



Rizzetta & Company

Pier Park Community Development District

Board of Supervisors Meeting August 5, 2026

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

www.pierparkcdd.org

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

600 Pier Park Dr., Suite 125, Panama City Beach, FL 32413

District Board of Supervisors	Nadine Beavers	Chairman
	Marek Bakun	Vice Chairman
	Chris Tilley, Jr.	Assistant Secretary
	Martin Horak	Assistant Secretary
	Nancy Luther	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 29, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Pier Park Community Development District will be held on **August 5, 2026, at 1:00 p.m. (CT)** at the Simon Management Office located at 600 Pier Park Dr., Suite 125, 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. Discussion of New Board of Supervisors
 - B. Consideration of the Minutes of the Board of Supervisors Meeting Held on May 20, 2026 Tab 1
 - C. Ratification of Operation and Maintenance Expenditures for the Months April – May 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion of Conversion of Pier Park Drive
 - B. Discussion of Landscape Quotes
 - C. Discussion of Street Lights Tab 3
 - D. Discussion of Insurance Renewal
 - E. Consideration of Resolution 2026-06, Adopting FY 26-27 Meeting Schedule Tab 4
 - F. Public Hearing on Fiscal Year 2026/2027 Final Budget
 1. Consideration of Resolution 2026-07, Adopting FY 26-27 Final Budget Tab 5
 - G. Public Hearing on Fiscal Year 2026/2027 Special Assessments
 1. Consideration of Resolution 2026-08, Imposing Special Assessments Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Property Manager
 - D. District Manager
 1. Presentation of District Manager Report
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. 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 **May 20, 2026, at 2:00 p.m. (CT)** at the **Simon Management Office located at 600 Pier Park Dr., Suite 125, Panama City Beach, FL 32413.**

Present:

Nadine Beavers	Board Supervisor, Chairman
Marek Bakun	Board Supervisor, Vice Chairman
Nancy Luther	Board Supervisor, Assistant Secretary <i>(Sworn in during meeting)</i>
Chris Tilley Jr.	Board Supervisor, Assistant Secretary
Martin Horak	Board Supervisor, Assistant Secretary

Also present were:

Stephanie Deluna	District Manager, Rizzetta & Company, Inc.
Denise Hartzell	District Staff, Rizzetta & Company, Inc.
James Snowden	Property Manager, Swimm Group
Wes Haber	District Counsel, Kutak Rock

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Deluna called the meeting to order at 2:00 p.m. (CT) and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting Held on November 17, 2025

Ms. Deluna presented the minutes and asked the Members of the Board if there were any questions or revisions needed. There were no requested revisions.

On a Motion by Mr. Bakun, seconded by Mr. Horak, with all in favor, the Board approved the Minutes for the BOS Meeting held on November 17, 2025, for Pier Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the
Landowners Meeting Held November 17,
2025**

Ms. Deluna presented the minutes and asked the Members of the Board if there were any questions or revisions needed. There were no requested revisions.

On a Motion by Mr. Bakun, seconded by Mr. Horak, with all in favor, the Board approved the Minutes for the Landowner Meeting held on November 17, 2025, for Pier Park Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Operation and Maintenance
Expenditures for the Months of October
2025 - March 2026**

Ms. Deluna reviewed the Operation and Maintenance Expenditures for the Months of October 2025 - March 2026 with the Members of the Board and asked if there were any questions.

There were no questions at this time.

On a Motion by Mr. Bakun, seconded by Mr. Horak, with all in favor, the Board ratified Operation and Maintenance Expenditures for October 2025 (\$44,780.97), November 2025 (\$29,680.66), December 2025 (\$69,939.37), January 2026 (\$50,117.56), February 2026 (\$12,021.01), and March 2026 (\$36,506.20) for Pier Park Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Canvassing & Certifying Results of LO
Election**

Ms. Deluna reviewed the Resolution with the Board and asked if there were any questions. There were no questions.

On a Motion by Mr. Bakun, seconded by Mr. Tilly Jr., with all in favor, the Board adopted Resolution 2026-03, Canvassing & Certifying Results of LO Election, for Pier Park Community Development District

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Designating Officers**

Ms. Deluna reviewed the Resolution with the Board and asked if there were any

questions. There were no questions.

Ms. Deluna swore in Ms. Luther with the Oath of Office.

On a Motion by Ms. Beavers, seconded by Mr. Tilly Jr., with all in favor, the Board appointed Nancy Luther to Seat 5, for Pier Park Community Development District

On a Motion by Mr. Horak, seconded by Ms. Beavers, with all in favor, the Board accepted Supervisor Lenoard's resignation from the Board of Supervisors, for Pier Park Community Development District

On a Motion by Mr. Bakun, seconded by Mr. Tilly Jr., with all in favor, the Board adopted 2026-04, Designating Officers, for Pier Park Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Items

1. FY 24-25 Engagement Letter for Auditing Services

Ms. Deluna reviewed the engagement letter with the Members of the Board and asked if there were any questions. There were none.

On Motion by Mr. Bakun, seconded by Mr. Horak, with all in favor, the Board of Supervisors ratified FY 24-25 Engagement Letter for Auditing Services, for Pier Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Pier Park Enhancement Proposals

- 1. Signs & Poles Proposal – Coastal Electric**
- 2. Round-a-Bout Proposal – Green Earth**
- 3. Boardwalk Proposal – Go Pro**

Ms. Deluna reviewed and presented the proposals to the Board and asked if there were any questions.

On a Motion by Ms. Beavers, seconded by Mr. Bakun, with all in favor, the Board requested District Staff to obtain an update for the poles and also obtain additional proposals, for Pier Park Community Development District

On a Motion by Mr. Horak, seconded by Mr. Tilly Jr., with all in favor, the Board approved the Round-a-Bout Proposal – Green Earth, in substantial form, for Pier Park Community Development District

On a Motion by Ms. Beavers, seconded by Mr. Bakun, with all in favor, the Board requested District Staff to obtain additional Boardwalk proposals, for Pier Park Community Development District

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05,
Approving FY 26-27 Proposed Budget &
Setting Hearing**

Ms. Deluna reviewed the Resolution with the Board and asked if there were any questions.

Ms. Deluna reviewed the Proposed Budget in detail by each line item with the Board of Supervisors.

Discussion ensued amongst District Staff and the Board regarding the Proposed Budget.

On a Motion by Mr. Bakun, seconded by Mr. Tilly Jr., with all in favor, the Board adopted Resolution 2026-05, Approving FY 26-27 Proposed Budget & Setting Hearing, for Pier Park Community Development District

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber briefed the Board regarding general updates and information as it relates to the budget.

B. District Engineer

No Updates

C. Property Manager

No Updates

D. District Manager

1. Presentation of District Manager Report

Property Management provided the Board with several onsite updates.

On a Motion by Ms. Beavers, seconded by Mr. Horak, with all in favor, the Board approved 8 Speed Bumps NTE \$14,000 with the Chairperson's directive and approved by District Counsel and Engineer, in substantial form, for Pier Park Community Development District

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

There were no Supervisor requests or comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Beavers, seconded by Mr. Horak, with all in favor, the Board adjourned the Meeting at 3:22 p.m. (CT), for Pier Park Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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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 April 2026

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,722.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dumpster Services, LLC	300165	15935	Street Sweeping 02/26	\$ 1,722.00
Dumpster Services, LLC	300168	16199	Street Sweeping 03/26	\$ 1,906.50
Florida Power & Light Company	300169	2102035512-032426	Electric Services 03/26	\$ 342.34
Florida Power & Light Company	300169	2103025942-032426	Electric Services 03/26	\$ 96.80
Florida Power & Light Company	300169	2103239717-032426	Electric Services 03/26	\$ 133.56
Florida Power & Light Company	300169	2103875593-032426	Electric Services 03/26	\$ 32.44
Florida Power & Light Company	300169	2104704362-032426	Electric Services 03/26	\$ 24.36
Florida Power & Light Company	300169	2109286761-032426	Electric Services 03/26	\$ 79.49
Florida Power & Light Company	300169	2400003642-032426	Electric Services 03/26	\$ 399.12
Johnson Engineering, LLC	300172	8967	Engineering Services 03/26	\$ 935.25
Kutak Rock, LLP	300170	3718731	Legal Services 11/25	\$ 3,735.00
Rizzetta & Company, Inc.	300167	INV0000108055	District Management Services 04/26	\$ 5,599.68

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Simon Property Group, Inc.	300171	201194	Management Services 12/25	\$ 3,110.80
Simon Property Group, Inc.	300171	201198	Management Services 04/26	\$ 2,916.67
TLD-Southeast, Inc.	300166	2129651	Monthly Lake Maintenance 03/26	<u>\$ 688.00</u>
Total				<u>\$ 21,722.01</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 2026

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,561.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Panama City Beach	20260519-1	7447385934-040226 ACH	Water Services 04/26	\$ 85.46
City of Panama City Beach	20260519-1	7447385934-050126 ACH	Water Services 05/26	\$ 85.46
City of Panama City Beach	20260519-1	7447385936-040226 ACH	Water Services 04/26	\$ 61.27
City of Panama City Beach	20260519-1	7447385936-050126 ACH	Water Services 05/26	\$ 61.27
City of Panama City Beach	20260519-1	7447385938-040226 ACH	Water Services 04/26	\$ 85.46
City of Panama City Beach	20260519-1	7447385938-050126 ACH	Water Services 05/26	\$ 85.46
City of Panama City Beach	20260519-1	7447395692-040226 ACH	Water Services 04/26	\$ 122.54
City of Panama City Beach	20260519-1	7447395692-050126 ACH	Water Services 05/26	\$ 122.54
City of Panama City Beach	20260519-1	7447395798-040226 ACH	Water Services 04/26	\$ 28.20
City of Panama City Beach	20260519-1	7447395798-050126 ACH	Water Services 05/26	\$ 28.20
Dumpster Services, LLC	300180	16398	Street Sweeping 04/26	\$ 1,845.00
Florida Power & Light Company	300173	2102035512-042226	Electric Services 04/26	\$ 113.90

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	300173	2103025942-042226	Electric Services 04/26	\$ 96.66
Florida Power & Light Company	300173	2103239717-042226	Electric Services 04/26	\$ 214.44
Florida Power & Light Company	300173	2103875593-042226	Electric Services 04/26	\$ 38.04
Florida Power & Light Company	300173	2103960759-042226	Electric Services 04/26	\$ 43.76
Florida Power & Light Company	300173	2104704362-042226	Electric Services 04/26	\$ 57.44
Florida Power & Light Company	300173	2109286761-042226	Electric Services 04/26	\$ 15.62
Florida Power & Light Company	300173	2400003642-042226	Electric Services 04/26	\$ 180.74
GreenEarth Southeast, LLC	300174	228192	Landscape Maintenance 04/26	\$ 13,027.19
GreenEarth Southeast, LLC	300181	233046	Landscape Maintenance 05/26	\$ 12,834.67
Kutak Rock, LLP	300175	3732154	Legal Services 02-03/26	\$ 1,123.50
Rizzetta & Company, Inc.	300177	INV0000109147	District Management Services 05/26	\$ 5,599.68
Simon Property Group, Inc.	300178	201199	Management Services 05/26	\$ 2,916.67

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tightline Construction, Inc.	300179	2220	Miscellaneous Expense 03/26	\$ 3,500.00
TLD-Southeast, Inc.	300176	2130681	Lake Maintenance 04/26	\$ 688.00
Wet Willy's	300182	0019	Pressure Washing 04/26	<u>\$ 5,500.00</u>
Total				<u>\$ 48,561.17</u>

Tab 3

LED Lighting Solutions

Lighting Installation Locations



Roadway Lighting | Area Lighting | Pendant Lighting | Post Top Lighting | Brackets, Bollards and Poles

Safer. Smarter. More Vibrant Spaces.

Local Decorative Lighting Installation Details



Teardrop LED fixture

City of Panama City Beach –
Richard Jackson Blvd

Available in different wattages and
Color Temperatures (3000K/4000K)

***Requires specific pole to handle
the weight of the fixture and arm**

Residential or Commercial areas

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Teardrop	 (Black)	3, 4, 6, 7	2, 3	3	144/140	3000K	17,516
					144/140	4000K	19,102
					242/240	3000K	29,509



Teardrop w/ Deep Skirt LED fixture

Town Locations:

SweetBay Avenue

Beach Locations:

Thomas Dr (Pineapple Willies)

Ward Creek (Hwy 79)

Available in different wattages and
Color Temperatures (3000K/4000K)

***Requires specific pole to handle
the weight of the fixture and arm**

Residential or Commercial areas

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Teardrop w/deep skirt	 (Black)	3, 4, 6, 7	2, 3	3	144/140	3000K	13,716
					144/140	4000K	13,969
					242/240	3000K	29,509



Harbor LED fixture

Located along Beck Avenue
in St Andrews

Available in different wattages

***Requires specific pole to handle
the weight of the fixture and arm**

Residential or Commercial areas

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Harbor Side K366		3, 4, 6, 7	2, 3	3	50/50	3000K	5,646
					90/90	3000K	9,291



EPTC LED fixture

Latitude Margaritaville

Watersound

Residential or Commercial areas

*** ONLY available in 4000K**

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
EPTC	 (Black)	1 (20'), 2, 8	NA or 4,5	3	65/70	4000K	7,300



**Residential or
Commercial areas**



Granville LED fixture

Town Locations:

Sweet Bay

The Reserve Apartments

Beach Locations:

Whisper Dunes

Available in different wattages and
Color Temperatures (3000K/4000K)

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Granville Acorn	 Black/Black	1, 5, 2, 8*	NA or 4,5	3	39/40	3000K	5,190
					39/40	4000K	5,286
					60/60	3000K	7,811
					60/60	4000K	7,956



Mesa LED fixture

PanCare Medical Complex

Hotel Indigo – PC Marina

- Promenade behind hotel
- Parking lot

Available in different wattages

*** ONLY available in 4000K**

Residential or Commercial

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Mesa	 (Black)	1 (20'), 2**, 5, 8, 9	NA or 4,5	3	75/80	4000K	9,017
					150/150	4000K	17,958
				5	258	4000K	28,336



Arbor LED fixture

Town Locations:

St. Dominics Church

Beach Locations:

Donut Hole (Overflow Parking Lot)

Holiday Beach Office

Available in different wattages and
Color Temperatures (3000K/4000K)

Residential or Commercial

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Arbor		1 (20'), 2**, 5, 8	NA or 4,5	3	48	3000K	4,173
					48	4000K	4,534
					99	3000K	7,779
					99	4000K	8,451



Vizcaya LED fixture

Bay Point

Available in different wattages

*** ONLY available in 3000K**

Residential or Commercial

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Vizcaya (No lens)		1, 2, 5, 8	N/A or 4, 5	3	40	3000K	4,190
					60	3000K	5,986



Victorian LED fixture

Preserve at Inlet Beach

Available in different wattages
and color temperatures

*** ONLY available in 3000K**

Best suited for Residential areas

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Victorian (No lens)		1, 2, 5, 8	NA	3	60	3000K	4,598
					100	3000K	6,731



Traditional Carriage LED fixture

Game Farm community

Available in different wattages
and color temperatures

Best suited for Residential areas

Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens
Traditional W/Side Panels	 (Black)	1 (20'), 2, 8	NA or 4,5	3	39/40	3000K	3,840
					39/40	4000K	4,000
					73/70	3000K	7,010
					73/70	4000K	7,300

Standard Street Light options available

Autobahn Fixtures



**Multiple Mounts
Available**



Residential or Commercial areas

**Location information
Provided upon request**



Tab 4

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027; 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 2026-2027 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 2026-2027 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 5th day of August, 2026.

ATTEST:

**PIER PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

Exhibit A

Fiscal Year 2026-2027 Annual Meeting Schedule

November 4, 2026	1:00 PM (CT)
February 10, 2027	1:00 PM (CT)
May 19, 2027	1:00 PM (CT)
July 28, 2027	1:00 PM (CT)

All meetings will be held at the Simon Management Office, located at 600 Pier Park Drive, Suite 125, Panama City Beach, FL 32413

Tab 5

RESOLUTION 2026-07
[FY 2027 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, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Pier Park Community Development District (“**District**”) prior to June 15, 2026, 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, 2027.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189, *Florida Statutes* 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 2027, 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 Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 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, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of the Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

ATTEST:

**PIER PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Proposed Budget

Pier Park Community Development District

General Fund

Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 05/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ 504,702.00	\$ 504,702	\$ 497,125	\$ 7,577	\$ 591,219	\$ 94,094
6							
7	Assessment Revenue Subtotal	\$ 504,702	\$ 504,702	\$ 497,125	\$ 7,577	\$ 591,219	\$ 94,094
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 1,229.00	\$ 1,844	\$ -	\$ 1,844	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 1,229	\$ 1,844	\$ -	\$ 1,844	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 505,931	\$ 506,546	\$ 497,125	\$ 9,421	\$ 591,219	\$ 94,094
17							
18	EXPENDITURES - ADMINISTRATIVE						
19							
20	Legislative						

Proposed Budget
Pier Park Community Development District
General Fund
Fiscal Year 2026/2027

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21	Supervisor Fees	\$ 600	\$ 900	\$ 4,000	\$ 3,100	\$ 4,000	\$ -
22	Financial & Administrative						
23	Accounting Services	\$ 12,585	\$ 18,878	\$ 18,878	\$ 1	\$ 18,878	\$ -
24	Administrative Services	\$ 6,405	\$ 9,609	\$ 9,609	\$ 1	\$ 9,609	\$ -
25	Arbitrage Rebate Calculation	\$ -	\$ 450	\$ 450	\$ -	\$ 450	\$ -
26	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ -
27	Auditing Services	\$ -	\$ 4,250	\$ 4,250	\$ -	\$ 4,250	\$ -
28	District Engineer	\$ 936	\$ 1,404	\$ 1,200	\$ (204)	\$ 5,000	\$ 3,800
29	District Management	\$ 21,321	\$ 31,982	\$ 31,982	\$ 1	\$ 31,982	\$ -
30	Dues, Licenses & Fees	\$ 175	\$ 88	\$ 175	\$ 88	\$ 175	\$ -
31	Financial & Revenue Collections	\$ 3,605	\$ 5,408	\$ 5,408	\$ 1	\$ 6,608	\$ 1,200
32	Legal Advertising	\$ 524	\$ 786	\$ 3,200	\$ 2,414	\$ 3,200	\$ -
33	Management Contract	\$ 24,109	\$ 36,164	\$ 35,000	\$ (1,164)	\$ 35,000	\$ -
34	Public Officials Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,163	\$ 241	\$ 4,163	\$ -
35	Trustees Fees	\$ 2,694	\$ 4,041	\$ 3,750	\$ (291)	\$ 5,388	\$ 1,638
36	Website Hosting, Maintenance, Backup & Email	\$ 1,980	\$ 2,970	\$ 3,840	\$ 870	\$ 4,200	\$ 360
37	Legal Counsel						
38	District Counsel	\$ 6,839	\$ 10,259	\$ 42,500	\$ 32,242	\$ 42,500	\$ -
39							
40	Administrative Subtotal	\$ 90,845	\$ 136,258	\$ 173,555	\$ 37,298	\$ 180,553	\$ 6,998

Proposed Budget
Pier Park Community Development District
General Fund
Fiscal Year 2026/2027

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41							
42	EXPENDITURES - FIELD OPERATIONS						
43							
44	<i>Electric Utility Services</i>						
45	Utility Services	\$ 8,167	\$ 12,251	\$ 15,000	\$ 2,750	\$ 16,500	\$ 1,500
46	<i>Garbage/Solid Waste Control Services</i>						
47	Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
48	<i>Water-Sewer Combination Services</i>						
49	Utility Services	\$ 3,726	\$ 5,589	\$ 15,000	\$ 9,411	\$ 16,500	\$ 1,500
50	<i>Stormwater Control</i>						
51	Aquatic Maintenance	\$ 5,504	\$ 8,256	\$ 5,770	\$ (2,486)	\$ 9,100	\$ 3,330
52	Lake/Pond Bank Maintenance & Repair	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
53	<i>Other Physical Environment</i>						
54	Entry & Walls/Beach Ball Area Maintenance	\$ -	\$ -	\$ -	\$ -		\$ -
55	General Liability/Crime Insurance	\$ 19,024	\$ 19,024	\$ 20,900	\$ 1,876	\$ 23,802	\$ 2,902
56	Irrigation Maintenance	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -
57	Landscape Maintenance	\$ 127,476	\$ 191,214	\$ 154,500	\$ (36,714)	\$ 161,000	\$ 6,500
58	Ornamental Lighting & Maintenance	\$ 1,903	\$ 2,855	\$ 5,000	\$ 2,146	\$ 5,000	\$ -
59	Tree Trimming Services	\$ 1,235	\$ 1,853	\$ 15,000	\$ 13,148	\$ 15,000	\$ -
60	<i>Road & Street Facilities</i>						

Proposed Budget
Pier Park Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 05/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
61	Parking Lot Repair & Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	
62	Sidewalk Maintenance & Repair	\$ 21,800	\$ 32,700	\$ 10,000	\$ (22,700)	\$ 20,000	\$ 10,000
63	Street Light/Decorative Light Maintenance	\$ 6,366	\$ 9,549	\$ 12,000	\$ 2,451	\$ 13,000	\$ 1,000
64	Street/Parking Lot Sweeping	\$ 14,883	\$ 22,325	\$ 13,400	\$ (8,925)	\$ 22,264	\$ 8,864
65	Contingency						
66	Miscellaneous Contingency	\$ 7,718	\$ 36,577	\$ 40,000	\$ 3,423	\$ 89,000	\$ 49,000
67							
68	Field Operations Subtotal	\$ 217,802	\$ 357,191	\$ 323,570	\$ (33,621)	\$ 410,666	\$ 87,096
69							
70	TOTAL EXPENDITURES	\$ 308,647	\$ 493,449	\$ 497,125	\$ 3,677	\$ 591,219	\$ 94,094
71							
72	EXCESS OF REVENUES OVER EXPENDITURES	\$ 197,284	\$ 13,097	\$ -	\$ 13,098	\$ -	\$ -
73							

Proposed Budget Pier Park Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 05/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments	\$ 972						
5	Tax Roll	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -	
6								
7	Assessment Revenue Subtotal	\$ 14,022	\$ 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	\$ 14,022	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -	
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ -	\$ -	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	
21				.				
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	

Proposed Budget Pier Park Community Development District Reserve Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 05/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
23							
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 14,022	\$ 13,050	\$ -	\$ 13,050	\$ -	\$ -
25							

Comments

Pier Park Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2014	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$442,439.19	\$442,439.19
OLTR/TIR Contribution	\$696,220.42	\$696,220.42
TOTAL REVENUES	\$1,138,659.61	\$1,138,659.61
EXPENDITURES		
Administrative		
Debt Service Obligation	\$1,138,659.61	\$1,138,659.61
Administrative Subtotal	\$1,138,659.61	\$1,138,659.61
TOTAL EXPENDITURES	\$1,138,659.61	\$1,138,659.61
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,211,340.01

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 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$604,269.00	2025/2026 O&M Budget:	\$510,175.00
Bay County Collection Costs:	2%	\$12,856.79	2026/2027 O&M Budget:	\$604,269.00
Early Payment Discounts:	4%	\$25,713.57		
2026/2027 Total:		\$642,839.36	Total Difference:	\$94,094.00

Lot Size	Assessment Breakdown	Per Product Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Retail / Commercial	Series 2014 Debt Service ⁽¹⁾	\$383,467.26	\$383,467.26	\$0.00	0.00%
	Operations & Maintenance	\$442,174.68	\$523,727.06	\$81,552.38	18.44%
	Total	\$825,641.94	\$907,194.32	\$81,552.38	9.88%
Hotel	Series 2014 Debt Service ⁽¹⁾	\$56,801.25	\$56,801.25	\$0.00	0.00%
	Operations & Maintenance	\$65,497.31	\$77,577.29	\$12,079.98	18.44%
	Total	\$122,298.56	\$134,378.54	\$12,079.98	9.88%
Time Share	Series 2014 Debt Service ⁽¹⁾	\$30,411.48	\$30,411.48	\$0.00	0.00%
	Operations & Maintenance	\$35,067.37	\$41,535.01	\$6,467.64	18.44%
	Total	\$65,478.85	\$71,946.49	\$6,467.64	9.88%

⁽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 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$604,269.00
COLLECTION COSTS	2.0%	\$12,856.79
EARLY PAYMENT DISCOUNTS	4.0%	\$25,713.57
TOTAL O&M ASSESSMENT		\$642,839.36

UNIT ALLOCATION			ALLOCATION OF O&M ASSESSMENT		ANNUAL ASSESSMENT PER SQ FT		
PRODUCT	O&M SQ FT	SERIES 2014 DEBT SERVICE ⁽¹⁾	% OF O&M ASSESSMENT	TOTAL O&M BUDGET	O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Retail/Commercial	1,162,022	1,162,022	81.47%	\$523,727.06	\$0.45	\$0.33	\$0.78
Hotel	172,125	172,125	12.07%	\$77,577.29	\$0.45	\$0.33	\$0.78
Time Share	92,156	92,156	6.46%	\$41,535.01	\$0.45	\$0.33	\$0.78
Total Community	1,426,303	1,426,303	100.00%	\$642,839.36			

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

(\$38,570.36)

Net Revenue to be Collected

\$604,269.00

(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 2026 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.

Tab 6

RESOLUTION 2026-08
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 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, 2026, and ending September 30, 2027 ("**FY 2027**"), 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 2027 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 5th DAY OF AUGUST, 2026.

ATTEST:

**PIER PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Proposed Budget

Pier Park Community Development District

General Fund

Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 05/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
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Proposed Budget
Pier Park Community Development District
General Fund
Fiscal Year 2026/2027

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Proposed Budget
Pier Park Community Development District
General Fund
Fiscal Year 2026/2027

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Proposed Budget
Pier Park Community Development District
General Fund
Fiscal Year 2026/2027

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62	Sidewalk Maintenance & Repair	\$ 21,800	\$ 32,700	\$ 10,000	\$ (22,700)	\$ 20,000	\$ 10,000
63	Street Light/Decorative Light Maintenance	\$ 6,366	\$ 9,549	\$ 12,000	\$ 2,451	\$ 13,000	\$ 1,000
64	Street/Parking Lot Sweeping	\$ 14,883	\$ 22,325	\$ 13,400	\$ (8,925)	\$ 22,264	\$ 8,864
65	Contingency						
66	Miscellaneous Contingency	\$ 7,718	\$ 36,577	\$ 40,000	\$ 3,423	\$ 89,000	\$ 49,000
67							
68	Field Operations Subtotal	\$ 217,802	\$ 357,191	\$ 323,570	\$ (33,621)	\$ 410,666	\$ 87,096
69							
70	TOTAL EXPENDITURES	\$ 308,647	\$ 493,449	\$ 497,125	\$ 3,677	\$ 591,219	\$ 94,094
71							
72	EXCESS OF REVENUES OVER EXPENDITURES	\$ 197,284	\$ 13,097	\$ -	\$ 13,098	\$ -	\$ -
73							

Proposed Budget Pier Park Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 05/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments	\$ 972						
5	Tax Roll	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -	
6								
7	Assessment Revenue Subtotal	\$ 14,022	\$ 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	\$ 14,022	\$ 13,050	\$ 13,050	\$ -	\$ 13,050	\$ -	
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ -	\$ -	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	
21				.				
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 13,050	\$ 13,050	\$ 13,050	\$ -	

Proposed Budget Pier Park Community Development District Reserve Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 05/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
23							
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 14,022	\$ 13,050	\$ -	\$ 13,050	\$ -	\$ -
25							

Comments

Pier Park Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2014	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$442,439.19	\$442,439.19
OLTR/TIR Contribution	\$696,220.42	\$696,220.42
TOTAL REVENUES	\$1,138,659.61	\$1,138,659.61
EXPENDITURES		
Administrative		
Debt Service Obligation	\$1,138,659.61	\$1,138,659.61
Administrative Subtotal	\$1,138,659.61	\$1,138,659.61
TOTAL EXPENDITURES	\$1,138,659.61	\$1,138,659.61
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,211,340.01

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 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$604,269.00	2025/2026 O&M Budget:	\$510,175.00
Bay County Collection Costs:	2%	\$12,856.79	2026/2027 O&M Budget:	\$604,269.00
Early Payment Discounts:	4%	\$25,713.57		
2026/2027 Total:		\$642,839.36	Total Difference:	\$94,094.00

Lot Size	Assessment Breakdown	Per Product Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Retail / Commercial	Series 2014 Debt Service ⁽¹⁾	\$383,467.26	\$383,467.26	\$0.00	0.00%
	Operations & Maintenance	\$442,174.68	\$523,727.06	\$81,552.38	18.44%
	Total	\$825,641.94	\$907,194.32	\$81,552.38	9.88%
Hotel	Series 2014 Debt Service ⁽¹⁾	\$56,801.25	\$56,801.25	\$0.00	0.00%
	Operations & Maintenance	\$65,497.31	\$77,577.29	\$12,079.98	18.44%
	Total	\$122,298.56	\$134,378.54	\$12,079.98	9.88%
Time Share	Series 2014 Debt Service ⁽¹⁾	\$30,411.48	\$30,411.48	\$0.00	0.00%
	Operations & Maintenance	\$35,067.37	\$41,535.01	\$6,467.64	18.44%
	Total	\$65,478.85	\$71,946.49	\$6,467.64	9.88%

⁽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 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$604,269.00
COLLECTION COSTS	2.0%	\$12,856.79
EARLY PAYMENT DISCOUNTS	4.0%	\$25,713.57
TOTAL O&M ASSESSMENT		\$642,839.36

UNIT ALLOCATION			ALLOCATION OF O&M ASSESSMENT		ANNUAL ASSESSMENT PER SQ FT		
PRODUCT	O&M SQ FT	SERIES 2014 DEBT SERVICE ⁽¹⁾	% OF O&M ASSESSMENT	TOTAL O&M BUDGET	O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Retail/Commercial	1,162,022	1,162,022	81.47%	\$523,727.06	\$0.45	\$0.33	\$0.78
Hotel	172,125	172,125	12.07%	\$77,577.29	\$0.45	\$0.33	\$0.78
Time Share	92,156	92,156	6.46%	\$41,535.01	\$0.45	\$0.33	\$0.78
Total Community	1,426,303	1,426,303	100.00%	\$642,839.36			

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

(\$38,570.36)

Net Revenue to be Collected

\$604,269.00

(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 2026 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.