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

	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
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

	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
41							
42	**EXPENDITURES - FIELD OPERATIONS**						
43							
44	***Electric Utility Services***						
45	Utility Services	$ 8,167	$ 12,251	$ 15,000	$ 2,750	$ 16,500	$ 1,500
46	***Garbage/Solid Waste Control Services***						
47	Trash Removal	$ -	$ -	$ -	$ -	$ 2,500	$ 2,500
48	***Water-Sewer Combination Services***						
49	Utility Services	$ 3,726	$ 5,589	$ 15,000	$ 9,411	$ 16,500	$ 1,500
50	***Stormwater Control***						
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	***Other Physical Environment***						
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	***Road & Street Facilities***						

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

	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	Comments
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	Comments
23								
24	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 14,022**	**$ 13,050**	**$ -**	**$ 13,050**	**$ -**	**$ -**	
25								

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.**