ 200.00
Christopher Von Tilley	300034	CT052025	Board of Supervisors Meeting 05/20/25	\$ 200.00
City of Panama City Beach	20250519-1	Monthly Summary 05/25 ACH	Water Services 05/25	\$ 407.38
Coastal Electric PC LLC	300030	1976	Repair Wiring - Front Beach Road & Fishing Pier 05/25	\$ 2,070.00
Coastal Electric PC LLC	300030	1977	Replace Contactors - Street Lighting (Hilton DR & Pier Park Dr) 05/25	\$ 1,965.73
Coastal Electric PC LLC	300030	1978	Replace Owner Drivers - Street Light Repair 05/25	\$ 1,935.00
Dumpster Services, LLC	300031	14017	Street Sweeping Services 04/25	\$ 1,845.00
Florida Power & Light Company	300040	FLP Summary 05/25	FLP Summary 05/25	\$ 1,136.92
Florida Select Tree Services, LLC	300035	INV-5184	Tree Trimming 05/25	\$ 6,975.00
GreenEarth Southeast, LLC	300037	159370	Landscape Maintenance 05/25	\$ 12,834.67
Lee Ann Leonard	300036	LL052025	Board of Supervisors Meeting 05/20/25	\$ 200.00
Rizzetta & Company, Inc.	300029	INV0000098894	District Management Fees 05/25	\$ 5,589.68
The Lake Doctors, Inc.	300038	2022189	Monthly Lake Maintenance 05/25	\$ 668.00

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thompson Tractor Co., Inc.	300032	TR45953-001	Equipment Rental 01/25	\$ 2,780.62
VGlobal Tech	300039	7263	ADA Website Maintenance 05/25	\$ 220.00
Waste Pro - Panama City	20250502-3	0001550871	Waste Removal 05/25	\$ 313.91
Total				<hr/> <hr/> \$ 39,341.91

Pier Park Community Development District

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Operation and Maintenance Expenditures For Board Approval June 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$49,973.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
4m Gro Pro, LLC	300045	51	Service Call - Irrigation Repair 05/25	\$ 6,500.00
AMTEC	300046	6/25/4888	Capital Improvement Revenue Refunding Bonds, Series 2014	\$ 450.00
City of Panama City Beach	20250618-1	Monthly Summary 06/25 ACH	Water Services 06/25	\$ 465.94
Coastal Electric PC LLC	300043	1983	Shorted Wires - Parking Lot & Pier 06/25	\$ 918.50
Dumpster Services, LLC	300052	12840	Street Sweeping Services 10/24	\$ 4,876.72
Dumpster Services, LLC	300052	13817	Street Sweeping Services 03/25	\$ 3,525.50
Dumpster Services, LLC	300044	14254	Street Sweeping Services 05/25	\$ 1,168.50
Gannett Florida LocaliQ	300047	0007143893	Account #523224 Legal Advertising 05/11/25	\$ 125.39
GreenEarth Southeast, LLC	300042	111550	Additional Staffing - July 4th Event 09/24	\$ 3,000.00
GreenEarth Southeast, LLC	300048	168141	Landscape Maintenance 06/25	\$ 12,834.67
Rizzetta & Company, Inc.	300041	INV0000099671	District Management Services 06/25	\$ 5,589.68
Simon Property Group, Inc.	300053	201187	Management Services 05/25	\$ 2,916.67
Simon Property Group, Inc.	300053	201188	Management Services 06/25	\$ 2,916.67

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Lake Doctors, Inc.	300049	2022761	Monthly Lake Maintenance 06/25	\$ 668.00
VGlobal Tech	300050	7342	ADA Website Maintenance 06/25	\$ 220.00
Waste Pro - Panama City	20250604-1	0001554723	Waste Removal 06/25	\$ 297.15
Wet Willy's	300051	0005	Pressure Wash - Boardwalk 06/25	\$ 3,500.00
Total				<hr/> <hr/> <u>\$ 49,973.39</u>

Tab 3

**RESOLUTION 2025-04
[FY 2026 APPROPRIATION RESOLUTION]**

THE ANNUAL APPROPRIATION RESOLUTION OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“FY 2026”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Pier Park Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

- a. 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.

- b. 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, 2025.”

- c. The Adopted Budget shall be posted by the District Manger on the District’s official website in accordance with Section 189.016, Florida Statues and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for FY 2026, the sum (s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statues*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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 this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statues*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 15th DAY OF JULY, 2025

ATTEST:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget



Rizzetta & Company

Pier Park Community Development District

www.pierparkcdd.org

Approved Proposed Budget for Fiscal Year 2025/2026

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Rizzetta & Company

Proposed Budget
Pier Park Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 440,771	\$ 440,771	\$ 434,516	\$ 6,255	\$ 497,125	\$ 62,609
6							
7	Assessment Revenue Subtotal	\$ 440,771	\$ 440,771	\$ 434,516	\$ 6,255	\$ 497,125	\$ 62,609
8							
9	OTHER REVENUES						
10							
11	Interest Earnings	\$ 2,930	\$ 2,930	\$ -	\$ 2,930	\$ -	\$ -
12							
13	Other Revenue Subtotal	\$ 2,930	\$ 2,930	\$ -	\$ 2,930	\$ -	\$ -
14							
15	TOTAL REVENUES	\$ 443,701	\$ 443,701	\$ 434,516	\$ 9,185	\$ 497,125	\$ 62,609
16							
17	EXPENDITURES - ADMINISTRATIVE						
18							
19	<i>Legislative</i>						
20	Supervisor Fees	\$ 1,800	\$ 2,800	\$ 4,000	\$ 1,200	\$ 4,000	\$ -
21	<i>Financial & Administrative</i>						
22	Accounting Services	\$ 14,158	\$ 18,878	\$ 18,878	\$ (0)	\$ 18,878	\$ -
23	Administrative Services	\$ 7,206	\$ 9,609	\$ 9,609	\$ -	\$ 9,609	\$ -
24	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -
25	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ -
26	Auditing Services	\$ -	\$ 4,250	\$ 4,250	\$ -	\$ 4,250	\$ -
27	District Engineer	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -
28	District Management	\$ 23,987	\$ 31,982	\$ 31,982	\$ 0	\$ 31,982	\$ -
29	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
30	Financial & Revenue Collections	\$ 4,056	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ -

Proposed Budget
Pier Park Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
31	Legal Advertising	\$ 376	\$ 501	\$ 3,200	\$ 2,699	\$ 3,200	\$ -
32	Management Contract	\$ 26,833	\$ 35,777	\$ 11,750	\$ (24,027)	\$ 35,000	\$ 23,250
33	Public Officials Liability Insurance	\$ 3,700	\$ 3,700	\$ 3,804	\$ 104	\$ 4,163	\$ 359
34	Trustees Fees	\$ 4,040	\$ 4,040	\$ 3,750	\$ (290)	\$ 3,750	\$ -
35	Website Hosting, Maintenance, Backup & Email	\$ 2,880	\$ 4,740	\$ 4,740	\$ -	\$ 3,840	\$ (900)
36	Legal Counsel						
37	District Counsel	\$ 3,916	\$ 5,221	\$ 42,500	\$ 37,279	\$ 42,500	\$ -
38							
39	Administrative Subtotal	\$ 98,727	\$ 133,882	\$ 150,846	\$ 16,964	\$ 173,555	\$ 22,709
40							
41	EXPENDITURES - FIELD OPERATIONS						
42							
43	Electric Utility Services						
44	Utility Services	\$ 13,192	\$ 17,589	\$ 9,000	\$ (8,589)	\$ 18,000	\$ 9,000
45	Garbage/Solid Waste Control Services						
46	Trash Removal	\$ 2,478	\$ 3,304	\$ -	\$ (3,304)	\$ -	\$ -
47	Water-Sewer Combination Services						
48	Utility Services	\$ 7,173	\$ 9,564	\$ 9,000	\$ (564)	\$ 11,000	\$ 2,000
49	Stormwater Control						
50	Aquatic Maintenance	\$ 6,012	\$ 8,016	\$ 5,770	\$ (2,246)	\$ 8,016	\$ 2,246
51	Lake/Pond Bank Maintenance & Repair	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
52	Other Physical Environment						
53	Entry & Walls/Beach Ball Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ (2,500)
54	General Liability/Property/Crime Insurance	\$ 19,006	\$ 19,006	\$ 4,729	\$ (14,277)	\$ 20,900	\$ 16,171
55	Irrigation Maintenance	\$ 10,177	\$ 13,569	\$ 5,540	\$ (8,029)	\$ 10,000	\$ 4,460
56	Landscape Maintenance	\$ 133,568	\$ 178,091	\$ 149,532	\$ (28,559)	\$ 159,044	\$ 9,512
57	Ornamental Lighting & Maintenance	\$ 2,780	\$ 3,707	\$ 5,000	\$ 1,293	\$ 5,000	\$ -
58	Tree Trimming Services	\$ 19,475	\$ 25,967	\$ 11,200	\$ (14,767)	\$ 15,000	\$ 3,800
59	Road & Street Facilities						
60	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	

Proposed Budget
Pier Park Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
61	Sidewalk Maintenance & Repair	\$ 3,500	\$ 4,667	\$ 15,000	\$ 10,333	\$ 10,000	\$ (5,000)
62	Street Light/Decorative Light Maintenance	\$ 18,760	\$ 25,013	\$ 6,000	\$ (19,013)	\$ 12,000	\$ 6,000
63	Street/Parking Lot Sweeping	\$ 23,485	\$ 31,313	\$ 13,400	\$ (17,913)	\$ 13,400	\$ -
64	Contingency						
65	Miscellaneous Contingency	\$ 4,500	\$ 6,000	\$ 40,000	\$ 34,000	\$ 34,210	\$ (5,790)
66							
67	Field Operations Subtotal	\$ 264,106	\$ 345,806	\$ 283,671	\$ (62,135)	\$ 323,570	\$ 39,899
68							
69	TOTAL EXPENDITURES	\$ 362,833	\$ 479,688	\$ 434,516	\$ (45,171)	\$ 497,125	\$ 62,608
70							
71	EXCESS OF REVENUES OVER EXPENDITURES	\$ 80,868	\$ (35,987)	\$ -	\$ (35,986)	\$ -	\$ 1
72							

Proposed Budget
Pier Park Community Development District
 General Fund Reserve Fund
 Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -
6							
7	Assessment Revenue Subtotal	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12							
13	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14							
15	TOTAL REVENUES	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -
16							
17	EXPENDITURES						
18							
19	<i>Contingency</i>						
20	Capital Reserves	\$ -	\$ -	\$ 13,050	\$ 13,050	\$ 13,050	\$ -
21							
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 13,050	\$ 13,050	\$ 13,050	\$ -
23							
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -	\$ -
25							

Pier Park Community Development District
Debt Service
Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2014	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$442,439.19	\$442,439.19
OLTR/TIR Contribution	\$696,645.25	\$696,645.25
TOTAL REVENUES	\$1,139,084.44	\$1,139,084.44
EXPENDITURES		
Administrative		
Debt Service Obligation	\$1,139,084.44	\$1,139,084.44
Administrative Subtotal	\$1,139,084.44	\$1,139,084.44
TOTAL EXPENDITURES	\$1,139,084.44	\$1,139,084.44
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Bay County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

GROSS ASSESSMENTS **\$1,211,791.96**

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 DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$510,175.00	2024/2025 O&M Budget:	\$447,566.00
Bay County Collection Costs:	2%	\$10,854.79	2025/2026 O&M Budget:	\$510,175.00
Early Payment Discounts:	4%	\$21,709.57		
2025/2026 Total:		\$542,739.36	Total Difference:	\$62,609.00

Lot Size	Assessment Breakdown	Per Product Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
<i>Retail / Commercial</i>	Series 2014 Debt Service ⁽¹⁾	\$383,467.26	\$383,467.26	\$0.00	0.00%
	Operations & Maintenance	\$387,910.73	\$442,174.68	\$54,263.96	13.99%
	Total	\$771,377.99	\$825,641.94	\$54,263.96	7.03%
<i>Hotel</i>	Series 2014 Debt Service ⁽¹⁾	\$56,801.25	\$56,801.25	\$0.00	0.00%
	Operations & Maintenance	\$57,459.44	\$65,497.31	\$8,037.87	13.99%
	Total	\$114,260.69	\$122,298.56	\$8,037.87	7.03%
<i>Time Share</i>	Series 2014 Debt Service ⁽¹⁾	\$30,411.48	\$30,411.48	\$0.00	0.00%
	Operations & Maintenance	\$30,763.88	\$35,067.37	\$4,303.49	13.99%
	Total	\$61,175.36	\$65,478.85	\$4,303.49	7.03%

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

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$510,175.00
COLLECTION COSTS	2.0%	\$10,854.79
EARLY PAYMENT DISCOUNTS	4.0%	\$21,709.57
TOTAL O&M ASSESSMENT		\$542,739.36

UNIT ALLOCATION		
PRODUCT	O&M SQ FT	SERIES 2014 DEBT SERVICE ⁽¹⁾
Retail/Commercial	1,162,022	1,162,022
Hotel	172,125	172,125
Time Share	92,156	92,156
Total Community	1,426,303	1,426,303

ALLOCATION OF O&M ASSESSMENT	
% OF O&M ASSESSMENT	TOTAL O&M BUDGET
81.47%	\$442,174.68
12.07%	\$65,497.31
6.46%	\$35,067.37
100.00%	\$542,739.36

ANNUAL ASSESSMENT PER SQ FT		
O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$0.38	\$0.33	\$0.71
\$0.38	\$0.33	\$0.71
\$0.38	\$0.33	\$0.71

LESS: Bay County Collection Costs (2%) and Early Payment Discount Costs (4%)

(\$32,564.36)

Net Revenue to be Collected

\$510,175.00

⁽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 2025 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 2025 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.



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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



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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



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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 property 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.



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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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 4

**RESOLUTION 2025-05
[FY 2026 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pier Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Bay County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of July, 2025.

ATTEST:

Pier Park Community Development District

Secretary/Assistant Secretary

By: _____

It's: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll

Exhibit A

Adopted Budget to be Attached

Exhibit B

Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 5

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; 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 2024-2025 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 2025-2026 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 15th day of July, 2025.

ATTEST:

**PIER PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

Exhibit A

Fiscal Year 2025-2025 Annual Meeting Schedule

November 13, 2025	10:00 AM
February 10, 2026	10:00 AM
May 19, 2026	10:00 AM
July 28, 2025	10:00 AM

All meetings will be held at the City of Panama City Beach City Hall, located at 17007 Panama City Beach Parkway, Panama City Beach, FL 32413.