



Rizzetta & Company

Pier Park Community Development District

**Board of Supervisors
May 20, 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	Holly Bailey	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**

May 13, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Pier Park Community Development District will be held on **May 20, 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 tentative agenda for this meeting:

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors
Meeting Held on February 25, 2025 Tab1
- B. Ratification of Operations and Maintenance Expenditures
for the Months of February 2025 – April 2025..... Tab 2

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

5. Business Items

- A. Consideration of Resolution 2025-02, Setting a
Landowner Meeting Date..... Tab 3
- B. Presentation of Budget Documents Tab 4
 - 1. Presentation of the Proposed Budget for the
Fiscal Year 2025/2026
 - 2. Consideration of Resolution 2025-03, Approving the
FY 2025/2026 Proposed Budget and Setting Public Hearing
- C. Ratification of District Expenses..... Tab 5
 - 1. Tree Trimming
 - 2. Sidewalk/Concrete Repairs
- D. Discussion on Reimbursement from the City for Utilities
- E. Update on Event Parking

6. SUPERVISOR REQUESTS AND COMMENTS

7. ADJOURNMENT

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

Sincerely,

Holly Bailey

District Manager

Tab 1

MINUTES OF MEETING

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

**PIER PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors for Pier Park Community Development District was held on **Tuesday, February 25, 2025, at 10:00 a.m. (CDT Time)** at The Panama City Beach City Hall located at 17007 Panama City Beach Parkway, Panama City Beach, FL 32413.

Present:

Chris Tilley Sr.	Board Supervisor, Chairman
Marek Bakun	Board Supervisor, Vice Chairman
Chris Tilley Jr.	Board Supervisor, Assistant Secretary
Martin Horack	Board Supervisor, Assistant Secretary
Lee Ann Leonard	Board Supervisor, Assistant Secretary

Also present were:

Holly Bailey	District Manager, Rizzetta & Company, Inc.
Joseph Brown	District Counsel, Kutak Rock, LLP (via Speakerphone)

FIRST ORDER OF BUSINESS

Call to Order

Ms. Bailey called the meeting to order at 10:01 a.m. (CDT) and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There was no audience present.

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

February 25, 2025, Minutes of Meeting

Page 2

THIRD ORDER OF BUSINESS

**Consideration of the
Minutes of the Board of Supervisors
Meeting held on November 20, 2024.**

Ms. Bailey presented the Minutes of the Board of Supervisors Meeting held on November 20, 2024, with the Board. Ms. Bailey mentioned if there are any changes, they would like to make, now would be the time as to which the Board declined.

On a Motion by Mr. Tilley SR seconded by Mr. Tilley Jr., with all in favor, the Board approved the minutes of the Board of Supervisors Meeting held on November 20, 2024, for Pier Park Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operations and
Maintenance Expenditures for October
2024 – January 2025**

Ms. Bailey presented and reviewed the Expenditures for January 2025 totaling \$71,787.82, Expenditures for December 2024 totaling \$42,052.20, Expenditures for November 2024 \$49,645.08 & Expenditures from October 2024 totaling \$73,203.70.

On a Motion by Mr. Tilley Sr., seconded by Ms. Leonard., with all in favor, the Board ratified Operations and Maintenance Expenditures for October 2024 – January 2025, for Pier Park Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Chair's
Acceptance of the FY 2023 Financial
Audit**

Ms. Bailey presented and reviewed the Chairs' acceptance of the FY 2023 Financial Audit.

On a Motion by Mr. Tilley Sr., seconded by Mr. Tilley Jr., with all in favor, the Board ratified the FY 2023 Financial Audit, for Pier Park Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Event Parking

Mr. Tilley led the discussion regarding the event(s) that take place throughout Pier Park and the impact that it presents to the district landscaping and services. Mr. Snowden spoke to the damages of landscaping and irrigation due to patrons parking on the landscaped areas.

Mr. Tilley proposed that in the future to work with the city on deposit(s) for large events, Mr. Bakun suggested to provide hard numbers should the district have to request a deposit for the events. Mr. Tilley made mention that this was a discussion and something to consider as the area begins to grow with events and parking becomes an issue.

SEVENTH ORDER OF BUSINESS

**Discussion and Consideration
of Proposal for Concrete Sidewalk
Repairs.**

Mr. Tilley informed the Board that the concrete was in need of repair. He presented the board with the proposal that included 5,000 square feet of sidewalk that would need to be replaced.

Mr. Snowden discussed the tree roots have caused significant damage to the sidewalks, and this has become a trip hazard. Further discussion on the areas that are being replaced by the city due the roadway construction would reduce the overall cost.

Mr. Tilley informed the board that part of the repair efforts would include cutting the tree roots and packing the ground prior to the new concrete being installed. District Counsel Mr. Brown is reviewing the PIPA contract to ensure that the areas do not fall within the scope of the city to repair.

Mr. Bakun recommended a not to exceed amount of \$60,000 to repair the sidewalks.

On a Motion by Mr. Bakun, seconded by Mr. Tilley Sr., with all in favor, the Board made a motion for a Not to Exceed amount of \$60,000 for the repair(s) of the sidewalk for Pier Park Community Development District

EIGHTH ORDER OF BUSINESS

NINTH ORDER OF BUSINESS

Staff Reports :

A. District Counsel

Mr. Brown stated that his fees have remained the same since he began working with Pier Park Community Development District. Mr. Brown

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

February 25, 2025, Minutes of Meeting

Page 4

requested an increase in fees.

On a Motion by Mr. Tilley, seconded by Mr. Bakun., with all in favor, the Board approved the Fee Increase Agreement with Kutak Rock, LLP, for the Pier Park Community Development District.

B. District Engineer

No Updates

C. District Manager

Ms. Bailey informed the board that we are reviewing the contracts and vendors for the FY 2026 Budget. Ms. Bailey requested if the board had any additional items to be considered in the FY 2026 budget, to please email the requests for the board to review.

D. Property Manager

Mr. Snowden updated the board on the light(s) and poles.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Bakun requested to look into using a local CPA firm for the Pier Park Community Development Districts Yearly Audit.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Leonard, seconded by Mr. Tilley Sr., with all in favor, the Board of Supervisors adjourned the meeting at 10:30 a.m., 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 February 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2025 through February 28, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,292.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

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

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Operation and Maintenance Expenditures For Board Approval March 2025

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

The total items being presented: **\$34,509.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Chris Tilley II	300002	CT022525	Board of Supervisors Meeting 02/25/25	\$ 200.00
Christopher Von Tilley	300003	CT022525	Board of Supervisors Meeting 02/25/25	\$ 200.00
City of Panama City Beach	20250317-1	Monthly Summary 03/25 ACH	Water Services 03/25	\$ 666.42
Dumpster Services, LLC	300004	13373	Street Sweeping Services 02/25	\$ 1,783.50
Dumpster Services, LLC	300010	13574	Street Sweeping Services 02/25	\$ 1,722.00
Florida Power & Light Company	300001	FLP Summary 02/25	FPL Summary 02/25	\$ 1,685.96
Florida Power & Light Company	300017	FLP Summary 03/25	FPL Summary 03/25	\$ 1,435.25
Gannett Florida LocaliQ	300014	0006983950	Account #523224 Legal Advertising 02/16/25	\$ 125.39
GreenEarth Southeast, LLC	300005	143648	Landscape Maintenance 02/25	\$ 12,460.91
Lee Ann Leonard	300006	LL022525	Board of Supervisors Meeting 02/25/25	\$ 200.00
Martin Horak	300007	MH022525	Board of Supervisors Meeting 02/25/25	\$ 200.00
Rizzetta & Company, Inc.	300000	INV0000097424	District Management Fees 03/25	\$ 5,589.68
Simon Property Group, Inc.	300011	201184	Management Services 02/25	\$ 2,916.67

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Simon Property Group, Inc.	300015	201185	Management Services 03/25	\$ 2,916.67
The Lake Doctors, Inc.	300008	1990811	Monthly Lake Maintenance 02/25	\$ 668.00
The Lake Doctors, Inc.	300016	1994948	Monthly Lake Maintenance 03/25	\$ 668.00
VGlobal Tech	300009	6985	ADA Website Maintenance 02/25	\$ 220.00
VGlobal Tech	300012	7063	ADA Website Maintenance 03/25	\$ 220.00
Waste Pro - Panama City	300013	0001528251	Waste Removal 02/25	\$ 314.64
Waste Pro - Panama City	20250305-1	0001522897	Waste Removal 01/25	\$ 316.27
Report Total				<hr/> \$ 34,509.36 <hr/> <hr/>

Pier Park CDD
Meeting Date: 02/25/2025

SUPERVISOR PAY REQUEST

Name of Board

<u>Supervisor</u>	<u>Check if paid</u>	
Chris Tilley Sr.	<input checked="" type="checkbox"/>	CT 022525
Marek Bakun*	<input type="checkbox"/>	
Lee Ann Leonard	<input checked="" type="checkbox"/>	LL 022525
Chris Tilley Jr.	<input checked="" type="checkbox"/>	CT 022525
Martin Horack	<input checked="" type="checkbox"/>	MH 022525

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
02/25/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00 AM
Meeting End Time:	10:30 AM
Total Meeting Time:	30mins
Time Over ____ (?) Hours:	/
Total at \$ 180.25 per Hour:	/

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	/
Additional or Continued Meeting?	
Total Meeting Time:	/
Total at \$180.25 per	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

Halley Barclay

Pier Park CDD
City of Panama City Beach
Meter Reading Due: 03/17/25

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
74473-85934	3/3/2025	BBR Pier & BBR Park	001 53600 4301	\$ 79.96
74473-85936	3/3/2025	Pier Pk Beach Ball	001 53600 4301	\$ 176.61
74473-85938	3/3/2025	FBR Pier Park	001 53600 4301	\$ 79.87
74473-95670	3/3/2025	City Pier Front Beach Rd	001 53600 4301	\$ 188.73
74473-95692	3/3/2025	15999 (Stingray) L C Hilton Dr	001 53600 4301	\$ 114.52
74473-95798	3/3/2025	15701 (Mister) L C Hilton Dr	001 53600 4301	\$ 26.73
001 53600 4301				\$ 666.42
Total Due by Check				\$ 666.42

From: water@pcbfl.gov
To: [CDD Invoice](#)
Subject: [EXTERNAL]74473-85934 City of Panama City Beach Water/Sewer Bill
Date: Wednesday, March 26, 2025 12:58:52 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Billing Statement

PANAMA CITY BEACH

Account number : 74473-85934

Location address: BBR PIER & BBR PARK

PANAMA CITY BEACH FL

Customer name : PIER PARK CDD

Mailing address : 3434 COLWELL AVE.

: STE 200

City /State /Zip: TAMPA FL 33614

Bill date: 3/03/25 Due date: 3/18/25

Balance forward : .00

Payments / adj. : .00

Current charges : 79.96

Bill amount : 79.96

Reading Information

				Actual	Demand	
Service	Read_Date	Type	Meter_number	Days		Consumption
RE	2/20/25	Regular	63022578	34	3,100.00	.00

Current Charge Detail

Code	Description	Amount
RE	REUSE METER	79.96

Total Actual Charges 79.96

Balance: .00 as of 3/26/25

CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

RECEIVED
MAR 10 2025

BY:



2oz - #10 - Q41571 - 4331 - 5460 - F2 P464
PIER PARK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



PIER PK BEACH BALL

74473-85936 06-30 3/03/25 3/17/25
Total Current Charges 176.61
** Balance Forward ** .00
Bank account drafted for: 176.61
Pay 194.27 After 3/18/25



5294 PIER

Follow QR code to pay your bill.

PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

2oz - #10 - 4331 - 5460 - F2 P464

PIER PK BEACH BALL

ACCOUNT NUMBER STATEMENT DATE DUE DATE
74473-85936 06-30 3/03/25 3/17/25

PIER PARK CDD

Last payment amount/date: 57.26 2/19/25

Service Period Days Meter Number Mult
RE 1/17/25 2/20/25 34 60412305 100.0

Service Consumption
RE MINIMUM CHARGE 3,000.00
RE OVERAGE 134,100.00
TOTAL REUSE METER

Last Bill Amount 57.26
Payments 57.26-
Adjustments .00
Balance Forward .00

Current Previous Usage
94853 93482 137100
USAGE FOR 3/24 98100
Charge Total

Total Current Charges 176.61
** Balance Forward ** .00
Bank account drafted for: 176.61
Pay 194.27 After 3/18/25

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METER READING & IN CASE OF AN EMERGENCY.

AFTER-HOURS CALLS ARE SUBJECT TO A \$250 FEE.

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BY:

Pier Park Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

FBR PIER PARK

74473-85938 06-30 3/03/25 3/17/25
Total Current Charges 79.87
** Balance Forward ** .00
Bank account drafted for: 79.87
Pay 87.86 After 3/18/25

5295 PIER



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PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

2oz - #10 - 4331 - 5461 - F2 P465

FBR PIER PARK

ACCOUNT NUMBER	STATEMENT DATE	DUE DATE
74473-85938	06-30 3/03/25	3/17/25

Last Bill Amount	79.87
Payments	79.87-
Adjustments	.00
Balance Forward	.00

PIER PARK CDD

Last payment amount/date: 79.87 2/19/25

Service	RE 1/17/25	2/20/25	34	61879538	100.0	Current	Previous	Usage
Consumption						223801	223801	0
Charge						79.87		Total
								79.87
								79.87
								.00
								79.87

RE MINIMUM CHARGE

Total Current Charges

** Balance Forward **

Bank account drafted for:

Pay 87.86 After 3/18/25

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PHONE (850) 233-5100

CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

CITY PIER FRONT BEACH RD #2
74473-95670 06-30 3/03/25 3/17/25
Total Current Charges 188.73
** Balance Forward ** .00
Bank account drafted for: 188.73
Pay 207.60 After 3/18/25

RECEIVED
MAR 10 2025

BY: 5296

PIE



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PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

2oz - #10 - 4331 - 5462 - F2 P466

Pier Park Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

CITY PIER FRONT BEACH RD #2

ACCOUNT NUMBER	STATEMENT DATE	DUE DATE	Last Bill Amount
74473-95670	06-30 3/03/25	3/17/25	188.73

PIER PARK CDD

Last payment amount/date: 188.73 2/19/25

Service Period	Days	Meter Number	Mult	Current	Previous	Usage
WA 1/17/25 2/20/25	34	88488736	100.0	3039	3010	2900
				USAGE FOR	3/24	1600

Service	Consumption	Charge	Total
SC MINIMUM CHARGE	2,900.00	90.76	90.76
WA MINIMUM CHARGE	2,900.00	97.97	97.97
Total Current Charges			188.73
** Balance Forward **			.00
Bank account drafted for:			188.73
Pay	207.60	After	3/18/25

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CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

15999 (STINGRAY) L C HILTON DR
74473-95692 06-30 3/03/25 3/17/25
Total Current Charges 114.52
** Balance Forward ** .00
Bank account drafted for: 114.52
Pay 125.97 After 3/18/25

RECEIVED
MAR 10 2025

BY:

5297

PIE



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PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

202 - #10 - 4331 - 5463 - F2 P467

Pier Park Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

15999 (STINGRAY) L C HILTON DR

ACCOUNT NUMBER	STATEMENT DATE	DUE DATE
74473-95692	06-30 3/03/25	3/17/25

Last Bill Amount	114.52
Payments	114.52-
Adjustments	.00
Balance Forward	.00

PIER PARK CDD

Last payment amount/date: 114.52 2/19/25

Service	Period	Days	Meter Number	Mult
RE	1/17/25 2/20/25	34	65035523	100.0

Current	Previous	Usage
287676	287676	0
USAGE FOR	3/24	10400

Service	Consumption
RE MINIMUM CHARGE	

Charge	Total
114.52	114.52

Total Current Charges	114.52
** Balance Forward **	.00
Bank account drafted for:	114.52
Pay 125.97 After 3/18/25	

YOUR METER SHOULD BE ACCESSIBLE AT ALL TIMES FOR
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CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

15701 (MISTER) L C HILTON DR
74473-95798 06-30 3/03/25 3/17/25
Total Current Charges 26.73
** Balance Forward ** .00
Bank account drafted for: 26.73
Pay 29.40 After 3/18/25

RECEIVED
MAR 10 2025

BY:

5298 PIER



Follow QR code to pay your bill.

PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

202 - #10 - 4331 - 5464 - F2 P468

Pier Park Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

15701 (MISTER) L C HILTON DR

ACCOUNT NUMBER	STATEMENT DATE	DUE DATE	Last Bill Amount	26.73
74473-95798	06-30	3/03/25	3/17/25	26.73-
PIER PARK CDD			Adjustments	.00
Last payment amount/date:	26.73	2/19/25	Balance Forward	.00
Service Period	Days	Meter Number	Mult	Current Previous Usage
WA 1/17/25 2/20/25	34	69262077	100.0	2260 2260 0
Service	Consumption	Charge	Total	
WA MINIMUM CHARGE		26.73	26.73	
	Total Current Charges		26.73	
	** Balance Forward **		.00	
	Bank account drafted for:		26.73	
	Pay 29.40 After	3/18/25		

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CITY OF PANAMA CITY BEACH

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PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

DUMPSTER SERVICES LLC

7603 MCELVEY ROAD
PANAMA CITY BCH, FL 32408
850-249-2755

Invoice 13373

Date: Mon Feb 3, 2025



Account #: 2196

Please Pay: \$1,783.50**Bill To:**

PIER PARK CDD
Simon Management Associates LLC
600 PIER PARK DRIVE, SUITE 125
PANAMA CITY BEACH, FL 32413-2179

Location

PIER PARK CDD
600 Pier Park Drive, Suite 125
PANAMA CITY BEACH, FL 32413

Pay your bill Online at
www.dumpsterservicespcb.com
ID#: 101440021964

Page 1
Due Date: Wed Mar 5, 2025

Terms: Due on Receipt
Dumpster Services LLC

Acct# 2196

600 Pier Park Drive, Suite 125, Panama

Date	Description	Amount	Total
1/1/25	Street Sweep	\$61.50	\$61.50
1/2/25	Street Sweep	\$61.50	\$123.00
1/3/25	Street Sweep	\$61.50	\$184.50
1/4/25	Street Sweep	\$61.50	\$246.00
1/5/25	Street Sweep	\$61.50	\$307.50
1/6/25	Street Sweep	\$61.50	\$369.00
1/7/25	Street Sweep	\$61.50	\$430.50
1/8/25	Street Sweep	\$61.50	\$492.00
1/9/25	Street Sweep	\$61.50	\$553.50
1/10/25	Street Sweep	\$61.50	\$615.00
1/11/25	Street Sweep	\$61.50	\$676.50
1/12/25	Street Sweep	\$61.50	\$738.00
1/13/25	Street Sweep	\$61.50	\$799.50
1/14/25	Street Sweep	\$61.50	\$861.00
1/15/25	Street Sweep	\$61.50	\$922.50
1/16/25	Street Sweep	\$61.50	\$984.00
1/17/25	Street Sweep	\$61.50	\$1,045.50
1/18/25	Street Sweep	\$61.50	\$1,107.00
1/19/25	Street Sweep	\$61.50	\$1,168.50
1/20/25	Street Sweep	\$61.50	\$1,230.00
1/21/25	Street Sweep	\$61.50	\$1,291.50
1/24/25	Street Sweep	\$61.50	\$1,353.00
1/25/25	Street Sweep	\$61.50	\$1,414.50
1/26/25	Street Sweep	\$61.50	\$1,476.00
1/27/25	Street Sweep	\$61.50	\$1,537.50
1/28/25	Street Sweep	\$61.50	\$1,599.00
1/29/25	Street Sweep	\$61.50	\$1,660.50
1/30/25	Street Sweep	\$61.50	\$1,722.00
1/31/25	Street Sweep	\$61.50	\$1,783.50

Date 2/6/2025

Entity # _____

G/L Coding _____

Amount \$ _____

OK to Pay _____

PO/Contract/Uncovered

Discrepancy _____

Approval _____

Invoice 13373 Total:**\$1,783.50**

Pay your bill and see account information
Online at www.dumpsterservicespcb.com ID#: 101440021964

RECEIVED
02/06/2025

DUMPSTER SERVICES LLC

7603 MCELVEY ROAD
PANAMA CITY BCH, FL 32408
850-249-2755

**Invoice 13574**

Date: Mon Mar 3, 2025

Account #: 2196

Please Pay: \$1,722.00**Bill To:**

PIER PARK CDD
Simon Management AssociatesLLC
600 PIER PARK DRIVE, SUITE125
PANAMA CITY BEACH, FL 32413-2179

Location

PIER PARK CDD
600 Pier Park Drive, Suite125
PANAMA CITY BEACH, FL 32413

Pay your bill Online at
www.dumpsterservicespcb.com
ID#: 101440021964

Page 1
Due Date: Wed Apr 2, 2025

Terms: Due on Receipt
Dumpster Services LLC

Acct# 2196

600 Pier Park Drive, Suite125, Panama

Date	Description	Amount	Total
2/1/25	Street Sweep	\$61.50	\$61.50
2/2/25	Street Sweep	\$61.50	\$123.00
2/3/25	Street Sweep	\$61.50	\$184.50
2/4/25	Street Sweep	\$61.50	\$246.00
2/5/25	Street Sweep	\$61.50	\$307.50
2/6/25	Street Sweep	\$61.50	\$369.00
2/7/25	Street Sweep	\$61.50	\$430.50
2/8/25	Street Sweep	\$61.50	\$492.00
2/9/25	Street Sweep	\$61.50	\$553.50
2/10/25	Street Sweep	\$61.50	\$615.00
2/11/25	Street Sweep	\$61.50	\$676.50
2/12/25	Street Sweep	\$61.50	\$738.00
2/13/25	Street Sweep	\$61.50	\$799.50
2/14/25	Street Sweep	\$61.50	\$861.00
2/15/25	Street Sweep	\$61.50	\$922.50
2/16/25	Street Sweep	\$61.50	\$984.00
2/17/25	Street Sweep	\$61.50	\$1,045.50
2/18/25	Street Sweep	\$61.50	\$1,107.00
2/19/25	Street Sweep	\$61.50	\$1,168.50
2/20/25	Street Sweep	\$61.50	\$1,230.00
2/21/25	Street Sweep	\$61.50	\$1,291.50
2/22/25	Street Sweep	\$61.50	\$1,353.00
2/23/25	Street Sweep	\$61.50	\$1,414.50
2/24/25	Street Sweep	\$61.50	\$1,476.00
2/25/25	Street Sweep	\$61.50	\$1,537.50
2/26/25	Street Sweep	\$61.50	\$1,599.00
2/27/25	Street Sweep	\$61.50	\$1,660.50
2/28/25	Street Sweep	\$61.50	\$1,722.00

Date 3-5-2025
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval _____

Invoice 13574 Total:**\$1,722.00**

Pay your bill and see account information
Online at www.dumpsterservicespcb.com ID#: 101440021964

**Pier Park CDD
Florida Power & Light**

**Month: 02/25 Statement Date: 02/21/25
Period: 01/23/25 - 02/21/25 Date Due : 03/17/25**

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02/26/25

<u>Account</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
21020-35512	16200 Front Beach Road Transformer #34	001 53100 4301	\$ 587.20
21030-25942	16200 Front Beach Road Meter Center	001 53100 4301	\$ 127.24
21032-39717	16200 Front Beach Road Transformer #15	001 53100 4301	\$ 206.42
21038-75593	16200 Front Beach Road Transformer #26	001 53100 4301	\$ 34.79
21039-60759	600 S Pier Park Drive Clebration Tower	001 53100 4301	\$ 100.41
21047-04362	15700 L C Hilton Jr Drive Lighting	001 53100 4301	\$ 266.26
21069-33118	16201 Front Beach Road Unit A Bathroom	001 53100 4301	\$ 332.99
21092-86761	15700 L C Hilton Jr Dr Irrigation	001 53100 4301	\$ 30.65

TOTAL	\$ 1,685.96
--------------	--------------------

Unplied Credit/Debit		\$ -
General Fund	001 53100 4301	\$ 1,685.96
	Total	\$ 1,685.96



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FEB 26 2025

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0005 0020 500003

E001

Electric Bill Statement

For: Jan 23, 2025 to Feb 21, 2025 (30 days)

Statement Date: Feb 22, 2025

Account Number: 21020-35512

Service Address:

16200 FRONT BEACH RD TX 34

PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

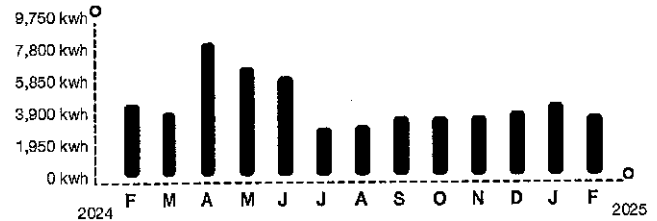
\$587.20

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	702.39
Payment(s) received - thank you	-702.39
<hr/>	
Balance before new charges	\$0.00
Total new charges	\$587.20
Total amount due	\$587.20

(See page 2 for details of current charges.)

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711 (Relay Service)



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MIAMI FL 33102-9090



21020-35512

ACCOUNT NUMBER

\$587.20

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



FPL
Northwest FL

Customer Name Account Number
PIER PARK COMMUNITY 21020-35512
DEVELOPMENT
DISTRICT

FPL.com Page 2

0006 0020 500003

E001

BILL DETAILS

Amount of your last bill	702.39
Payment(s) received - thank you	-702.39
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (3976 KWH at \$0.10643)	423.16
Fuel charge (3976 KWH at \$0.02718)	108.07
Electric service charges	\$544.10
Gross receipts tax (State tax)	13.96
Franchise fee (Reqd local fee)	28.64
Regulatory fee (State fee)	0.50
Taxes and charges	\$43.10
Total new charges	\$587.20
Total amount you owe	\$587.20

METER SUMMARY

Meter Reading - Meter 7261457. Next meter reading date Mar 24, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	97917		93941		3976

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 21, 2025	Jan 22, 2025	Feb 21, 2024
kWh used	3976	4779	4848
Service days	30	33	30
kWh/day	133	145	162
Amount	\$587.20	\$702.39	\$750.35

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E001

Electric Bill Statement

For: Jan 24, 2025 to Feb 22, 2025 (30 days)

Statement Date: Feb 22, 2025

Account Number: 21030-25942

Service Address:

16200 FRONT BEACH RD METER CNTR
PANAMA CITY BEACH, FL 32413-2516

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

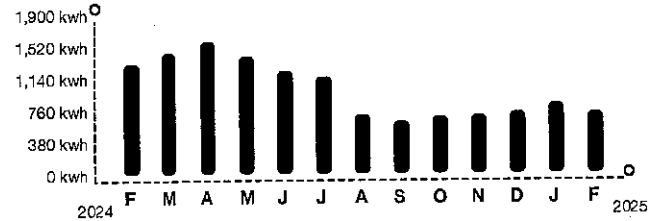
\$127.24

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	143.60
Payment(s) received - thank you	-143.60
Balance before new charges	\$0.00
Total new charges	\$127.24
Total amount due	\$127.24

(See page 2 for details of current charges.)

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KEEP IN MIND

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Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

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711 (Relay Service)



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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

SUMMARY BILL MASTER
24000-03642

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FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21030-25942

ACCOUNT NUMBER

\$127.24

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21030-25942
DEVELOPMENT
DISTRICT

FPL.com Page 2

0008 0020 500003

E001

BILL DETAILS

Amount of your last bill	143.60
Payment(s) received - thank you	-143.60
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (786 KWH at \$0.10643)	83.66
Fuel charge (786 KWH at \$0.02718)	21.36
Electric service charges	\$117.89
Gross receipts tax (State tax)	3.03
Franchise fee (Reqd local fee)	6.21
Regulatory fee (State fee)	0.11
Taxes and charges	\$9.35
Total new charges	\$127.24
Total amount you owe	\$127.24

METER SUMMARY

Meter Reading - Meter 7423853. Next meter reading date Mar 24, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	97507		96721		786

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2025	Jan 23, 2025	Feb 22, 2024
kWh used	786	901	1431
Service days	30	33	30
kWh/day	26	27	48
Amount	\$127.24	\$143.60	\$231.22

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E001

Electric Bill Statement

For: Jan 24, 2025 to Feb 22, 2025 (30 days)

Statement Date: Feb 22, 2025

Account Number: 21032-39717

Service Address:

16200 FRONT BEACH RD TX 15
PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

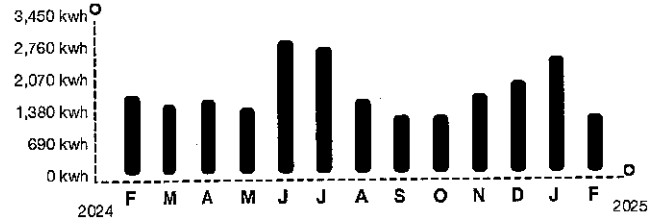
\$206.42

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	403.55
Payment(s) received - thank you	-403.55
Balance before new charges	\$0.00
Total new charges	\$206.42
Total amount due	\$206.42

(See page 2 for details of current charges.)

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KEEP IN MIND

- Payments received after March 17, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)



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C/O ACCOUNTS PAYABLE
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TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

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FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21032-39717

ACCOUNT NUMBER

\$206.42

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21032-39717
DEVELOPMENT
DISTRICT

FPL.com Page 2

0010 0020 500003

E001

BILL DETAILS

Amount of your last bill	403.55
Payment(s) received - thank you	-403.55
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (1335 KWH at \$0.10643)	142.10
Fuel charge (1335 KWH at \$0.02718)	36.29
Electric service charges	\$191.26
Gross receipts tax (State tax)	4.91
Franchise fee (Reqd local fee)	10.07
Regulatory fee (State fee)	0.18
Taxes and charges	\$15.16
Total new charges	\$206.42
Total amount you owe	\$206.42

METER SUMMARY

Meter Reading - Meter 7511454. Next meter reading date Mar 24, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	98604		97269		1335

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2025	Jan 23, 2025	Feb 22, 2024
kWh used	1335	2705	1868
Service days	30	33	30
kWh/day	45	82	62
Amount	\$206.42	\$403.55	\$297.61

KEEP IN MIND

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E001

Electric Bill Statement

For: Jan 24, 2025 to Feb 22, 2025 (30 days)

Statement Date: Feb 22, 2025

Account Number: 21038-75593

Service Address:

16200 FRONT BEACH RD TX 26
PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

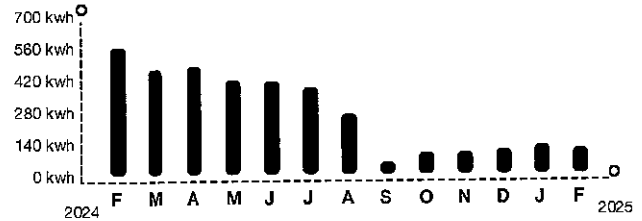
\$34.79

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	35.96
Payment(s) received - thank you	-35.96
Balance before new charges	\$0.00
Total new charges	\$34.79
Total amount due	\$34.79

(See page 2 for details of current charges.)

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KEEP IN MIND

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Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

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711 (Relay Service)



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3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
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MIAMI FL 33102-9090



21038-75593

ACCOUNT NUMBER

\$34.79

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21038-75593
DEVELOPMENT
DISTRICT

FPL.com Page 2

0012 0020 500003

E001

BILL DETAILS

Amount of your last bill	35.96
Payment(s) received - thank you	-35.96
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Minimum base bill charge	3.46
Non-fuel (119 KWH at \$0.10643)	12.67
Fuel charge (119 KWH at \$0.02718)	3.23
Electric service charges	\$32.23
Gross receipts tax (State tax)	0.83
Franchise fee (Reqd local fee)	1.70
Regulatory fee (State fee)	0.03
Taxes and charges	\$2.56
Total new charges	\$34.79
Total amount you owe	\$34.79

METER SUMMARY

Meter Reading - Meter 7288480. Next meter reading date Mar 24, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	00021		99902		119

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2025	Jan 23, 2025	Feb 22, 2024
kWh used	119	136	610
Service days	30	33	31
kWh/day	4	4	20
Amount	\$34.79	\$35.96	\$106.47

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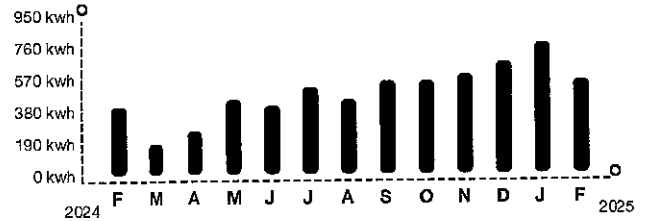
For: Jan 23, 2025 to Feb 21, 2025 (30 days)

Statement Date: Feb 22, 2025**Account Number:** 21039-60759**Service Address:**600 S PIER PARK DR
PANAMA CITY BEACH, FL 32413-2169**PIER PARK COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$100.41**

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	134.83
Payment(s) received - thank you	-134.83
Balance before new charges	\$0.00
Total new charges	\$100.41
Total amount due	\$100.41

(See page 2 for details of current charges.)

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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
2806 N 5TH ST STE 403
ST AUGUSTINE FL 32084-1904

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21039-60759

ACCOUNT NUMBER

\$100.41

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21039-60759
DEVELOPMENT
DISTRICT

FPL.com Page 2

0014 0020 500003

E001

BILL DETAILS

Amount of your last bill	134.83
Payment(s) received - thank you	-134.83
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (600 KWH at \$0.10643)	63.85
Fuel charge (600 KWH at \$0.02716)	16.31
<hr/>	
Electric service charges	\$93.03
Gross receipts tax (State tax)	2.39
Franchise fee (Reqd local fee)	4.90
Regulatory fee (State fee)	0.09
<hr/>	
Taxes and charges	\$7.38
Total new charges	\$100.41
Total amount you owe	\$100.41

METER SUMMARY

Meter Reading - Meter 3277339. Next meter reading date Mar 24, 2025

Usage Type	Current	- Previous	x Const	= Usage
kWh	1429	1414	40	600

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 21, 2025	Jan 22, 2025	Feb 21, 2024
kWh used	600	840	440
Service days	30	33	30
kWh/day	20	25	15
Amount	\$100.41	\$134.83	\$80.65

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RECEIVED
FEB 26 2025
BY:

Electric Bill Statement

For: Jan 24, 2025 to Feb 22, 2025 (30 days)

Statement Date: Feb 22, 2025**Account Number:** 21047-04362**Service Address:**15700 L C HILTON JR DR LIGHTING
PANAMA CITY BEACH, FL 32413-0810

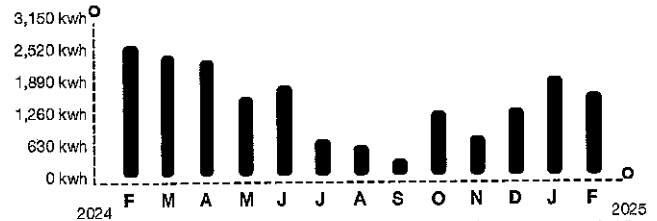
PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL**\$266.26**

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY

With extreme cold weather, your bill may be higher due to increased energy use from heating. If you're experiencing hardship, we're here to help. Call us at 800-225-5797.

KEEP IN MIND

- Payments received after March 17, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	316.10
Payment(s) received - thank you	-316.10
<hr/>	
Balance before new charges	\$0.00
Total new charges	\$266.26
Total amount due	\$266.26

(See page 2 for details of current charges.)

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TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

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P.O. BOX 29090
MIAMI FL 33102-9090



21047-04362

ACCOUNT NUMBER

\$266.26

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



FPL
Northwest FL

Customer Name Account Number
PIER PARK COMMUNITY 21047-04362
DEVELOPMENT
DISTRICT

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	316.10
Payment(s) received - thank you	-316.10
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (1750 KWH at \$0.10643)	186.27
Fuel charge (1750 KWH at \$0.02718)	47.57
Electric service charges	\$246.71
Gross receipts tax (State tax)	6.33
Franchise fee (Reqd local fee)	12.99
Regulatory fee (State fee)	0.23
Taxes and charges	\$19.55
Total new charges	\$266.26
Total amount you owe	\$266.26

METER SUMMARY

Meter Reading - Meter 7423838. Next meter reading date Mar 24, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	6747		4997		1750

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2025	Jan 23, 2025	Feb 22, 2024
kWh used	1750	2098	2816
Service days	30	33	31
kWh/day	58	64	91
Amount	\$266.26	\$316.10	\$441.62

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**RECEIVED**
FEB 26 2025**Electric Bill Statement**

For: Jan 22, 2025 to Feb 20, 2025 (30 days)

Statement Date: Feb 22, 2025**Account Number:** 21069-33118**Service Address:**16201 FRONT BEACH RD UNIT A
PANAMA CITY BEACH, FL 32413-2515

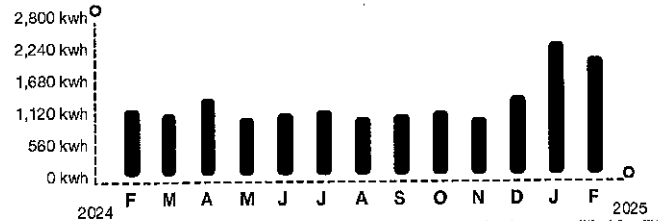
BY:
PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL**\$332.99**

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	374.58
Payment(s) received - thank you	-374.58
Balance before new charges	\$0.00
Total new charges	\$332.99
Total amount due	\$332.99

(See page 2 for details of current charges.)

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KEEP IN MIND

- Payments received after March 17, 2025 are considered late; a late payment charge of 1.00% will apply.
- We have changed the date we read your meter. As a result, this bill period is shorter and the billing date has changed.

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711 (Relay Service)

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P.O. BOX 29090
MIAMI FL 33102-9090

21069-33118

ACCOUNT NUMBER

\$332.99

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21069-33118
DEVELOPMENT
DISTRICT

FPL.com Page 2

0018 0020 500003

E001

BILL DETAILS

Amount of your last bill	374.58
Payment(s) received - thank you	-374.58
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (2213 KWH at \$0.10643)	235.53
Fuel charge (2213 KWH at \$0.02718)	60.15
Electric service charges	\$308.55
Gross receipts tax (State tax)	7.92
Franchise fee (Reqd local fee)	16.24
Regulatory fee (State fee)	0.28
Taxes and charges	\$24.44
Total new charges	\$332.99
Total amount you owe	\$332.99

METER SUMMARY

Meter Reading - Meter 3281694. Next meter reading date Mar 21, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	16904		14691		2213

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 20, 2025	Jan 21, 2025	Feb 20, 2024
kWh used	2213	2504	1274
Service days	30	33	30
kWh/day	74	76	42
Amount	\$332.99	\$374.58	\$207.35

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FEB 26 2025**Electric Bill Statement**

For: Jan 24, 2025 to Feb 22, 2025 (30 days)

Statement Date: Feb 22, 2025

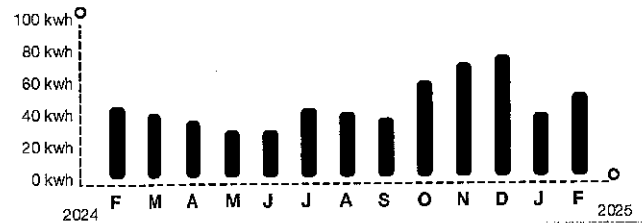
Account Number: 21092-86761

Service Address:15700 L C HILTON JR DR IRRIGATION
PANAMA CITY BEACH, FL 32413-0810**PIER PARK COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$30.65**

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY

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KEEP IN MIND

- Payments received after March 17, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	29.82
Payment(s) received - thank you	-29.82
<hr/>	
Balance before new charges	\$0.00
Total new charges	\$30.65
Total amount due	\$30.65

(See page 2 for details of current charges.)

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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
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ORLANDO FL 32819-9064**SUMMARY BILL MASTER**
24000-03642Make check payable to FPL NW FL
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this coupon to:FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090

21092-86761

ACCOUNT NUMBER

\$30.65

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21092-86761
DEVELOPMENT
DISTRICT

FPL.com Page 2

0020 0020 500003

E001

BILL DETAILS

Amount of your last bill	29.82
Payment(s) received - thank you	-29.82
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Minimum base bill charge	8.05
Non-fuel (56 KWH at \$0.10643)	5.96
Fuel charge (56 KWH at \$0.02718)	1.52
Electric service charges	\$28.40
Gross receipts tax (State tax)	0.73
Franchise fee (Reqd local fee)	1.49
Regulatory fee (State fee)	0.03
Taxes and charges	\$2.25
Total new charges	\$30.65
Total amount you owe	\$30.65

METER SUMMARY

Meter Reading - Meter 7428731. Next meter reading date Mar 24, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	21039		20983		56

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2025	Jan 23, 2025	Feb 22, 2024
kWh used	56	43	49
Service days	30	33	30
kWh/day	2	1	2
Amount	\$30.65	\$29.82	\$35.77

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Pier Park CDD
Florida Power & Light
Statement Date: 03/24/25
Date Due : 04/14/25

<u>Account</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
21020-35512	16200 Front Beach Road Transformer #34	001 53100 4301	\$ 508.76
21030-25942	16200 Front Beach Road Meter Center	001 53100 4301	\$ 196.87
21032-39717	16200 Front Beach Road Transformer #15	001 53100 4301	\$ 132.99
21038-75593	16200 Front Beach Road Transformer #26	001 53100 4301	\$ 34.13
21039-60759	600 S Pier Park Drive Clebration Tower	001 53100 4301	\$ 65.80
21047-04362	15700 L C Hilton Jr Drive Lighting	001 53100 4301	\$ 285.67
21069-33118	16201 Front Beach Road Unit A Bathroom	001 53100 4301	\$ 180.57
21092-86761	15700 L C Hilton Jr Dr Irrigation	001 53100 4301	\$ 30.46

TOTAL	\$ 1,435.25
--------------	--------------------

Unplied Credit/Debit	\$ -
Total	001-53100-4301 \$ 1,435.25

Summary Bill Statement
Statement Date: Mar 24, 2025
Master Account #: 24000-03642
Due Date: Apr 14, 2025

RECEIVED
MAR 27 2025

BY:

CURRENT BILL	
\$1,435.25 TOTAL AMOUNT YOU OWE	Apr 14, 2025 NEW CHARGES DUE BY
PIER PARK COMMUNITY DEVELOPMENT DISTRICT	
SUMMARY BILL	
Summary Bill Master Account Number	24000-03642

For Summary Billing inquiries, please email
SummaryBilling@fpl.com

Please return the coupon below with payment for
the Total Amount You Owe.

/ 150027 2400003642 00316000000000000000143525

0001 0020 500003 9
#BWNDJNQ ***
#00942E01S243302#
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3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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24000-03642

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FPL NORTHWEST FL SUMM BILL
P.O. BOX 526843
MIAMI FL 33152



24000-03642	\$1,435.25	Apr 14, 2025	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



FPL

Northwest FL

Customer Name **Account Number**
PIER PARK COMMUNITY 24000-03642
DEVELOPMENT
DISTRICT

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Northwest FL

Customer Name Account Number
PIER PARK COMMUNITY 24000-03642
DEVELOPMENT
DISTRICT

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E01S

Summary Bill Statement

Statement Date: Mar 24, 2025

Master Account #: 24000-03642

Due Date: Apr 14, 2025

Account Number	Service Address	Rate Cycle Day	Read Date Service Days	kWh Max kWd	Total Due	Remarks
21020-35512	16200 FRONT BEACH RD TX 34 PANAMA CITY BEACH, FL 32413-2516	GS_68 16	03/23/2025 30	3432	\$508.76	PIER PARK COMMUNITY DEVELOPMENT DIS
21030-25942	16200 FRONT BEACH RD METER CNTR PANAMA CITY BEACH, FL 32413-2516	GS_68 16	03/24/2025 30	1269	\$196.87	PIER PARK COMMUNITY DEVELOPMENT DIS
21032-39717	16200 FRONT BEACH RD TX 15 PANAMA CITY BEACH, FL 32413-2516	GS_68 16	03/24/2025 30	826	\$132.99	PIER PARK COMMUNITY DEVELOPMENT DIS
21038-75593	16200 FRONT BEACH RD TX 26 PANAMA CITY BEACH, FL 32413-2516	GS_68 16	03/24/2025 30	109	\$34.13	PIER PARK COMMUNITY DEVELOPMENT DIS
21039-60759	600 S PIER PARK DR PANAMA CITY BEACH, FL 32413-2169	GS_68 16	03/23/2025 30	360	\$65.80	PIER PARK COMMUNITY DEVELOPMENT DIS
21047-04362	15700 L C HILTON JR DR LIGHTING PANAMA CITY BEACH, FL 32413-0810	GS_68 16	03/24/2025 30	1885	\$285.67	PIER PARK COMMUNITY DEVELOPMENT DIS
21069-33118	16201 FRONT BEACH RD UNIT A PANAMA CITY BEACH, FL 32413-2515	GS_68 15	03/20/2025 28	1156	\$180.57	PIER PARK COMMUNITY DEVELOPMENT DIS
21092-86761	15700 L C HILTON JR DR IRRIGATION PANAMA CITY BEACH, FL 32413-0810	GS_68 16	03/24/2025 30	53	\$30.46	PIER PARK COMMUNITY DEVELOPMENT

Accounts billed:	8
Accounts not billed:	0
Total number of accounts:	8
Total kWh:	9,090
Total amount due:	\$1,435.25





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Northwest FL

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RECEIVED
MAR 27 2025

Electric Bill Statement

For: Feb 22, 2025 to Mar 23, 2025 (30 days)

Statement Date: Mar 24, 2025

Account Number: 21020-35512

Service Address:

16200 FRONT BEACH RD TX 34

PANAMA CITY BEACH, FL 32413-2516

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,

Here's what you owe for this billing period.

CURRENT BILL

\$508.76

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	587.20
Payment(s) received - thank you	-587.20
Balance before new charges	\$0.00
Total new charges	\$508.76
Total amount due	\$508.76

(See page 2 for details of current charges.)

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KEEP IN MIND

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Hearing/Speech Impaired:

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711 (Relay Service)



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FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21020-35512

ACCOUNT NUMBER

\$508.76

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED

**FPL**

Northwest FL

Customer Name **Account Number**
 PIER PARK COMMUNITY 21020-35512
 DEVELOPMENT
 DISTRICT

FPL.com Page 2

0006 0020 500003

E001

BILL DETAILS

Amount of your last bill	587.20
Payment(s) received - thank you	-587.20
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (3432 KWH at \$0.10643)	365.27
Fuel charge (3432 KWH at \$0.02718)	93.28
Electric service charges	\$471.42
Gross receipts tax (State tax)	12.10
Franchise fee (Reqd local fee)	24.81
Regulatory fee (State fee)	0.43
Taxes and charges	\$37.34
Total new charges	\$508.76
Total amount you owe	\$508.76

METER SUMMARY

Meter Reading - Meter 7261457. Next meter reading date Apr 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	01349		97917		3432

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 23, 2025	Feb 21, 2025	Mar 21, 2024
kWh used	3432	3976	4254
Service days	30	30	29
kWh/day	114	133	147
Amount	\$508.76	\$587.20	\$660.12

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Northwest FL

RECEIVED
MAR 27 2025

Electric Bill Statement

For: Feb 23, 2025 to Mar 24, 2025 (30 days)

Statement Date: Mar 24, 2025

Account Number: 21030-25942

Service Address:

16200 FRONT BEACH RD METER CNTR
PANAMA CITY BEACH, FL 32413-2516

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

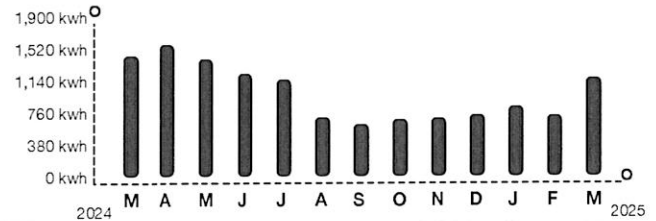
\$196.87

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	127.24
Payment(s) received - thank you	-127.24
Balance before new charges	\$0.00
Total new charges	\$196.87
Total amount due	\$196.87

(See page 2 for details of current charges.)

Visit **FPL.com/PayBill** for ways to pay

KEEP IN MIND

- Payments received after April 14, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)



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Northwest FL

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0007 0020 500003

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

SUMMARY BILL MASTER
24000-03642

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FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21030-25942

ACCOUNT NUMBER

\$196.87

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED

**FPL**

Northwest FL

Customer Name **Account Number**
 PIER PARK COMMUNITY 21030-25942
 DEVELOPMENT
 DISTRICT

FPL.com Page 2

0008 0020 500003

E001

BILL DETAILS

Amount of your last bill	127.24
Payment(s) received - thank you	-127.24
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS

Base charge	12.87
Non-fuel (1269 KWH at \$0.10643)	135.06
Fuel charge (1269 KWH at \$0.02718)	34.49

Electric service charges	\$182.42
---------------------------------	-----------------

Gross receipts tax (State tax)	4.68
Franchise fee (Reqd local fee)	9.60
Regulatory fee (State fee)	0.17

Taxes and charges	\$14.45
--------------------------	----------------

Total new charges	\$196.87
-------------------	----------

Total amount you owe	\$196.87
-----------------------------	-----------------

METER SUMMARY

Meter Reading - Meter 7423853. Next meter reading date Apr 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	98776		97507		1269

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2025	Feb 22, 2025	Mar 22, 2024
kWh used	1269	786	1568
Service days	30	30	29
kWh/day	42	26	54
Amount	\$196.87	\$127.24	\$252.01

KEEP IN MIND

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E001

Electric Bill Statement

For: Feb 23, 2025 to Mar 24, 2025 (30 days)

Statement Date: Mar 24, 2025

Account Number: 21032-39717

Service Address:

16200 FRONT BEACH RD TX 15
PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

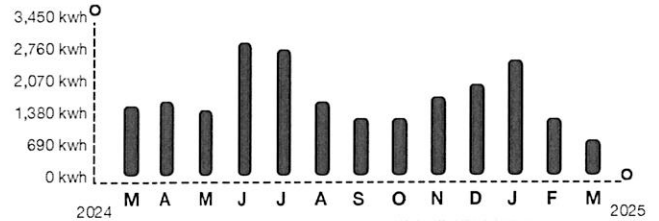
\$132.99

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	206.42
Payment(s) received - thank you	-206.42
Balance before new charges	\$0.00
Total new charges	\$132.99
Total amount due	\$132.99

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

KEEP IN MIND

- Payments received after April 14, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)



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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
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FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21032-39717

ACCOUNT NUMBER

\$132.99

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21032-39717
DEVELOPMENT
DISTRICT

FPL.com Page 2

0010 0020 500003

E001

BILL DETAILS

Amount of your last bill	206.42
Payment(s) received - thank you	-206.42
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (826 KWH at \$0.10643)	87.91
Fuel charge (826 KWH at \$0.02718)	22.45
Electric service charges	\$123.23
Gross receipts tax (State tax)	3.16
Franchise fee (Reqd local fee)	6.49
Regulatory fee (State fee)	0.11
Taxes and charges	\$9.76
Total new charges	\$132.99
Total amount you owe	\$132.99

METER SUMMARY

Meter Reading - Meter 7511454. Next meter reading date Apr 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	99430		98604		826

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2025	Feb 22, 2025	Mar 22, 2024
kWh used	826	1335	1653
Service days	30	30	29
kWh/day	28	45	57
Amount	\$132.99	\$206.42	\$264.93

KEEP IN MIND

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Electric Bill Statement
For: Feb 23, 2025 to Mar 24, 2025 (30 days)
Statement Date: Mar 24, 2025
Account Number: 21038-75593
Service Address:
16200 FRONT BEACH RD TX 26
PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

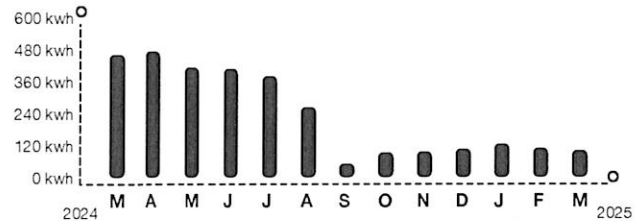
\$34.13

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	34.79
Payment(s) received - thank you	-34.79
Balance before new charges	\$0.00
Total new charges	\$34.13
Total amount due	\$34.13

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

KEEP IN MIND

- Payments received after April 14, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service: 800-225-5797

To Report Power Outages: 800-468-8243
Hearing/Speech Impaired: 711 (Relay Service)



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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

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P.O. BOX 29090
MIAMI FL 33102-9090



21038-75593

ACCOUNT NUMBER

\$34.13

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED

**FPL**

Northwest FL

Customer Name Account Number
PIER PARK COMMUNITY 21038-75593
DEVELOPMENT
DISTRICT

FPL.com Page 2

0012 0020 500003

E001

BILL DETAILS

Amount of your last bill	34.79
Payment(s) received - thank you	-34.79
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Minimum base bill charge	4.19
Non-fuel (109 KWH at \$0.10643)	11.61
Fuel charge (109 KWH at \$0.02718)	2.96
Electric service charges	\$31.63
Gross receipts tax (State tax)	0.81
Franchise fee (Reqd local fee)	1.66
Regulatory fee (State fee)	0.03
Taxes and charges	\$2.50
Total new charges	\$34.13
Total amount you owe	\$34.13

METER SUMMARY

Meter Reading - Meter 7288480. Next meter reading date Apr 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	130		21		109

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2025	Feb 22, 2025	Mar 22, 2024
kWh used	109	119	503
Service days	30	30	29
kWh/day	4	4	17
Amount	\$34.13	\$34.79	\$90.22

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Electric Bill Statement
For: Feb 22, 2025 to Mar 23, 2025 (30 days)
Statement Date: Mar 24, 2025
Account Number: 21039-60759
Service Address:
600 S PIER PARK DR
PANAMA CITY BEACH, FL 32413-2169

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

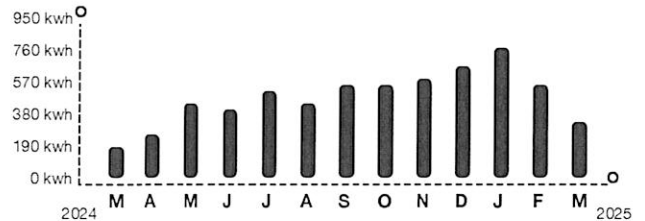
\$65.80

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	100.41
Payment(s) received - thank you	-100.41
Balance before new charges	\$0.00
Total new charges	\$65.80
Total amount due	\$65.80

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

KEEP IN MIND

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Customer Service: 800-225-5797

To Report Power Outages: 800-468-8243
Hearing/Speech Impaired: 711 (Relay Service)



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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
2806 N 5TH ST STE 403
ST AUGUSTINE FL 32084-1904

SUMMARY BILL MASTER
24000-03642

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P.O. BOX 29090
MIAMI FL 33102-9090



21039-60759

ACCOUNT NUMBER

\$65.80

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21039-60759
DEVELOPMENT
DISTRICT

FPL.com Page 2

0014 0020 500003

E001

BILL DETAILS

Amount of your last bill	100.41
Payment(s) received - thank you	-100.41
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (360 KWH at \$0.10643)	38.32
Fuel charge (360 KWH at \$0.02718)	9.78
<hr/>	
Electric service charges	\$60.97
Gross receipts tax (State tax)	1.56
Franchise fee (Reqd local fee)	3.21
Regulatory fee (State fee)	0.06
<hr/>	
Taxes and charges	\$4.83
Total new charges	\$65.80
Total amount you owe	\$65.80

METER SUMMARY

Meter Reading - Meter 3277339. Next meter reading date Apr 22, 2025

Usage Type	Current	- Previous	x Const	= Usage
kWh	1438	1429	40	360

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 23, 2025	Feb 21, 2025	Mar 21, 2024
kWh used	360	600	200
Service days	30	30	29
kWh/day	12	20	7
Amount	\$65.80	\$100.41	\$44.19

KEEP IN MIND

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MAR 27 2025

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

Electric Bill Statement

For: Feb 23, 2025 to Mar 24, 2025 (30 days)

Statement Date: Mar 24, 2025

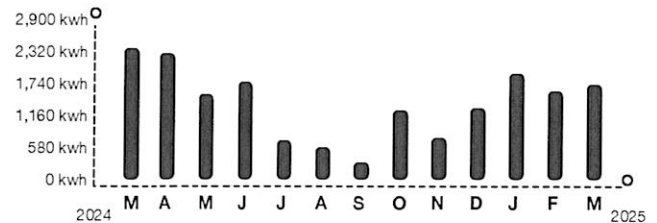
Account Number: 21047-04362

Service Address:15700 L C HILTON JR DR LIGHTING
PANAMA CITY BEACH, FL 32413-0810**CURRENT BILL****\$285.67**

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	266.26
Payment(s) received - thank you	-266.26
Balance before new charges	\$0.00
Total new charges	\$285.67
Total amount due	\$285.67

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay**KEEP IN MIND**

- Payments received after April 14, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:800-468-8243
711 (Relay Service)

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C/O ACCOUNTS PAYABLE
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TAMPA FL 33614-8390**SUMMARY BILL MASTER**
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in U.S. funds and mail along with
this coupon to:FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090

21047-04362

ACCOUNT NUMBER

\$285.67

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



FPL
Northwest FL

Customer Name **Account Number**
PIER PARK COMMUNITY 21047-04362
DEVELOPMENT
DISTRICT

FPL.com Page 2

0016 0020 500003

E001

BILL DETAILS

Amount of your last bill	266.26
Payment(s) received - thank you	-266.26
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (1885 KWH at \$0.10643)	200.61
Fuel charge (1885 KWH at \$0.02718)	51.23
Electric service charges	\$264.71
Gross receipts tax (State tax)	6.79
Franchise fee (Reqd local fee)	13.93
Regulatory fee (State fee)	0.24
Taxes and charges	\$20.96
Total new charges	\$285.67
Total amount you owe	\$285.67

METER SUMMARY

Meter Reading - Meter 7423838. Next meter reading date Apr 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	8632		6747		1885

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2025	Feb 22, 2025	Mar 22, 2024
kWh used	1885	1750	2600
Service days	30	30	29
kWh/day	63	58	90
Amount	\$285.67	\$266.26	\$408.80

KEEP IN MIND

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RECEIVED
MAR 27 2025

BY:

Electric Bill Statement**For:** Feb 21, 2025 to Mar 20, 2025 (28 days)**Statement Date:** Mar 24, 2025**Account Number:** 21069-33118**Service Address:**16201 FRONT BEACH RD UNIT A
PANAMA CITY BEACH, FL 32413-2515

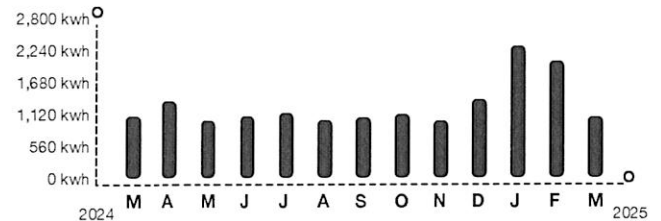
PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL**\$180.57**

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	332.99
Payment(s) received - thank you	-332.99
Balance before new charges	\$0.00
Total new charges	\$180.57
Total amount due	\$180.57

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay**KEEP IN MIND**

- Payments received after April 14, 2025 are considered late; a late payment charge of 1.00% will apply.
- We have changed the date we read your meter. As a result, this bill period is shorter and the billing date has changed.
- To avoid estimating your bill, we used an earlier actual remote reading. This may result in fewer service days this month and more service days next month.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:800-468-8243
711 (Relay Service)

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in U.S. funds and mail along with
this coupon to:FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090

21069-33118

ACCOUNT NUMBER

\$180.57

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED

**FPL**

Northwest FL

Customer Name Account Number
 PIER PARK COMMUNITY 21069-33118
 DEVELOPMENT
 DISTRICT

FPL.com Page 2

0018 0020 500003

E001

BILL DETAILS

Amount of your last bill	332.99
Payment(s) received - thank you	-332.99
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (1156 KWH at \$0.10643)	123.03
Fuel charge (1156 KWH at \$0.02718)	31.42
<hr/>	
Electric service charges	\$167.32
Gross receipts tax (State tax)	4.29
Franchise fee (Reqd local fee)	8.81
Regulatory fee (State fee)	0.15
<hr/>	
Taxes and charges	\$13.25
Total new charges	\$180.57
Total amount you owe	\$180.57

METER SUMMARY

Meter Reading - Meter 3281694. Next meter reading date Apr 21, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	18060		16904		1156

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 20, 2025	Feb 20, 2025	Mar 20, 2024
kWh used	1156	2213	1180
Service days	28	30	29
kWh/day	41	74	41
Amount	\$180.57	\$332.99	\$193.08

KEEP IN MIND

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Northwest FL

RECEIVED
MAR 27 2025

Electric Bill Statement

For: Feb 23, 2025 to Mar 24, 2025 (30 days)

Statement Date: Mar 24, 2025

Account Number: 21092-86761

Service Address:

15700 L C HILTON JR DR IRRIGATION
PANAMA CITY BEACH, FL 32413-0810

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

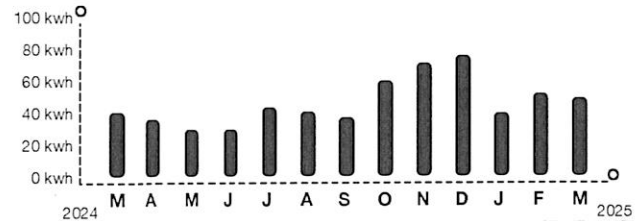
\$30.46

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	30.65
Payment(s) received - thank you	-30.65
Balance before new charges	\$0.00
Total new charges	\$30.46
Total amount due	\$30.46

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

KEEP IN MIND

- Payments received after April 14, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)



FPL
Northwest FL

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY *

0019 0020 500003

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21092-86761

ACCOUNT NUMBER

\$30.46

TOTAL AMOUNT YOU OWE

Apr 14, 2025

NEW CHARGES DUE BY

\$ SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21092-86761
DEVELOPMENT
DISTRICT

FPL.com Page 2

0020 0020 500003

E001

BILL DETAILS

Amount of your last bill	30.65
Payment(s) received - thank you	-30.65
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Minimum base bill charge	8.27
Non-fuel (53 KWH at \$0.10643)	5.64
Fuel charge (53 KWH at \$0.02718)	1.44
Electric service charges	\$28.22
Gross receipts tax (State tax)	0.72
Franchise fee (Reqd local fee)	1.49
Regulatory fee (State fee)	0.03
Taxes and charges	\$2.24
Total new charges	\$30.46
Total amount you owe	\$30.46

METER SUMMARY

Meter Reading - Meter 7428731. Next meter reading date Apr 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	21092		21039		53

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2025	Feb 22, 2025	Mar 22, 2024
kWh used	53	56	44
Service days	30	30	29
kWh/day	2	2	2
Amount	\$30.46	\$30.65	\$30.22

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/NWApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Florida
GANNETT

ACCOUNT NAME

Pier Park

ACCOUNT #

523224

INV DATE

02/28/25

INVOICE #

0006983950

INVOICE PERIOD

Feb 1- Feb 28, 2025

CURRENT INVOICE TOTAL

\$125.39

PREPAY
(Memo Info)

\$0.00

UNAPPLIED
(Included in amt due)

\$0.00

TOTAL CASH AMT DUE*

\$125.39

BILLING ACCOUNT NAME AND ADDRESS

Pier Park
Darrin Mossing
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



PAYMENT DUE DATE: MARCH 31, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

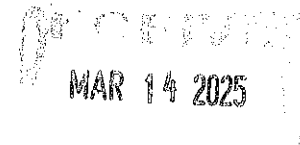
FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
2/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/16/25	11034692	PAN Panama City News Herald	Feb 25th meeting		\$125.39



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$125.39
Service Fee 3.99%	\$5.00
*Cash/Check/ACH Discount	-\$5.00
*Payment Amount by Cash/Check/ACH	\$125.39
Payment Amount by Credit Card	\$130.39

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Pier Park		ACCOUNT NUMBER 523224		INVOICE NUMBER 0006983950		AMOUNT PAID
CURRENT DUE \$125.39	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$125.39
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$130.39
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00005232240000000000000069839500001253967178

RECEIVED
FEB 24 2025

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

BY:

AFFIDAVIT OF PUBLICATION

Holly Bailey
Darrin Mossing
Pier Park
3434 COLWELL AVENUE
SUITE 200
Tampa FL 33614

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Panama City News Herald, published in Bay County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Bay County, Florida, or in a newspaper by print in the issues of, on:

02/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/16/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$125.39
Tax Amount: \$0.00
Payment Cost: \$125.39
Order No: 11034692
Customer No: 523224
PO #:

of Copies:
2

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

**PIER PARK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING**

The meeting of the Board of Supervisors of Pier Park Community Development District will be held on Tuesday, February 25, 2025 at 10:00 a.m. (CST) located at the City of Panama City Beach Hall, 17007 Panama City Beach Parkway, Panama City Beach, FL 32413

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (850) 334-9055, during normal business hours.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (850) 334-9055, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Holly Bailey
District Manager
#11034692; 02/16/2025

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439



Invoice

Date	Invoice #
02/01/25	143648

office@greeneearthse.com

Phone # 850-267-0010

Pier Park CDD Landscape
600 Pier Park Drive
Suite 125
Panama City Beach, FL 32413

PO Number

**PLEASE PAY
THIS AMOUNT**

\$12,460.91

Due Date

03/03/25

Property Address	GreenEarth Representative		Terms
Pier Park CDD Landscape	Eric Evans (GE)		Net 30
Description	Quantity	Price Each	Amount
#47789 - Landscape Management Agreement CDD - w/o AB Park or Pier February 2025			\$12,460.91

Thank you for your business.

RECEIVED
02/06/2025

Invoice Total \$12,460.91

Payments/Credits Applied \$0.00

Balance Due for this Inv. \$12,460.91

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Total Balance Due On Account
\$12,460.91	\$12,460.92	\$0.00	\$0.00	\$0.00	\$24,921.83

Please remit payment to: GreenEarth Southeast, LLC, PO Box 773239 Detroit, MI 48277-3239
If you require an updated W-9 please request via email to office@greeneearthse.com.

Note: Invoice payments not received within 45 days of the due date are subject to a late fee.

Date 2/6/2025
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval [Signature]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/2/2025	INV0000097424

Bill To:

PIER PARK CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
02/27/25

Services for the month of	Terms	Client Number
March	Upon Receipt	00370

[illegible]

INVOICE

600 Pier Park Drive, Suite 125
Panama City Beach, FL 32413
Phone 850-236-9974 Fax 850-236-0681

Bill To:
Pier Park CDD c/o Simon Property Group Management Office
600 Pier Park Drive, Ste 125
Panama City Beach, FL 32413

Due upon receipt.
Make all checks payable to: **Pier Park**
If you have any questions concerning this invoice,
contact Angela Waller at 850-588-3651 or by email : Angela.Waller@simon.com

SIMON PROPERTY GROUP

INVOICE

Pier Park

600 Pier Park Drive, Suite 125
Panama City Beach, FL 32413
Phone 850-236-9974 Fax 850-236-0681

DATE: March 1, 2025
INVOICE # 201185
FOR: Monthly
Management

RECEIVED
03/05/25

Bill To:

Pier Park CDD c/o Simon Property Group Management Office
600 Pier Park Drive, Ste 125
Panama City Beach, FL 32413

DESCRIPTION	AMOUNT
March Management Fee	\$ 2,916.67
<div><div>Date <u>3-5-2025</u></div><div>Entity # _____</div><div>G/L Coding _____</div><div>Amount \$ _____</div><div>OK to Pay _____</div><div>PO/Contract/Uncovered _____</div><div>Discrepancy _____</div><div>Approval <u>[Signature]</u></div></div>	
TOTAL	\$ 2,916.67

Due upon receipt.
Make all checks payable to: **Pier Park**

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(850) 939-5787

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

PIER PARK CDD
Angela Waller
600 Pier Park Dr
STE 125
Panama City Beach, FL 32413

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

709713

2/5/2025

\$668.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000023045001000000024882100000006680011

Please Return this invoice with your payment and
notify us of any changes to your contact information.

PIER PARK CDD

Highway 98 And Sr 79 Panama City, FL 33614

Invoice Due Date 2/13/2025

Invoice 1990811

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/3/2025	Water Management - Monthly		\$668.00	\$0.00	\$668.00

I treated for lillies and algae
I added a nutrient control

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

RECEIVED
02/05/25

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1336.00

This Invoice Total:

\$668.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 709713
Portal Registration #: E1AFA135
Customer E-mail(s): cddinvoice@rizzetta.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(850) 939-5787

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

PIER PARK CDD
Angela Waller
600 Pier Park Dr
STE 125
Panama City Beach, FL 32413

RECEIVED
03/05/25

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

ACCOUNT NUMBER

DATE

BALANCE

709713

3/5/2025

\$668.00

00000000023045001000000025641700000006680011

Please Return this invoice with your payment and
notify us of any changes to your contact information.

PIER PARK CDD

Highway 98 And Sr 79 Panama City, FL 33614

Invoice Due Date 3/14/2025

Invoice 1994948

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/4/2025	Water Management - Monthly		\$668.00	\$0.00	\$668.00
I treated for algae I added a nutrient control					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$1336.00

This Invoice Total:

\$668.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 709713
Portal Registration #: E1AFA135
Customer E-mail(s): cddinvoice@rizzetta.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Pier Park CDD
3434 Colwell Ave
Tampa, FL 33614 United
States

INVOICE # 6985

DATE 02/01/2025

DUE DATE 02/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	220.00	220.00

Monthly maintenance for Pier Park CDD

BALANCE DUE

\$220.00

RECEIVED
02/03/2025

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO
Pier Park CDD
3434 Colwell Ave
Tampa, FL 33614 United
States

INVOICE # 7063
DATE 03/01/2025
DUE DATE 03/01/2025
TERMS Due on receipt

RECEIVED
03/01/25

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	220.00	220.00

Monthly maintenance for Pier Park CDD	BALANCE DUE	\$220.00
---------------------------------------	-------------	----------



118 - Panama City
12310 Panama City Beach Pkwy
Panama City Beach, FL 324072704
PH: (850) 872-1800
FX: (850) 872-9800

Aaron Bessant Park
600 PIER PARK DR #125 C/O SIMON MGMT
ASSOC LLC

Account Details

Account Number: 024293
Invoice Number: 0001528251
Invoice Date: 02/20/2025
Balance Forward: \$627.65
Payments: -\$311.38
Adjustments: \$0.00
New Charges: \$314.64
Total Amount Due: **\$630.91**

Detail of Payments and Charges

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
314.64	0.00	316.27	0.00	0.00

Dates	Description	Quantity	Charges
01/20/2025	Invoice #0001522897	0.00	316.27
01/27/2025	Payment - #100362	1.00	-311.38
02/20/2025	PAPER INVOICE FEE	1.00	3.00

Site 024293-0001: Aaron Bessant Park 600 Pier Park Dr

03/01/2025 - 03/31/2025	FRONTLOAD 8 YD - SOLID WASTE SERVICE	1.00	245.37
	ENVIRONMENTAL RECOVERY		20.39
	FUEL RECOVERY		45.88

Total: **314.64**

Important Message

YOUR CURRENT INVOICE MAY REFLECT A PRICE INCREASE You can make a payment using your banking account information, Visa, Master Card, or Discover Card

Log on to our website at www.wasteprousa.com and click on Bill Pay on the top right of the page. Choose your location and create an account. You can make payments and set up paperless billing. You can access your account anytime, anywhere.

LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 03/20/2025

THANK YOU FOR YOUR BUSINESS AND PROMPT PAYMENT. HAVE A GREAT DAY!

Please detach and return this portion with your payment.



118 - Panama City
12310 Panama City Beach Pkwy
Panama City Beach, FL
324072704

Remittance Section

Account Number: 024293
Invoice Number: 0001528251
Invoice Date: 2/20/2025
Amount Due Now: **\$630.91**
Amount Enclosed: \$ _____

Please put your account number on your check and make payable to **Waste Pro** or to pay online go to www.wasteprousa.com/bill-pay.

Aaron Bessant Park
600 PIER PARK DR #125 C/O SIMON MGMT
ASSOC LLC

WASTE PRO - PANAMA CITY
PO BOX 946225
Atlanta, GA 30394-6225



118 - Panama City
12310 Panama City Beach Pkwy
Panama City Beach, FL 324072704
PH: (850) 872-1800
FX: (850) 872-9800

Aaron Bessant Park
600 PIER PARK DR #125 C/O SIMON MGMT
ASSOC LLC

Account Details

Account Number: 024293
Invoice Number: 0001522897
Invoice Date: 01/20/2025
Balance Forward: \$311.38
Payments: \$0.00
Adjustments: \$0.00
New Charges: \$316.27
Total Amount Due: \$627.65

Detail of Payments and Charges

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
316.27	0.00	311.38	0.00	0.00

Dates	Description	Quantity	Charges
12/20/2024	Invoice #0001509367	0.00	311.38
01/20/2025	PAPER INVOICE FEE	1.00	3.00
Site 024293-0001: Aaron Bessant Park 600 Pier Park Dr			
02/01/2025 - 02/28/2025	FRONTLOAD 8 YD - SOLID WASTE SERVICE	1.00	245.37
	ENVIRONMENTAL RECOVERY		20.49
	FUEL RECOVERY		47.41

Total: **316.27**

Important Message

YOUR CURRENT INVOICE MAY REFLECT A PRICE INCREASE You can make a payment using your banking account information, Visa, Master Card, or Discover Card

Log on to our website at www.wasteprousa.com and click on Bill Pay on the top right of the page. Choose your location and create an account. You can make payments and set up paperless billing. You can access your account anytime, anywhere.

LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 02/20/2025

THANK YOU FOR YOUR BUSINESS AND PROMPT PAYMENT. HAVE A GREAT DAY!

Please detach and return this portion with your payment.



118 - Panama City
12310 Panama City Beach Pkwy
Panama City Beach, FL
324072704

Remittance Section

Account Number: 024293
Invoice Number: 0001522897
Invoice Date: 1/20/2025
Amount Due Now: \$627.65
Amount Enclosed: \$ _____

Please put your account number on your check and make payable to
Waste Pro or to pay online go to www.wasteprousa.com/bill-pay.

Aaron Bessant Park
600 PIER PARK DR #125 C/O SIMON MGMT
ASSOC LLC

WASTE PRO - PANAMA CITY
PO BOX 946225
Atlanta, GA 30394-6225

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 2025

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

The total items being presented: **\$46,890.81**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coastal Electric PC LLC	300019	1954	Streetlight Repair 02/25	\$ 3,150.00
Coastal Electric PC LLC	300019	1955	Repair Conduit (CWR Damage) 02/25	\$ 585.86
Coastal Electric PC LLC	300019	1965	Replace Lamps - South Pier Park Dr. 03/25	\$ 3,663.77
Dumpster Services, LLC	300021	13816	Street Sweeping Services 03/25	\$ 1,906.50
Florida Power & Light Company	300027	FLP Summary 04/25	FPL Summary 04/25	\$ 1,285.85
GreenEarth Southeast, LLC	300022	149215	Landscape Maintenance 03/25	\$ 12,460.92
GreenEarth Southeast, LLC	300024	154305	Landscape Maintenance 04/25	\$ 12,834.67
Kutak Rock, LLP	300028	3554675	Legal Services 01/25	\$ 1,295.50
Rizzetta & Company, Inc.	300018	INV0000098269	District Management Fees 04/25	\$ 5,589.68
Simon Property Group, Inc.	300020	201186	Management Services 04/25	\$ 2,916.67
The Lake Doctors, Inc.	300025	2016818	Monthly Lake Maintenance 04/25	\$ 668.00
VGlobal Tech	300026	7189	ADA Website Maintenance 04/25	\$ 220.00
Waste Pro - Panama City	20250429-1	0001537140	Waste Removal 04/25	<u>\$ 313.39</u>
Report Total				<u><u>\$ 46,890.81</u></u>

COASTAL ELECTRIC PC LLC

15598 Castile Ave
PCB, FL 32413

8508671533



Description	Rate	Qty	Line Total
Round about pole light street light repair Troubleshoot lights in front of fords Garage and along Eastside of LC Hilton Drive. Improper wiring in contactor box from previous technician. Took all the wires of the lighting contactor (See Attached picture). Had to trace done each load side wire to location and match it to the line side that comes from meter panel next to contactor. Contactor will have to be replaced from damage by previous technician other than Coastal Electric PC LLC. Labor Only \$3150.00	\$3,150.00	1	\$3,150.00

Subtotal	3,150.00
Tax	0.00
Total	3,150.00
Amount Paid	0.00
Amount Due (USD)	\$3,150.00

Amount Due (USD)
\$3,150.00

Billed To
Angela Walker
Simon Property/CDD
600 Pier Park Drive Ste 125
Panama City Beach, FL
32413

Invoice Number
1954

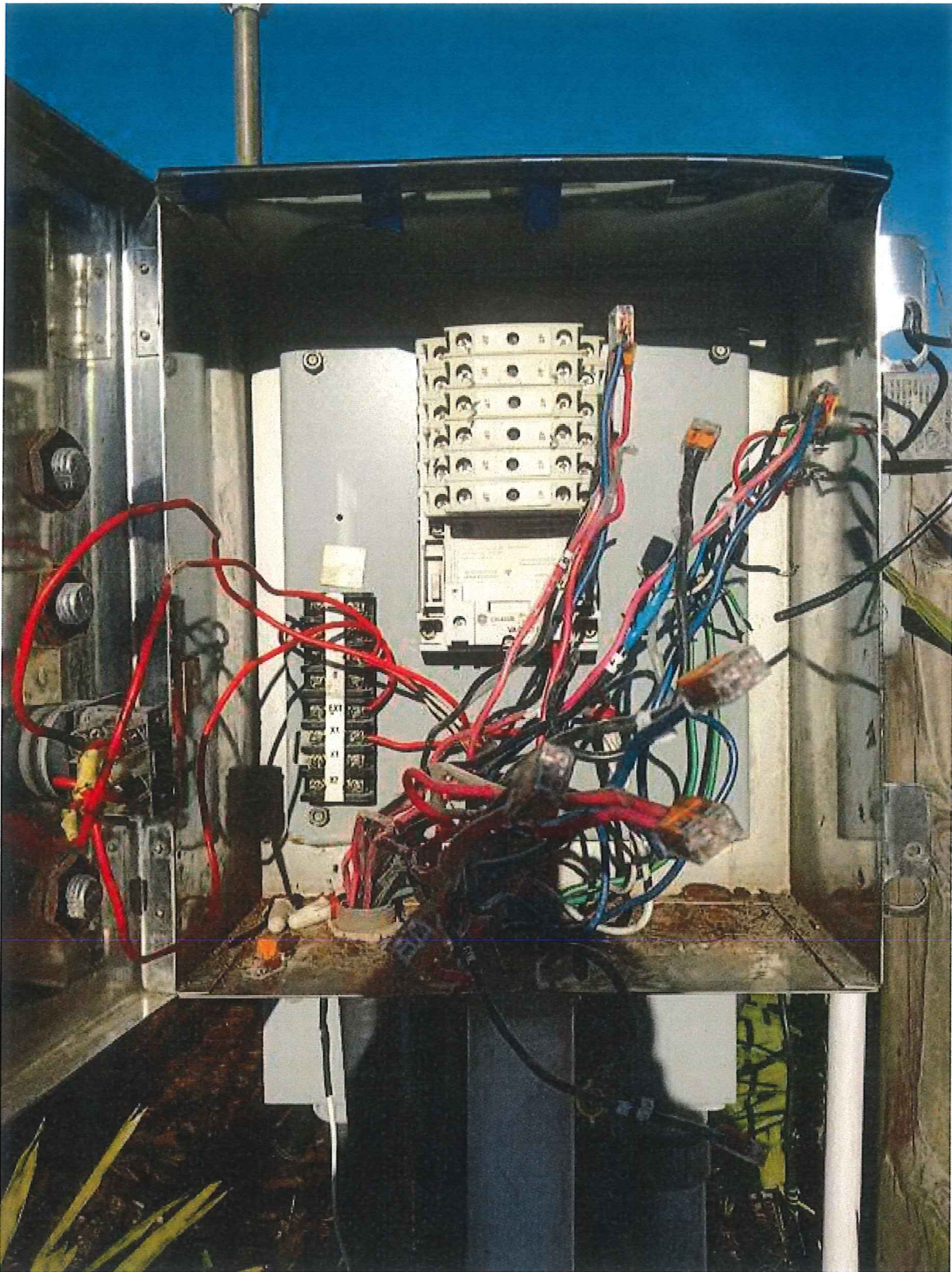
Date of Issue
02/21/2025

Due Date
03/08/2025

Date _____
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered
Discrepancy _____
Approval _____

Terms

Thank You for your business.



COASTAL ELECTRIC PC LLC

15598 Castile Ave
PCB, FL 32413

8508671533



Description	Rate	Qty	Line Total
Pier Park Drive Repair of conduit that was Damaged by CWR during road construction of Pier Park Drive in front of West Pier Park. Replaced 20 foot of 1 inch conduit into landscape. Removed all damaged wire and from eastside to west side of Pier Park drive. Installed pull string for future wiring when the poles that CWR took down go back up. Material \$45.86 Labor \$	\$585.86	1	\$585.86

Subtotal 585.86
Tax 0.00

Total 585.86
Amount Paid 0.00

Amount Due (USD) \$585.86

Amount Due (USD)
\$585.86

Billed To
Angela Walker
Simon Property/CDD
600 Pier Park Drive Ste 125
Panama City Beach, FL
32413

Invoice Number
1955

Date of Issue
02/21/2025

Due Date
03/08/2025

Terms

Thank You for your business.

Date _____
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval 45

COASTAL ELECTRIC PC LLC

15598 Castile Ave
PCB, FL 32413

8508671533



Description	Rate	Qty	Line Total
March Billing	\$3,663.77	1	\$3,663.77
replace lamps along south pier park drive. Disconnect ballast and remove replace with line voltage lamp.			
Material and lift \$2133.77			
Labor \$1530			
Subtotal			3,663.77
Tax			0.00
Total			3,663.77
Amount Paid			0.00
Amount Due (USD)			\$3,663.77

Amount Due (USD)
\$3,663.77

Billed To
Angela Walker
Simon Property/CDD
600 Pier Park Drive Ste 125
Panama City Beach, FL
32413

Invoice Number
1965

Date of Issue
03/31/2025

Due Date
04/15/2025

Terms

Thank You for your business.

Date 4.2.2025
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval _____

DUMPSTER SERVICES LLC

7603 MCELVEY ROAD

PANAMA CITY BCH, FL 32408

850-249-2755

**Invoice 13816**

Date: Tue Apr 1, 2025

Account #: 2196

Please Pay: \$1,906.50

Bill To:

PIER PARK CDD
Simon Management AssociatesLLC
600 PIER PARK DRIVE, SUITE125
PANAMA CITY BEACH, FL 32413-2179

Location

PIER PARK CDD
600 Pier Park Drive, Suite125
PANAMA CITY BEACH, FL 32413

Pay your bill Online at
www.dumpsterservicespcb.com
ID#: 101440021964

Page 1
Due Date: Thu May 1, 2025

Terms: Due on Receipt
Dumpster Services LLC

Acct# 2196

600 Pier Park Drive, Suite125, Panama

Date	Description	Amount	Total
3/1/25	Street Sweep	\$61.50	\$61.50
3/2/25	Street Sweep	\$61.50	\$123.00
3/3/25	Street Sweep	\$61.50	\$184.50
3/4/25	Street Sweep	\$61.50	\$246.00
3/5/25	Street Sweep	\$61.50	\$307.50
3/6/25	Street Sweep	\$61.50	\$369.00
3/7/25	Street Sweep	\$61.50	\$430.50
3/8/25	Street Sweep	\$61.50	\$492.00
3/9/25	Street Sweep	\$61.50	\$553.50
3/10/25	Street Sweep	\$61.50	\$615.00
3/11/25	Street Sweep	\$61.50	\$676.50
3/12/25	Street Sweep	\$61.50	\$738.00
3/13/25	Street Sweep	\$61.50	\$799.50
3/14/25	Street Sweep	\$61.50	\$861.00
3/15/25	Street Sweep	\$61.50	\$922.50
3/16/25	Street Sweep	\$61.50	\$984.00
3/17/25	Street Sweep	\$61.50	\$1,045.50
3/18/25	Street Sweep	\$61.50	\$1,107.00
3/19/25	Street Sweep	\$61.50	\$1,168.50
3/20/25	Street Sweep	\$61.50	\$1,230.00
3/21/25	Street Sweep	\$61.50	\$1,291.50
3/22/25	Street Sweep	\$61.50	\$1,353.00
3/23/25	Street Sweep	\$61.50	\$1,414.50
3/24/25	Street Sweep	\$61.50	\$1,476.00
3/25/25	Street Sweep	\$61.50	\$1,537.50
3/26/25	Street Sweep	\$61.50	\$1,599.00
3/27/25	Street Sweep	\$61.50	\$1,660.50
3/28/25	Street Sweep	\$61.50	\$1,722.00
3/29/25	Street Sweep	\$61.50	\$1,783.50
3/30/25	Street Sweep	\$61.50	\$1,845.00
3/31/25	Street Sweep	\$61.50	\$1,906.50

Date 4-2-2025
Entity # _____
GL Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval

Invoice 13816 Total:**\$1,906.50**

Pier Park CDD
Florida Power & Light
Statement Date: 04/22/25
Date Due : 05/13/25

<u>Account</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
21020-35512	16200 Front Beach Road Transformer #34	001 53100 4301	\$ 429.04
21030-25942	16200 Front Beach Road Meter Center	001 53100 4301	\$ 217.49
21032-39717	16200 Front Beach Road Transformer #15	001 53100 4301	\$ 120.73
21038-75593	16200 Front Beach Road Transformer #26	001 53100 4301	\$ 33.48
21039-60759	600 S Pier Park Drive Clebration Tower	001 53100 4301	\$ 42.73
21047-04362	15700 L C Hilton Jr Drive Lighting	001 53100 4301	\$ 273.15
21069-33118	16201 Front Beach Road Unit A Bathroom	001 53100 4301	\$ 140.50
21092-86761	15700 L C Hilton Jr Dr Irrigation	001 53100 4301	\$ 28.73

TOTAL	\$ 1,285.85
--------------	--------------------

Unplied Credit/Debit	\$ -
Total	001-53100-4301 \$ 1,285.85



FPL
Northwest FL

Summary Bill Statement

Statement Date: Apr 22, 2025

Master Account #: 24000-03642

Due Date: May 13, 2025

RECEIVED
APR 25 2025

BY:

CURRENT BILL

\$1,285.85

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

SUMMARY BILL

Summary Bill Master Account Number

24000-03642

For Summary Billing inquiries, please email
SummaryBilling@fpl.com

Please return the coupon below with payment for
the Total Amount You Owe.



FPL
Northwest FL

/ 150027 2400003642 00316000000000000000126585

0001 0020 500006

1

7 9

#BWNDJNQ ***

#00942E01S243302#

PIER PARK COMMUNITY DEVELOPMENT DISTRICT

3434 COLWELL AVE STE 200

TAMPA FL 33614-8390



SUMMARY BILL MASTER

24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL SUMM BILL
P.O. BOX 526843
MIAMI FL 33152



24000-03642

ACCOUNT NUMBER

\$1,285.85

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Northwest FL

Customer Name
PIER PARK COMMUNITY DEVELOPMENT
DISTRICT

Account Number
24000-03642

FPL.com Page 2

0002 0020 500006

E01S

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Get instant, secure access to outage and billing info from your mobile device.

FPL.com/NWApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



FPL
Northwest FL

Customer Name Account Number
PIER PARK COMMUNITY 24000-03642
DEVELOPMENT
DISTRICT

FPL.com Page 3

0003 0020 500006

E01S

Summary Bill Statement

Statement Date: Apr 22, 2025
Master Account #: 24000-03642
Due Date: May 13, 2025

Account Number	Service Address	Rate Cycle Day	Read Date Service Days	kWh Max kWd	Total Due	Remarks
21020-35512	16200 FRONT BEACH RD TX 34 PANAMA CITY BEACH, FL 32413-2516	GS_68 16	04/21/2025 29	2879	\$429.04	PIER PARK COMMUNITY DEVELOPMENT DIS
21030-25942	16200 FRONT BEACH RD METER CNTR PANAMA CITY BEACH, FL 32413-2516	GS_68 16	04/22/2025 29	1412	\$217.49	PIER PARK COMMUNITY DEVELOPMENT DIS
21032-39717	16200 FRONT BEACH RD TX 15 PANAMA CITY BEACH, FL 32413-2516	GS_68 16	04/22/2025 29	741	\$120.73	PIER PARK COMMUNITY DEVELOPMENT DIS
21038-75593	16200 FRONT BEACH RD TX 26 PANAMA CITY BEACH, FL 32413-2516	GS_68 16	04/22/2025 29	99	\$33.48	PIER PARK COMMUNITY DEVELOPMENT DIS
21039-60759	600 S PIER PARK DR PANAMA CITY BEACH, FL 32413-2169	GS_68 16	04/21/2025 29	200	\$42.73	PIER PARK COMMUNITY DEVELOPMENT DIS
21047-04362	15700 L C HILTON JR DR LIGHTING PANAMA CITY BEACH, FL 32413-0810	GS_68 16	04/22/2025 29	1798	\$273.15	PIER PARK COMMUNITY DEVELOPMENT DIS
21069-33118	16201 FRONT BEACH RD UNIT A PANAMA CITY BEACH, FL 32413-2515	GS_68 15	04/20/2025 31	878	\$140.50	PIER PARK COMMUNITY DEVELOPMENT DIS
21092-86761	15700 L C HILTON JR DR IRRIGATION PANAMA CITY BEACH, FL 32413-0810	GS_68 16	04/22/2025 29	27	\$28.73	PIER PARK COMMUNITY DEVELOPMENT

Accounts billed:	8
Accounts not billed:	0
Total number of accounts:	8
Total kWh:	8,034
Total amount due:	\$1,285.85



0004 0020 500006



FPL
Northwest FL

FPL.com Page 1

0005 0020 500006

E001

RECEIVED
APR 25 2025

Electric Bill Statement

For: Mar 24, 2025 to Apr 21, 2025 (29 days)

Statement Date: Apr 22, 2025

Account Number: 21020-35512

Service Address:

16200 FRONT BEACH RD TX 34

PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

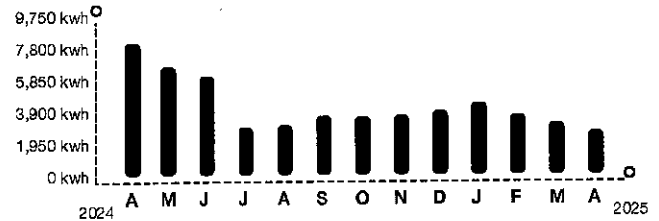
\$429.04

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

BILL SUMMARY

Amount of your last bill	508.76
Payment(s) received - thank you	-508.76
Balance before new charges	\$0.00
Total new charges	\$429.04
Total amount due	\$429.04

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY *



FPL
Northwest FL

0005 0020 500006

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

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FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21020-35512

ACCOUNT NUMBER

\$429.04

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21020-35512
DEVELOPMENT
DISTRICT

FPL.com Page 2

0006 0020 500006

E001

BILL DETAILS

Amount of your last bill	508.76
Payment(s) received - thank you	-508.76
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (2879 KWH at \$0.10643)	306.43
Fuel charge (2879 KWH at \$0.02718)	78.25
Electric service charges	\$397.55
Gross receipts tax (State tax)	10.20
Franchise fee (Reqd local fee)	20.93
Regulatory fee (State fee)	0.36
Taxes and charges	\$31.49
Total new charges	\$429.04
Total amount you owe	\$429.04

METER SUMMARY

Meter Reading - Meter 7261457. Next meter reading date May 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	4228		1349		2879

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 21, 2025	Mar 23, 2025	Apr 22, 2024
kWh used	2879	3432	8859
Service days	29	30	32
kWh/day	99	114	277
Amount	\$429.04	\$508.76	\$1,303.54

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[FPL.com/NWApp](https://www.fpl.com/NWApp)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

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Northwest FL

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APR 25 2025

FPL.com Page 1

0007 0020 500006

E001

Electric Bill Statement

For: Mar 25, 2025 to Apr 22, 2025 (29 days)

Statement Date: Apr 22, 2025

Account Number: 21030-25942

Service Address:

16200 FRONT BEACH RD METER CNTR
PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

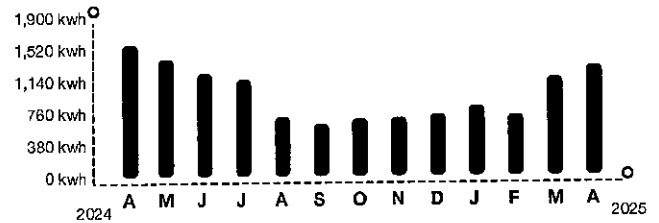
\$217.49

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	196.87
Payment(s) received - thank you	-196.87
Balance before new charges	\$0.00
Total new charges	\$217.49
Total amount due	\$217.49

(See page 2 for details of current charges.)

Visit FPL.com/PayBill for ways to pay

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)

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FPL
Northwest FL

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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21030-25942

ACCOUNT NUMBER

\$217.49

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



FPL
Northwest FL

Customer Name **Account Number**
PIER PARK COMMUNITY 21030-25942
DEVELOPMENT
DISTRICT

FPL.com Page 2

0008 0020 500006

E001

BILL DETAILS

Amount of your last bill	196.87
Payment(s) received - thank you	-196.87
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS

Base charge	12.87
Non-fuel (1412 KWH at \$0.10643)	150.28
Fuel charge (1412 KWH at \$0.02718)	38.38

Electric service charges	\$201.53
---------------------------------	-----------------

Gross receipts tax (State tax)	5.17
Franchise fee (Reqd. local fee)	10.61
Regulatory fee (State fee)	0.18

Taxes and charges	\$15.96
--------------------------	----------------

Total new charges	\$217.49
-------------------	----------

Total amount you owe	\$217.49
-----------------------------	-----------------

METER SUMMARY

Meter Reading - Meter 7423853. Next meter reading date May 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	00188		98776		1412

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 22, 2025	Mar 24, 2025	Apr 23, 2024
kWh used	1412	1269	1710
Service days	29	30	32
kWh/day	49	42	53
Amount	\$217.49	\$196.87	\$262.75

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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FPL.com/NWApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

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FPL
Northwest FL

FPL.com Page 1

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E001

RECEIVED
APR 25 2025

BY:

Electric Bill Statement

For: Mar 25, 2025 to Apr 22, 2025 (29 days)

Statement Date: Apr 22, 2025

Account Number: 21032-39717

Service Address:

16200 FRONT BEACH RD TX 15
PANAMA CITY BEACH, FL 32413-2516

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

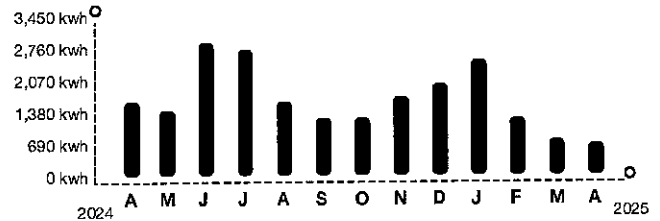
\$120.73

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

BILL SUMMARY

Amount of your last bill	132.99
Payment(s) received - thank you	-132.99
Balance before new charges	\$0.00
Total new charges	\$120.73
Total amount due	\$120.73

(See page 2 for details of current charges.)

Visit FPL.com/PayBill for ways to pay

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)



FPL
Northwest FL

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY *

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PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

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in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21032-39717

ACCOUNT NUMBER

\$120.73

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21032-39717
DEVELOPMENT
DISTRICT

FPL.com Page 2

0010 0020 500006

E001

BILL DETAILS

Amount of your last bill	132.99
Payment(s) received - thank you	-132.99
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS

Base charge	12.87
Non-fuel (741 KWH at \$0.10643)	78.86
Fuel charge (741 KWH at \$0.02718)	20.14

Electric service charges \$111.87

Gross receipts tax (State tax)	2.87
Franchise fee (Reqd local fee)	5.89
Regulatory fee (State fee)	0.10

Taxes and charges \$8.86

Total new charges \$120.73

Total amount you owe \$120.73

METER SUMMARY

Meter Reading - Meter 7511454. Next meter reading date May 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	00171		99430		741

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 22, 2025	Mar 24, 2025	Apr 23, 2024
kWh used	741	826	1748
Service days	29	30	32
kWh/day	26	28	55
Amount	\$120.73	\$132.99	\$268.27

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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FPL
Northwest FL

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APR 25 2025

Electric Bill Statement

For: Mar 25, 2025 to Apr 22, 2025 (29 days)

Statement Date: Apr 22, 2025

Account Number: 21038-75593

Service Address:

16200 FRONT BEACH RD TX 26

PANAMA CITY BEACH, FL 32413-2516

PIER PARK COMMUNITY DEVELOPMENT DISTRICT, BY:

Here's what you owe for this billing period.

CURRENT BILL

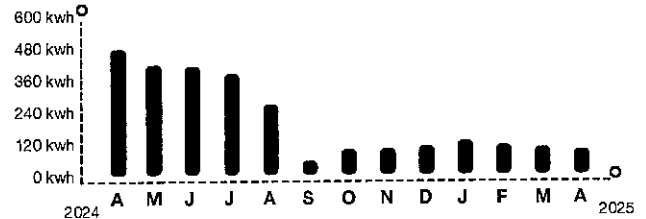
\$33.48

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	34.13
Payment(s) received - thank you	-34.13
Balance before new charges	\$0.00
Total new charges	\$33.48
Total amount due	\$33.48

(See page 2 for details of current charges.)

Visit FPL.com/PayBill for ways to pay

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)

/ * SEND SUMMARY BILL MASTER COUPON ONLY *



FPL
Northwest FL

0011 0020 500006

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21038-75593

ACCOUNT NUMBER

\$33.48

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21038-75593
DEVELOPMENT
DISTRICT

FPL.com Page 2

0012 0020 500006

E001

BILL DETAILS

Amount of your last bill	34.13
Payment(s) received - thank you	-34.13
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Minimum base bill charge	4.92
Non-fuel (99 KWH at \$0.10643)	10.54
Fuel charge (99 KWH at \$0.02718)	2.69
Electric service charges	\$31.02
Gross receipts tax (State tax)	0.80
Franchise fee (Reqd local fee)	1.63
Regulatory fee (State fee)	0.03
Taxes and charges	\$2.46
Total new charges	\$33.48
Total amount you owe	\$33.48

METER SUMMARY

Meter Reading - Meter 7288480. Next meter reading date May 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	229		130		99

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 22, 2025	Mar 24, 2025	Apr 23, 2024
kWh used	99	109	516
Service days	29	30	32
kWh/day	3	4	16
Amount	\$33.48	\$34.13	\$88.92

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Last chance for rebates

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[FPL.com/NWApp](https://www.fpl.com/NWApp)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



FPL
Northwest FL

RECEIVED
APR 25 2025

Electric Bill Statement

For: Mar 24, 2025 to Apr 21, 2025 (29 days)

Statement Date: Apr 22, 2025

Account Number: 21039-60759

Service Address:

600 S PIER PARK DR
PANAMA CITY BEACH, FL 32413-2169

PIER PARK COMMUNITY DEVELOPMENT DISTRICT;
Here's what you owe for this billing period.

CURRENT BILL

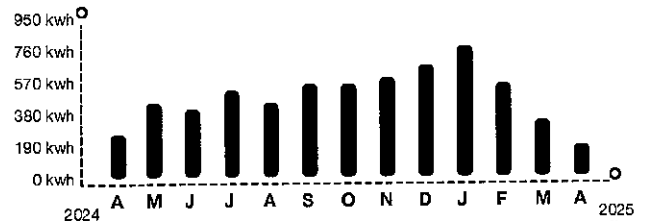
\$42.73

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	65.80
Payment(s) received - thank you	-65.80
Balance before new charges	\$0.00
Total new charges	\$42.73
Total amount due	\$42.73

(See page 2 for details of current charges.)

Visit FPL.com/PayBill for ways to pay

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY *



FPL
Northwest FL

0013 0020 500006

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
2806 N 5TH ST STE 403
ST AUGUSTINE FL 32084-1904

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21039-60759

ACCOUNT NUMBER

\$42.73

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21039-60759
DEVELOPMENT
DISTRICT

FPL.com Page 2

0014 0020 500006

E001

BILL DETAILS

Amount of your last bill	65.80
Payment(s) received - thank you	-65.80
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (200 KWH at \$0.10643)	21.28
Fuel charge (200 KWH at \$0.02718)	5.44
Electric service charges	\$39.59
Gross receipts tax (State tax)	1.02
Franchise fee (Reqd local fee)	2.08
Regulatory fee (State fee)	0.04
Taxes and charges	\$3.14
Total new charges	\$42.73
Total amount you owe	\$42.73

METER SUMMARY

Meter Reading - Meter 3277339. Next meter reading date May 22, 2025

Usage Type	Current	- Previous	x Const	= Usage
kWh	1443	1438	40	200

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 21, 2025	Mar 23, 2025	Apr 22, 2024
kWh used	200	360	280
Service days	29	30	32
kWh/day	7	12	9
Amount	\$42.73	\$65.80	\$54.56

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[FPL.com/NWApp](https://www.fpl.com/NWApp)

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FPL
Northwest FL

FPL.com Page 1

0015 0020 500006

E001

RECEIVED
APR 25 2025

Electric Bill Statement

For: Mar 25, 2025 to Apr 22, 2025 (29 days)

Statement Date: Apr 22, 2025

Account Number: 21047-04362

Service Address:

15700 L C HILTON JR DR LIGHTING
PANAMA CITY BEACH, FL 32413-0810

PIER PARK COMMUNITY DEVELOPMENT DISTRICT, BY:
Here's what you owe for this billing period.

CURRENT BILL

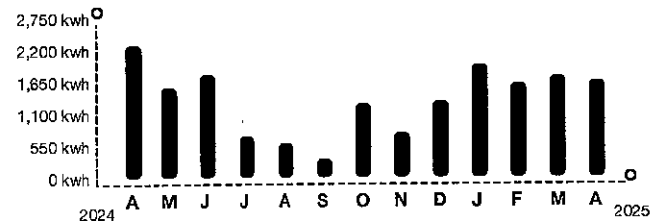
\$273.15

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	285.67
Payment(s) received - thank you	-285.67
Balance before new charges	\$0.00
Total new charges	\$273.15
Total amount due	\$273.15

(See page 2 for details of current charges.)

Visit FPL.com/PayBill for ways to pay

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)



FPL
Northwest FL

0015 0020 500006

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY *

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21047-04362

ACCOUNT NUMBER

\$273.15

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



FPL
Northwest FL

Customer Name **Account Number**
PIER PARK COMMUNITY 21047-04362
DEVELOPMENT
DISTRICT

FPL.com Page 2

0016 0020 500006

E001

BILL DETAILS

Amount of your last bill	285.67
Payment(s) received - thank you	-285.67
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Non-fuel (1798 KWH at \$0.10643)	191.36
Fuel charge (1798 KWH at \$0.02718)	48.87
Electric service charges	\$253.10
Gross receipts tax (State tax)	6.50
Franchise fee (Reqd local fee)	13.32
Regulatory fee (State fee)	0.23
Taxes and charges	\$20.05
Total new charges	\$273.15
Total amount you owe	\$273.15

METER SUMMARY

Meter Reading - Meter 7423838. Next meter reading date May 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	10430		8632		1798

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 22, 2025	Mar 24, 2025	Apr 23, 2024
kWh used	1798	1885	2492
Service days	29	30	32
kWh/day	62	63	78
Amount	\$273.15	\$285.67	\$376.60

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

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FPL
Northwest FL

FPL.com Page 1

0017 0020 500006

E001

RECEIVED
APR 25 2025

Electric Bill Statement

For: Mar 21, 2025 to Apr 20, 2025 (31 days)

Statement Date: Apr 22, 2025

Account Number: 21069-33118

Service Address:

16201 FRONT BEACH RD UNIT A
PANAMA CITY BEACH, FL 32413-2515

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

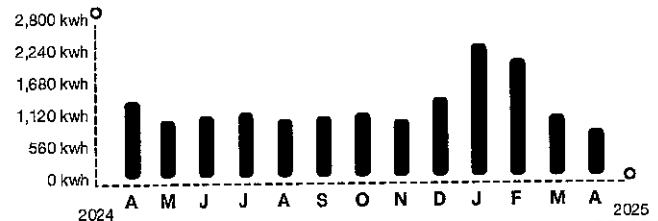
\$140.50

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

BILL SUMMARY

Amount of your last bill	180.57
Payment(s) received - thank you	-180.57
Balance before new charges	\$0.00
Total new charges	\$140.50
Total amount due	\$140.50

(See page 2 for details of current charges.)

Visit FPL.com/PayBill for ways to pay

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.
- We have changed the date we read your meter. As a result, this bill period is longer and the billing date has changed.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)

/ * SEND SUMMARY BILL MASTER COUPON ONLY *



FPL
Northwest FL

0017 0020 500006

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21069-33118

ACCOUNT NUMBER

\$140.50

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21069-33118
DEVELOPMENT
DISTRICT

FPL.com Page 2

0018 0020 500006

E001

BILL DETAILS

Amount of your last bill	180.57
Payment(s) received - thank you	-180.57
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS

Base charge	12.87
Non-fuel (878 KWH at \$0.10643)	93.46
Fuel charge (878 KWH at \$0.02718)	23.86
Electric service charges	\$130.19
Gross receipts tax (State tax)	3.34
Franchise fee (Reqd local fee)	6.85
Regulatory fee (State fee)	0.12

Taxes and charges	\$10.31
--------------------------	----------------

Total new charges	\$140.50
-------------------	----------

Total amount you owe	\$140.50
-----------------------------	-----------------

METER SUMMARY

Meter Reading - Meter 3281894. Next meter reading date May 21, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	18938		18060		878

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 20, 2025	Mar 20, 2025	Apr 21, 2024
kWh used	878	1156	1469
Service days	31	28	32
kWh/day	28	41	46
Amount	\$140.50	\$180.57	\$227.65

KEEP IN MIND

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FPL
Northwest FL

REGISTRATION
APR 25 2025

FPL.com Page 1

0019 0020 500006

E001

Electric Bill Statement

For: Mar 25, 2025 to Apr 22, 2025 (29 days)

Statement Date: Apr 22, 2025

Account Number: 21092-86761

Service Address:

15700 L C HILTON JR DR IRRIGATION
PANAMA CITY BEACH, FL 32413-0810

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

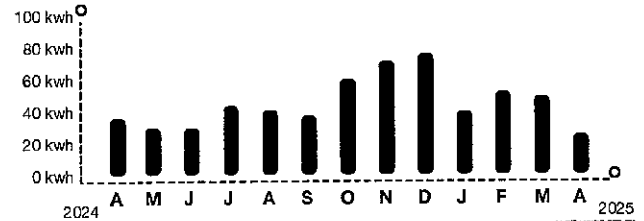
\$28.73

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. FPL.com/Answers

KEEP IN MIND

- Payments received after May 13, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	30.46
Payment(s) received - thank you	-30.46
Balance before new charges	\$0.00
Total new charges	\$28.73
Total amount due	\$28.73

(See page 2 for details of current charges.)

Visit FPL.com/PayBill for ways to pay

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)

/ * SEND SUMMARY BILL MASTER COUPON ONLY *



FPL
Northwest FL

0019 0020 500006

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21092-86761

ACCOUNT NUMBER

\$28.73

TOTAL AMOUNT YOU OWE

May 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21092-86761
DEVELOPMENT
DISTRICT

FPL.com Page 2

0020 0020 500006

E001

BILL DETAILS

Amount of your last bill	30.46
Payment(s) received - thank you	-30.46
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.87
Minimum base bill charge	10.16
Non-fuel (27 KWH at \$0.10643)	2.87
Fuel charge (27 KWH at \$0.02718)	0.73
Electric service charges	\$26.63
Gross receipts tax (State tax)	0.68
Franchise fee (Reqd local fee)	1.40
Regulatory fee (State fee)	0.02
Taxes and charges	\$2.10
Total new charges	\$28.73
Total amount you owe	\$28.73

METER SUMMARY

Meter Reading - Meter 7428731. Next meter reading date May 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	21119		21092		27

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 22, 2025	Mar 24, 2025	Apr 23, 2024
kWh used	27	53	39
Service days	29	30	32
kWh/day	1	2	1
Amount	\$28.73	\$30.46	\$29.60

KEEP IN MIND

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[FPL.com/NWApp](https://www.fpl.com/NWApp)

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Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439



Invoice

Date	Invoice #
03/01/25	149215

office@greeneearthse.com

Phone # 850-267-0010

Pier Park CDD Landscape
600 Pier Park Drive
Suite 125
Panama City Beach, FL 32413

PO Number

**PLEASE PAY
THIS AMOUNT**

\$12,460.92

Due Date

03/31/25

Property Address	GreenEarth Representative		Terms
Pier Park CDD Landscape	Eric Evans (GE)		Net 30
Description	Quantity	Price Each	Amount
#47789 - Landscape Management Agreement CDD - w/o AB Park or Pier March 2025			\$12,460.92

Thank you for your business.

Invoice Total	\$12,460.92
Payments/Credits Applied	\$0.00
Balance Due for this Inv.	\$12,460.92

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Total Balance Due On Account
\$12,834.67	\$12,460.92	\$0.00	\$0.00	\$0.00	\$25,295.59

Please remit payment to: GreenEarth Southeast, LLC, PO Box 773239 Detroit, MI 48277-3239
If you require an updated W-9 please request via email to office@greeneearthse.com.

Note: Invoice payments not received within 45 days of the due date are subject to a late fee.

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439



Invoice

Date	Invoice #
04/01/25	154305

office@greeneearthse.com

Phone # 850-267-0010

Pier Park CDD Landscape
600 Pier Park Drive
Suite 125
Panama City Beach, FL 32413

PO Number

**PLEASE PAY
THIS AMOUNT**

\$12,834.67

Due Date

05/01/25

Property Address	GreenEarth Representative		Terms
Pier Park CDD Landscape	Eric Evans (GE)		Net 30
Description	Quantity	Price Each	Amount
#71623 - Landscape Management Agreement 2025 - 2026 April 2025			\$12,834.67

Invoice Total \$12,834.67

Payments/Credits Applied \$0.00

Balance Due for this Inv. \$12,834.67

Thank you for your business.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Total Balance Due On Account
\$12,834.67	\$12,460.92	\$0.00	\$0.00	\$0.00	\$25,295.59

Please remit payment to: GreenEarth Southeast, LLC, PO Box 773239 Detroit, MI 48277-3239

If you require an updated W-9 please request via email to office@greeneearthse.com.

Note: Invoice payments not received within 45 days of the due date are subject to a late fee.

Date 4-7-2025
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval _____

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 25, 2025

Ms. Kim O'Meara
Pier Park CDD
Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614-8390

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3554675

Client Matter No. 15823-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3554675

15823-1

Re: Pier Park CDD - General Counsel

For Professional Legal Services Rendered

12/05/24	J. Brown	0.20	55.00	Miscellaneous follow-up
12/06/24	J. Brown	0.30	82.50	Follow-up regarding financial and audit submittals to the state
12/18/24	J. Brown	0.50	137.50	Correspondence and follow-up regarding outstanding action items
12/18/24	A. Warner	0.20	25.00	Correspond with Bailey regarding audit submission and Simon agreement update
01/06/25	J. Brown	0.20	55.00	Review and follow-up regarding submittal or audit and financial report; correspondence regarding same
01/08/25	J. Brown	0.20	55.00	Correspondence regarding trip-and-fall case; follow-up regarding same
01/09/25	J. Brown	0.40	110.00	Confer with Tilley and others
01/10/25	J. Brown	1.80	495.00	Review, revise, and forward field management agreement; review discovery responses; correspondence regarding same
01/12/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/14/25	J. Brown	0.30	82.50	Correspondence regarding field management agreement

KUTAK ROCK LLP

Pier Park CDD

April 25, 2025

Client Matter No. 15823-1

Invoice No. 3554675

Page 2

01/17/25	J. Brown	0.30	82.50	Correspondence regarding pending trip-and-fall litigation and corporate representative deposition
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TOTAL HOURS	4.70
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TOTAL FOR SERVICES RENDERED	\$1,295.50
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TOTAL CURRENT AMOUNT DUE	<u>\$1,295.50</u>
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Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/2/2025	INV0000098269

Bill To:

PIER PARK CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number	
April		Upon Receipt	00370	
Description	Qty	Rate	Amount	
Accounting Services	1.00	\$1,573.17	\$1,573.17	
Administrative Services	1.00	\$800.67	\$800.67	
Financial & Revenue Collections	1.00	\$450.67	\$450.67	
Management Services	1.00	\$2,665.17	\$2,665.17	
Website Compliance & Management	1.00	\$100.00	\$100.00	
			\$5,589.68	
			\$5,589.68	

SIMON PROPERTY GROUP

INVOICE

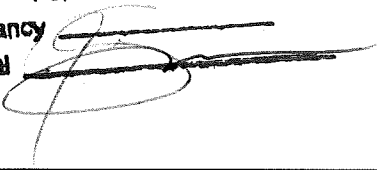
Pier Park

600 Pier Park Drive, Suite 125
Panama City Beach, FL 32413
Phone 850-236-9974 Fax 850-236-0681

DATE: April 1, 2025
INVOICE # 201186
FOR: Monthly
Management

Bill To:

Pier Park CDD c/o Simon Property Group Management Office
600 Pier Park Drive, Ste 125
Panama City Beach, FL 32413

DESCRIPTION	AMOUNT
April Management Fee	\$ 2,916.67
<div>Date <u>4-7-2025</u> Entity # _____ G/L Coding _____ Amount \$ _____ OK to Pay _____ PO/Contract/Uncovered _____ Discrepancy _____ Approval </div>	
TOTAL	\$ 2,916.67

Due upon receipt.

Make all checks payable to: **Pier Park**

If you have any questions concerning this invoice,
contact Angela Waller at 850-588-3651 or by email : Angela.Waller@simon.com

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(850) 939-5787

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

PIER PARK CDD
Angela Waller
600 Pier Park Dr
STE 125
Panama City Beach, FL 32413

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000023045001000000026425600000006680013

Please Return this invoice with your payment and
notify us of any changes to your contact information.

PIER PARK CDD

Highway 98 And Sr 79 Panama City, FL 33614

Invoice Due Date 4/11/2025

Invoice 2016818

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2025	Water Management - Monthly		\$668.00	\$0.00	\$668.00
I treated for algae, lillies, and spikerush I sprayed shoreline grasses I added a nutrient control I cleaned the outflow					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$668.00

This Invoice Total:

\$668.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 709713
Portal Registration #: E1AFA135
Customer E-mail(s): cddinvoice@rizzetta.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Pier Park CDD
3434 Colwell Ave
Tampa, FL 33614 United
States

INVOICE # 7189

DATE 04/01/2025

DUE DATE 04/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	220.00	220.00

Monthly maintenance for Pier Park CDD

BALANCE DUE

\$220.00



118 - Panama City
12310 Panama City Beach Pkwy
Panama City Beach, FL 324072704
PH: (850) 872-1800
FX: (850) 872-9800

Aaron Bessant Park
600 PIER PARK DR #125 C/O SIMON MGMT
ASSOC LLC

Account Details

Account Number: 024293
Invoice Number: 0001537140
Invoice Date: 03/20/2025
Balance Forward: \$630.91
Payments: \$-947.18
Adjustments: \$0.00
New Charges: \$313.39
Total Amount Due: **\$-2.88**

Detail of Payments and Charges

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
-2.88	0.00	0.00	0.00	0.00

Dates	Description	Quantity	Charges
03/03/2025	Payment - #445221223	1.00	-316.27
03/19/2025	Payment - #300013	1.00	-314.64
03/20/2025	PAPER INVOICE FEE	1.00	3.00
03/24/2025	Payment - #100371	1.00	-316.27

Site 024293-0001: Aaron Bessant Park 600 Pier Park Dr

04/01/2025 - 04/30/2025	FRONTLOAD 8 YD - SOLID WASTE SERVICE	1.00	245.37
	ENVIRONMENTAL RECOVERY		20.31
	FUEL RECOVERY		44.71

Total: 313.39

Important Message

YOUR CURRENT INVOICE MAY REFLECT A PRICE INCREASE You can make a payment using your banking account information, Visa, Master Card, or Discover Card

Log on to our website at www.wasteprousa.com and click on Bill Pay on the top right of the page. Choose your location and create an account. You can make payments and set up paperless billing. You can access your account anytime, anywhere.

LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 04/20/2025

THANK YOU FOR YOUR BUSINESS AND PROMPT PAYMENT. HAVE A GREAT DAY!

Please detach and return this portion with your payment.



118 - Panama City
12310 Panama City Beach Pkwy
Panama City Beach, FL
324072704

Remittance Section

Account Number: 024293
Invoice Number: 0001537140
Invoice Date: 3/20/2025
Amount Due Now: **\$-2.88**
Amount Enclosed: \$ _____

Please put your account number on your check and make payable to **Waste Pro** or to pay online go to www.wasteprousa.com/bill-pay.

Aaron Bessant Park
600 PIER PARK DR #125 C/O SIMON MGMT
ASSOC LLC

WASTE PRO - PANAMA CITY
PO BOX 946225
Atlanta, GA 30394-6225



Date 4/28/25
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval _____



April 21, 2025

AARON BESSANT PARK
C/O SIMON MGMT ASSOC LLC
600 S PIER PARK DR # 125
PANAMA CITY BEACH FL 32413-2179

Customer Account Number: 024293
Total Amount Due: \$313.39

THIS IS AN ATTEMPT TO COLLECT A DEBT
Our records indicated that your account is currently
32 Days Past Due

Dear Aaron Bessant Park

This is a friendly reminder regarding the balance on your account. Our records indicate that \$313.39 is greater than 30 days past due.

To ensure there is no interruption with your service, please make your payment immediately. Should you have any questions regarding your account balance, please contact our office at 850-872-1800.

You may take advantage of our website by logging on to: www.wasteprousa.com/bill-pay to make a payment as well as other options you may find useful to manage your account. Or you may make the payment over the phone (processing fee applies) by contacting our office. If you have already sent your payment, please disregard this reminder.

Thank you in advance for your prompt attention in this matter. We greatly appreciate your business and look forward to serving you for many years to come.

Sincerely,
Waste Pro USA, Inc.

DATE	INVOICE #	\$ AMOUNT
03/20/2025	0001537140	\$313.39
	Total Balance:	\$313.39

Page 1 of 2

PLEASE DETACH AND RETURN THE BELOW PORTION WITH YOUR PAYMENT.



118- Waste Pro Panama City
PO BOX 946225
Atlanta, GA 30394-6225
850-872-1800

Return Service Requested

Remittance Section

Account Number: 024293
Date: 02/20/2025
Amount Due Now **\$313.39**
Amount Enclosed: \$ _____

Please put your account number on your check and
make payable to **WastePro** or to pay online go to
www.wasteprousa.com/bill-pay/

3604001435 PRESORT 1435 1 AV 0.540 P1C5 <>



AARON BESSANT PARK
C/O SIMON MGMT ASSOC LLC
600 S PIER PARK DR # 125
PANAMA CITY BEACH FL 32413-2179

WASTEPRO
PO BOX 946225
Atlanta, GA 30394-6225



0118000002429300000000000000313397

Pier Park Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Panama City Beach	20250219-1	Monthly Summary 02/25 ACH	Water Services 02/25	\$1,537.37
Coastal Electric PC LLC	100365	1941	Emergency Pole Removal as it was struck 01/25	\$190.00
Coastal Electric PC LLC	100365	1942	Replace Pole 01/25	\$199.65
Florida Power & Light Company	100366	FPL Summary 01/25	FPL Summary 01/25	\$2,140.83
Kutak Rock, LLP	100367	3498136	Legal Services 10/24	\$1,107.50
Rizzetta & Company, Inc.	100372	INV0000096809	District Management Fees 02/25	\$5,589.68
Simon Property Group, Inc.	100368	201183	Management Services 01/25	\$2,916.67
The Lake Doctors, Inc.	100369	1982903	Monthly Lake Maintenance 01/25	\$668.00
Universal Building, LLC	100370	14832758	Janitorial Services 09/23	<u>\$5,942.71</u>
Report Total				<u>\$ 20,292.41</u>

RECEIVED
02/27/25

\$ 1,537.37

Confirmation #	1759911121
----------------	------------

Account	74473-85934
---------	-------------

Status	ACCEPTED
--------	----------

Channel	Scheduled Payment Channel
---------	---------------------------

Payment Date	Feb 18, 2025 – 1:08:39 PM
--------------	---------------------------

Payment Type	Utility Bill
--------------	--------------

Payment Amount	\$1,070.26
----------------	------------

Total Amount Charged	\$1,070.26
----------------------	------------

RECEIVED
10/26/27

CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

PIER PK BEACH BALL
74473-85936 06-30 2/03/25 2/14/25
Total Current Charges 57.26
** Balance Forward ** .00
Bank account drafted for: 57.26
Pay 62.99 After 2/18/25

RECEIVED
FEB 10 2025

BY:

3576

PIER



Follow QR code to pay your bill.

PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

2oz - #10 - Q36928 - 5902 - 7741 - F2 P2745

PIER PARK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2oz - #10 - 5902 - 7741 - F2 P2745

PIER PK BEACH BALL

ACCOUNT NUMBER	STATEMENT DATE	DUE DATE
74473-85936	06-30 2/03/25	2/14/25

Last Bill Amount	200.02
Payments	200.02-
Adjustments	.00
Balance Forward	.00

PIER PARK CDD

Last payment amount/date: 200.02 1/22/25

Service Period	Days	Meter Number	Mult
RE 12/19/24 1/17/25	29	60412305	100.0

Current	Previous	Usage
93482	93482	0
USAGE FOR	2/24	427000

Service	Consumption
RE MINIMUM CHARGE	

Charge	Total
57.26	57.26

Total Current Charges	57.26
** Balance Forward **	.00
Bank account drafted for:	57.26

Pay	62.99	After	2/18/25
-----	-------	-------	---------

YOUR METER SHOULD BE ACCESSIBLE AT ALL TIMES FOR
METER READING & IN CASE OF AN EMERGENCY.
AFTER-HOURS CALLS ARE SUBJECT TO A \$250 FEE.
PLEASE REACH OUT TO THE WATER DEPARTMENT IF YOU WOULD LIKE TO
RECEIVE EBILLS AT 850-233-5100 OR EMAIL TO WATER@PCBFL.GOV



CITY OF PANAMA CITY BEACH
116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

FBR PIER PARK
74473-85938

06-30 2/03/25 2/14/25

Total Current Charges 79.87

** Balance Forward ** .00

Bank account drafted for: 79.87

Pay 87.86 After 2/18/25

RECEIVED
FEB 10 2025

3577

PIE



Follow QR code to pay your bill.

PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

202 - #10 - 5902 - 7742 - F2 P2/46

Pier Park Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

FBR PIER PARK

ACCOUNT NUMBER
74473-85938

STATEMENT DATE DUE DATE
2/03/25 2/14/25

Last Bill Amount 79.87
Payments 79.87-
Adjustments .00
Balance Forward .00

PIER PARK CDD

Last payment amount/date: 79.87 1/22/25

Service Period Days Meter Number Mult
RE 12/18/24 1/17/25 30 61879538 100.0

Current Previous Usage
223801 223801 0

Service Consumption

Charge Total
79.87 79.87

RE MINIMUM CHARGE

Total Current Charges 79.87
** Balance Forward ** .00
Bank account drafted for: 79.87
Pay 87.86 After 2/18/25

YOUR METER SHOULD BE ACCESSIBLE AT ALL TIMES FOR
METER READING & IN CASE OF AN EMERGENCY.

AFTER-HOURS CALLS ARE SUBJECT TO A \$250 FEE.

PLEASE REACH OUT TO THE WATER DEPARTMENT IF YOU WOULD LIKE TO
RECEIVE EBILLS AT 850-233-5100 OR EMAIL TO WATER@PCBFL.GOV



CITY OF PANAMA CITY BEACH
116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

CITY PIER FRONT BEACH RD #2
74473-95670 06-30 2/03/25 2/14/25
Total Current Charges 188.73
** Balance Forward ** .00
Bank account drafted for: 188.73
Pay 207.60 After 2/18/25

RECEIVED
FEB 10 2025

BY:

Pier Park Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

3578

PIER



Follow QR code to pay your bill.

PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

202 - #10 - 5902 - 7743 - F2 P2747

CITY PIER FRONT BEACH RD #2

ACCOUNT NUMBER	STATEMENT DATE	DUE DATE
74473-95670	06-30 2/03/25	2/14/25

Last Bill Amount	188.73
Payments	188.73-
Adjustments	.00
Balance Forward	.00

PIER PARK CDD

Last payment amount/date: 188.73 1/22/25

Service Period	Days	Meter Number	Mult
WA 12/18/24 1/17/25	30	88488736	100.0

Current	Previous	Usage
3010	2987	2300
USAGE FOR	2/24	1700

Service	Consumption	Charge	Total
SC MINIMUM CHARGE	2,300.00	90.76	90.76
WA MINIMUM CHARGE	2,300.00	97.97	97.97
	Total Current Charges		188.73
	** Balance Forward **		.00
	Bank account drafted for:		188.73
	Pay 207.60 After 2/18/25		

YOUR METER SHOULD BE ACCESSIBLE AT ALL TIMES FOR
METER READING & IN CASE OF AN EMERGENCY.
AFTER-HOURS CALLS ARE SUBJECT TO A \$250 FEE.
PLEASE REACH OUT TO THE WATER DEPARTMENT IF YOU WOULD LIKE TO
RECEIVE EBILLS AT 850-233-5100 OR EMAIL TO WATER@PCBFL.GOV



CITY OF PANAMA CITY BEACH
116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

15999 (STINGRAY) L C HILTON DR
74473-95692 06-30 2/03/25 2/14/25
Total Current Charges 114.52
** Balance Forward ** .00
Bank account drafted for: 114.52
Pay 125.97 After 2/18/25

3579 PIER



Follow QR code to pay your bill.

PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

202 - #10 - 5902 - 7744 - F2 P2748

Pier Park Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

15999 (STINGRAY) L C HILTON DR

ACCOUNT NUMBER	STATEMENT DATE	DUE DATE
74473-95692	06-30 2/03/25	2/14/25

Last Bill Amount	114.52
Payments	114.52-
Adjustments	.00
Balance Forward	.00

PIER PARK CDD

Last payment amount/date: 114.52 1/22/25

Service Period	Days	Meter Number	Mult
RE 12/18/24 1/17/25	30	65035523	100.0

Current	Previous	Usage
287676	287676	0
USAGE FOR	2/24	46500

Service	Consumption
RE MINIMUM CHARGE	

Charge	Total
114.52	114.52

Total Current Charges	114.52
** Balance Forward **	.00
Bank account drafted for:	114.52
Pay 125.97 After 2/18/25	

YOUR METER SHOULD BE ACCESSIBLE AT ALL TIMES FOR
METER READING & IN CASE OF AN EMERGENCY.
AFTER-HOURS CALLS ARE SUBJECT TO A \$250 FEE.
PLEASE REACH OUT TO THE WATER DEPARTMENT IF YOU WOULD LIKE TO
RECEIVE EBILLS AT 850-233-5100 OR EMAIL TO WATER@PCBFL.GOV



CITY OF PANAMA CITY BEACH
116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

CITY OF PANAMA CITY BEACH

116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

15701 (MISTER) L C HILTON DR
74473-95798 06-30 2/03/25 2/14/25
Total Current Charges 26.73
** Balance Forward ** .00
Bank account drafted for: 26.73
Pay 29.40 After 2/18/25

RECEIVED
FEB 10 2025

BY:

3580

PIE



Follow QR code to pay your bill.

PARK CONTRIBUTIONS NOT INCLUDED IN AMOUNT DUE.
PLEASE ADD TO TOTAL DUE IF YOU CHOOSE TO CONTRIBUTE.

202 - #10 - 5902 - 7745 - F2 P2749

ACCOUNT NUMBER 15701 (MISTER) L C HILTON DR
74473-95798 STATEMENT DATE 06-30 DUE DATE 2/03/25 2/14/25

PIER PARK CDD

Last payment amount/date: 26.73 1/22/25

Service Period Days Meter Number Mult
WA 12/18/24 1/17/25 30 69262077 100.0
Service Consumption

WA MINIMUM CHARGE

Total Current Charges

** Balance Forward **

Bank account drafted for:

Pay 29.40 After 2/18/25

Last Bill Amount 26.73
Payments 26.73-
Adjustments .00
Balance Forward .00

Current Previous Usage
2260 2260 0
Charge Total
26.73 26.73

.00
26.73

YOUR METER SHOULD BE ACCESSIBLE AT ALL TIMES FOR
METER READING & IN CASE OF AN EMERGENCY.
AFTER-HOURS CALLS ARE SUBJECT TO A \$250 FEE.
PLEASE REACH OUT TO THE WATER DEPARTMENT IF YOU WOULD LIKE TO
RECEIVE EBILLS AT 850-233-5100 OR EMAIL TO WATER@PCBFL.GOV



CITY OF PANAMA CITY BEACH
116 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413
PHONE (850) 233-5100

COASTAL ELECTRIC PC LLC

8508671533

7634 McELVEY RD.
PCB, FL 32408



Description	Rate	Qty	Line Total
Emergency pole removal Removal of pole that was struck by unknown vehicle. Labor Only \$190.00 See Attached pictures,	\$190.00	1	\$190.00
Subtotal			190.00
Tax			0.00
Total			190.00
Amount Paid			0.00
Amount Due (USD)			\$190.00

Amount Due (USD)

\$190.00

Billed To

Angela Walker
Pier Park CDD
600 Pier Park Drive Ste 125
Panama City Beach, FL
32413

Invoice Number

1941

Date of Issue

01/24/2025

Due Date

02/08/2025

Terms

Thank You for your business.

RECEIVED
01/27/2025

Date 1-27-2025
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval [Signature]





COASTAL ELECTRIC PC LLC

8508671533

7634 McELVEY RD.
PCB, FL 32408



Description	Rate	Qty	Line Total
-------------	------	-----	------------

Contactor Repair	\$199.65	1	\$199.65
Replace contactor pole for west pier park drive far side of parking lot directly behind the old tootsie store. Material \$109.65 Labor \$90.00			

RECEIVED
01/31/2025

Amount Due (USD)

\$199.65

Billed To

Angela Walker
Simon Property/CDD
600 Pier Park Drive Ste 125
Panama City Beach, FL
32413

Invoice Number

1942

Date of Issue

01/29/2025

Due Date

02/13/2025

Subtotal 199.65

Tax 0.00

Total 199.65

Amount Paid 0.00

Amount Due (USD) \$199.65

Terms

Thank You for your business.

Date 1/31/2025
Entity # _____
G/L Coding _____
Amount \$ _____
OK to Pay _____
PO/Contract/Uncovered _____
Discrepancy _____
Approval [Signature]

**Pier Park CDD
Florida Power & Light**

**Month: 01/25 Statement Date: 01/23/25
Period: 12/21/24 - 01/22/25 Date Due : 02/13/25**

<u>Account</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
21020-35512	16200 Front Beach Road Transformer #34	001 53100 4301	\$ 702.39
21030-25942	16200 Front Beach Road Meter Center	001 53100 4301	\$ 143.60
21032-39717	16200 Front Beach Road Transformer #15	001 53100 4301	\$ 403.55
21038-75593	16200 Front Beach Road Transformer #26	001 53100 4301	\$ 35.96
21039-60759	600 S Pier Park Drive Clebration Tower	001 53100 4301	\$ 134.83
21047-04362	15700 L C Hilton Jr Drive Lighting	001 53100 4301	\$ 316.10
21069-33118	16201 Front Beach Road Unit A Bathroom	001 53100 4301	\$ 374.58
21092-86761	15700 L C Hilton Jr Dr Irrigation	001 53100 4301	\$ 29.82

RECEIVED
01/31/25

TOTAL	\$ 2,140.83
--------------	--------------------

Unplied Credit/Debit	\$ -
General Fund	001 53100 4301 \$ 2,140.83
	Total \$ 2,140.83

**RECEIVED**
JAN 27 2025

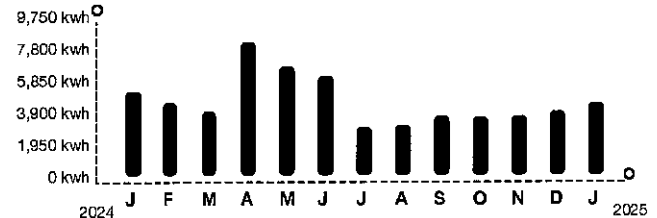
Electric Bill Statement
For: Dec 21, 2024 to Jan 22, 2025 (33 days)
Statement Date: Jan 23, 2025
Account Number: 21020-35512
Service Address:
16200 FRONT BEACH RD TX 34
PANAMA CITY BEACH, FL 32413-2516

BY:

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$702.39
TOTAL AMOUNT YOU OWE
Feb 13, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,152.15
Payment(s) received - thank you	-1,152.15
Balance before new charges	\$0.00
Total new charges	\$702.39
Total amount due	\$702.39

*(See page 2 for details of current charges.)*Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

KEEP IN MIND

- Payments received after February 13, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:

800-468-8243
711 (Relay Service)



/ * SEND SUMMARY BILL MASTER COUPON ONLY *

0005 0020 500005

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
C/O ACCOUNTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SUMMARY BILL MASTER
24000-03642

Make check payable to FPL NW FL
in U.S. funds and mail along with
this coupon to:

FPL NORTHWEST FL
P.O. BOX 29090
MIAMI FL 33102-9090



21020-35512

ACCOUNT NUMBER

\$702.39

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21020-35512
DEVELOPMENT
DISTRICT

FPL.com Page 2 0006 0020 500005 E001

BILL DETAILS

Amount of your last bill 1,152.15
Payment(s) received - thank you -1,152.15

Balance before new charges \$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS

Base charge 12.78
Non-fuel (4779 KWH at \$0.09477) 506.34
Fuel charge (4779 KWH at \$0.02756) 131.71

Electric service charges \$650.83

Gross receipts tax (State tax) 16.70
Franchise fee (Reqd local fee) 34.26
Regulatory fee (State fee) 0.60

Taxes and charges \$51.56

Total new charges \$702.39

Total amount you owe \$702.39

METER SUMMARY

Meter Reading - Meter 7261457. Next meter reading date Feb 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	93941		89162		4779

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 22, 2025	Dec 20, 2024	Jan 22, 2024
kWh used	4779	4242	5616
Service days	33	30	33
kWh/day	145	141	170
Amount	\$702.39	\$597.06	\$866.26

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/NWApp

Start fresh with savings

Begin the year strong with our Business Energy Manager. Track your usage and find ways to save money.

FPL.com/BEM

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Total Balance ?

\$143⁶⁰

Total Balance as of Feb 03, 2025

Statement Balance ?

\$143⁶⁰

Due on Feb 13, 2025

Last Statement Balance \$240.67

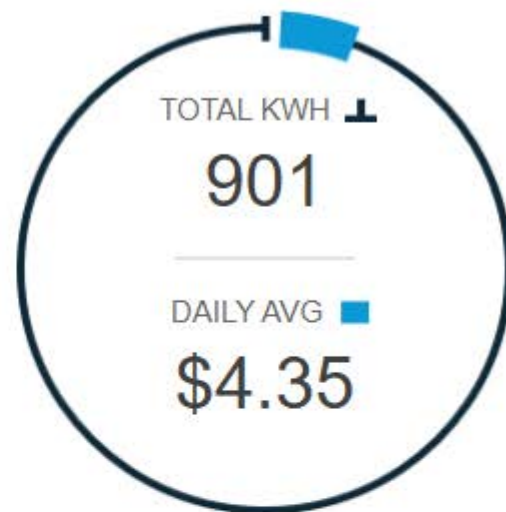
Total Payment Received \$143.60

New Charges \$143.60
[View Details](#)

Statement Balance \$143.60

PAY BILL

DOWNLOAD BILL



Temperature



HIGHEST

77°F

LOWEST

18°F

LAST MONTH AVG.

▼ 49°F



RECEIVED
JAN 27 2025

Electric Bill Statement

For: Dec 22, 2024 to Jan 23, 2025 (33 days)

Statement Date: Jan 23, 2025

Account Number: 21032-39717

Service Address:

16200 FRONT BEACH RD TX 15

PANAMA CITY BEACH, FL 32413-2516

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,

Here's what you owe for this billing period.

CURRENT BILL

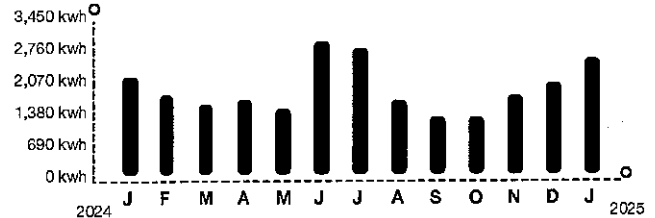
\$403.55

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	575.09
Payment(s) received - thank you	-575.09
Balance before new charges	\$0.00
Total new charges	\$403.55
Total amount due	\$403.55

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

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KEEP IN MIND

- Payments received after February 13, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

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21032-39717

ACCOUNT NUMBER

\$403.55

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21032-39717
DEVELOPMENT
DISTRICT

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	575.09
Payment(s) received - thank you	-575.09
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.78
Non-fuel (2705 KWH at \$0.09477)	286.60
Fuel charge (2705 KWH at \$0.02756)	74.55
Electric service charges	\$373.93
Gross receipts tax (State tax)	9.60
Franchise fee (Reqd local fee)	19.68
Regulatory fee (State fee)	0.34
Taxes and charges	\$29.62
Total new charges	\$403.55
Total amount you owe	\$403.55

METER SUMMARY

Meter Reading - Meter 7511454. Next meter reading date Feb 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	97269		94564		2705

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 23, 2025	Dec 21, 2024	Jan 23, 2024
kWh used	2705	2140	2309
Service days	33	30	33
kWh/day	82	71	70
Amount	\$403.55	\$308.03	\$364.23

KEEP IN MIND

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JAN 27 2025**Electric Bill Statement****For:** Dec 22, 2024 to Jan 23, 2025 (33 days)**Statement Date:** Jan 23, 2025**Account Number:** 21038-75593**Service Address:**

16200 FRONT BEACH RD TX 26

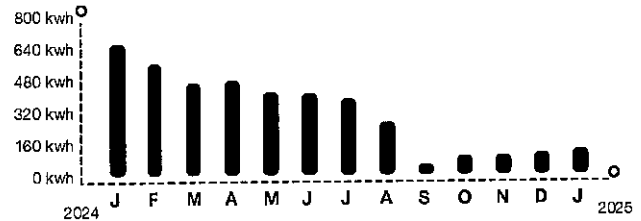
PANAMA CITY BEACH, FL 32413-2516

PIER PARK COMMUNITY DEVELOPMENT DISTRICT BY:
Here's what you owe for this billing period.**CURRENT BILL****\$35.96**

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	67.09
Payment(s) received - thank you	-67.09
<hr/>	
Balance before new charges	\$0.00
Total new charges	\$35.96
Total amount due	\$35.96

(See page 2 for details of current charges.)

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KEEP IN MIND

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21038-75593

ACCOUNT NUMBER

\$35.96

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
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AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21038-75593
DEVELOPMENT
DISTRICT

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	67.09
Payment(s) received - thank you	-67.09
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.78
Minimum base bill charge	2.38
Non-fuel (136 KWH at \$0.09477)	14.41
Fuel charge (136 KWH at \$0.02756)	3.75
Electric service charges	\$33.32
Gross receipts tax (State tax)	0.86
Franchise fee (Reqd local fee)	1.75
Regulatory fee (State fee)	0.03
Taxes and charges	\$2.64
Total new charges	\$35.96
Total amount you owe	\$35.96

METER SUMMARY

Meter Reading - Meter 7288480. Next meter reading date Feb 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	99902		99766		136

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 23, 2025	Dec 21, 2024	Jan 22, 2024
kWh used	136	116	719
Service days	33	30	32
kWh/day	4	4	22
Amount	\$35.96	\$33.87	\$122.83

KEEP IN MIND

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JAN 27 2025

Electric Bill Statement

For: Dec 21, 2024 to Jan 22, 2025 (33 days)

Statement Date: Jan 23, 2025

Account Number: 21039-60759

Service Address:

600 S PIER PARK DR
PANAMA CITY BEACH, FL 32413-2169

PIER PARK COMMUNITY DEVELOPMENT DISTRICT BY:
Here's what you owe for this billing period.

CURRENT BILL

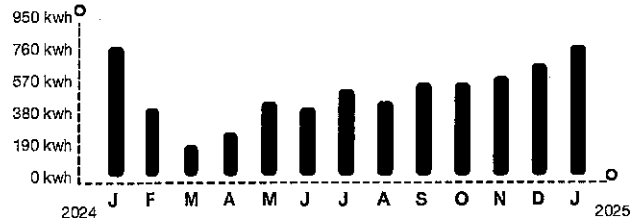
\$134.83

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

KEEP IN MIND

- Payments received after February 13, 2025 are considered late; a late payment charge of 1.00% will apply.

BILL SUMMARY

Amount of your last bill	214.58
Payment(s) received - thank you	-214.58
Balance before new charges	\$0.00
Total new charges	\$134.83
Total amount due	\$134.83

(See page 2 for details of current charges.)

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21039-60759

ACCOUNT NUMBER

\$134.83

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

\$

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AMOUNT ENCLOSED

**FPL**

Northwest FL

Customer Name Account Number
 PIER PARK COMMUNITY 21039-60759
 DEVELOPMENT
 DISTRICT

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	214.58
Payment(s) received - thank you	-214.58
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.78
Non-fuel (840 KWH at \$0.09477)	89.00
Fuel charge (840 KWH at \$0.02756)	23.15
Electric service charges	\$124.93
Gross receipts tax (State tax)	3.21
Franchise fee (Reqd local fee)	6.58
Regulatory fee (State fee)	0.11
Taxes and charges	\$9.90
Total new charges	\$134.83
Total amount you owe	\$134.83

METER SUMMARY

Meter Reading - Meter 3277339. Next meter reading date Feb 22, 2025

Usage Type	Current	- Previous	x Const	= Usage
kWh	1414	1393	40	840

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 22, 2025	Dec 20, 2024	Jan 22, 2024
kWh used	840	720	840
Service days	33	30	33
kWh/day	25	24	25
Amount	\$134.83	\$112.79	\$141.21

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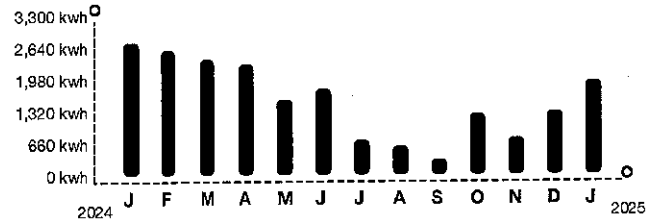
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**RECEIVED**
JAN 27 2025**Electric Bill Statement****For:** Dec 22, 2024 to Jan 23, 2025 (33 days)**Statement Date:** Jan 23, 2025**Account Number:** 21047-04362**Service Address:**15700 L C HILTON JR DR LIGHTING
PANAMA CITY BEACH, FL 32413-0810**PIER PARK COMMUNITY DEVELOPMENT DISTRICT BY:**
Here's what you owe for this billing period.**CURRENT BILL****\$316.10**

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	336.81
Payment(s) received - thank you	-336.81
<hr/>	
Balance before new charges	\$0.00
Total new charges	\$316.10
Total amount due	\$316.10

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

KEEP IN MIND

- Payments received after February 13, 2025 are considered late; a late payment charge of 1.00% will apply.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:800-468-8243
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MIAMI FL 33102-9090

21047-04362

ACCOUNT NUMBER

\$316.10

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21047-04362
DEVELOPMENT
DISTRICT

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	336.81
Payment(s) received - thank you	-336.81
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.78
Non-fuel (2098 KWH at \$0.09477)	222.29
Fuel charge (2098 KWH at \$0.02756)	57.82
Electric service charges	\$292.89
Gross receipts tax (State tax)	7.52
Franchise fee (Reqd local fee)	15.42
Regulatory fee (State fee)	0.27
Taxes and charges	\$23.21
Total new charges	\$316.10
Total amount you owe	\$316.10

METER SUMMARY

Meter Reading - Meter 7423838. Next meter reading date Feb 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	4997		2899		2098

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 23, 2025	Dec 21, 2024	Jan 22, 2024
kWh used	2098	1419	2988
Service days	33	30	32
kWh/day	64	47	93
Amount	\$316.10	\$208.90	\$467.32

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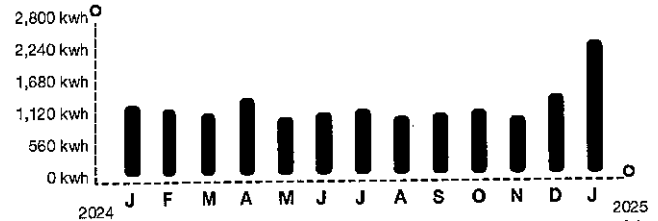
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**RECEIVED**
JAN 27 2025**Electric Bill Statement****For:** Dec 20, 2024 to Jan 21, 2025 (33 days)**Statement Date:** Jan 23, 2025**Account Number:** 21069-33118**Service Address:**16201 FRONT BEACH RD UNIT A
PANAMA CITY BEACH, FL 32413-2515**PIER PARK COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**BY:****CURRENT BILL****\$374.58**

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	381.62
Payment(s) received - thank you	-381.62
Balance before new charges	\$0.00
Total new charges	\$374.58
Total amount due	\$374.58

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

KEEP IN MIND

- Payments received after February 13, 2025 are considered late; a late payment charge of 1.00% will apply.
- We have changed the date we read your meter. As a result, this bill period is longer and the billing date has changed.

Customer Service:

800-225-5797

To Report Power Outages:
Hearing/Speech Impaired:800-468-8243
711 (Relay Service)

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21069-33118

ACCOUNT NUMBER

\$374.58

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

\$

SEND MASTER
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AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21069-33118
DEVELOPMENT
DISTRICT

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	381.62
Payment(s) received - thank you	-381.62
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.78
Non-fuel (2504 KWH at \$0.09477)	265.29
Fuel charge (2504 KWH at \$0.02756)	69.01
Electric service charges	\$347.08
Gross receipts tax (State tax)	8.91
Franchise fee (Reqd local fee)	18.27
Regulatory fee (State fee)	0.32
Taxes and charges	\$27.50
Total new charges	\$374.58
Total amount you owe	\$374.58

METER SUMMARY

Meter Reading - Meter 3281694. Next meter reading date Feb 21, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	14691		12187		2504

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 21, 2025	Dec 19, 2024	Jan 21, 2024
kWh used	2504	1491	1348
Service days	33	30	33
kWh/day	76	50	41
Amount	\$374.58	\$218.78	\$218.33

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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JAN 27 2025

Page 1

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Electric Bill Statement

For: Dec 22, 2024 to Jan 23, 2025 (33 days)

Statement Date: Jan 23, 2025

Account Number: 21092-86761

Service Address:

15700 L C HILTON JR DR IRRIGATION
PANAMA CITY BEACH, FL 32413-0810

PIER PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

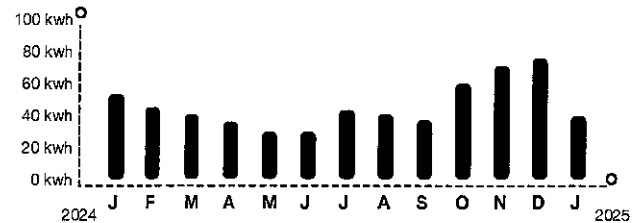
\$29.82

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	63.40
Payment(s) received - thank you	-63.40
<hr/>	
Balance before new charges	\$0.00
Total new charges	\$29.82
Total amount due	\$29.82

(See page 2 for details of current charges.)

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay

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KEEP IN MIND

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711 (Relay Service)



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21092-86761

ACCOUNT NUMBER

\$29.82

TOTAL AMOUNT YOU OWE

Feb 13, 2025

NEW CHARGES DUE BY

\$ SEND MASTER COUPON

AMOUNT ENCLOSED



Customer Name Account Number
PIER PARK COMMUNITY 21092-86761
DEVELOPMENT
DISTRICT

FPL.com Page 2

0020 0020 500005

E001

BILL DETAILS

Amount of your last bill	63.40
Payment(s) received - thank you	-63.40
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND/BUSINESS	
Base charge	12.78
Minimum base bill charge	9.11
Non-fuel (43 KWH at \$0.09477)	4.55
Fuel charge (43 KWH at \$0.02756)	1.19
<hr/>	
Electric service charges	\$27.63
Gross receipts tax (State tax)	0.71
Franchise fee (Reqd local fee)	1.45
Regulatory fee (State fee)	0.03
<hr/>	
Taxes and charges	\$2.19
Total new charges	\$29.82
Total amount you owe	\$29.82

METER SUMMARY

Meter Reading - Meter 7428731. Next meter reading date Feb 22, 2025

Usage Type	Current	-	Previous	=	Usage
kWh	20983		20940		43

ENERGY USE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 23, 2025	Dec 21, 2024	Jan 23, 2024
kWh used	43	82	58
Service days	33	30	33
kWh/day	1	3	2
Amount	\$29.82	\$31.85	\$36.56

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

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Start fresh with savings

Begin the year strong with our Business Energy Manager. Track your usage and find ways to save money.

FPL.com/BEM

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 12, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Ms. Kim O'Meara
Pier Park CDD
Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614-8390

Invoice No. 3498136
15823-1

Re: Pier Park CDD - General Counsel

For Professional Legal Services Rendered

10/01/24	J. Brown	0.60	165.00	Miscellaneous correspondence with District Manager; review and correspondence concerning water and land survey
10/04/24	J. Brown	0.10	27.50	Correspondence regarding board meeting
10/14/24	J. Brown	0.20	55.00	Review and follow-up regarding Department of Commerce filing
10/14/24	A. Warner	0.20	25.00	Scan and forward executed Commerce Special District invoice to Yi
10/17/24	J. Brown	0.30	82.50	Conference with Tilley regarding miscellaneous issue; correspondence regarding Board meeting
10/18/24	J. Brown	0.40	110.00	Review correspondence and follow-up; review financials
10/21/24	J. Brown	0.30	82.50	Correspondence with Bailey regarding slip and fall case; review status

KUTAK ROCK LLP

Pier Park CDD

December 12, 2024

Client Matter No. 15823-1

Invoice No. 3498136

Page 2

10/23/24	A. Warner	0.30	37.50	Review DEO Invoice and forward of same to Bailey and Yi; update client file
10/29/24	J. Brown	0.20	55.00	Miscellaneous correspondence with Bakun and Tilley
10/30/24	J. Brown	0.60	165.00	Confer with Bakun regarding financials; follow-up from same
10/31/24	J. Brown	1.10	302.50	Review financials; draft notes regarding same and forward; correspondence with accounting department

TOTAL HOURS	4.30
-------------	------

TOTAL FOR SERVICES RENDERED	\$1,107.50
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$1,107.50</u>
--------------------------	-------------------

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/2/2025	INV0000096809

Bill To:

PIER PARK CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
01/28/25

Services for the month of	Terms	Client Number
February	Upon Receipt	00370

[illegible][illegible]

INVOICE

600 Pier Park Drive, Suite 125
Panama City Beach, FL 32413
Phone 850-236-9974 Fax 850-236-0681

DATE: January 1, 2025
INVOICE # 201183
FOR: *Monthly
Management*

Pier Park CDD c/o Simon Property Group Management Office
600 Pier Park Drive, Ste 125
Panama City Beach, FL 32413

RECEIVED
01/06/25

contact Angela Waller at 850-588-3651 or by email : Angela.Waller@simon.com

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(850) 939-5787

RETURN SERVICE REQUESTED

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

13.1.4412 1 AB 0.588 15313S11 4412 4438 001/001 1



PIER PARK CDD
ANGELA WALLER

600 S PIER PARK DR STE 125
PANAMA CITY BEACH FL 32413-2179

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

709713

1/15/2025

\$668.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000023045001000000024395300000006680015

Please Return this portion with your payment and
notify us of any changes to your contact informat

Invoice Due Date 1/24/2025

Invoice 1982903

PO #

Date	Description	Quantity	Amount	Tax	Total
1/14/2025	Highway 98 And Sr 79 Panama City, FL 33614 Water Management - Monthly		\$668.00	\$0.00	\$668.00

RECEIVED
01/27/2025

REPRINT OF OUTSTANDING
INVOICE

Date 1-27-2025

Entity #

G/L Coding

Amount \$

OK to Pay

PO/Contract/Uncovered

Discrepancy

Approval

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1336.00

This Invoice Total:

\$668.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 709713

Portal Registration #: E1AFA135

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information





There for you.

Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(626) 310-8000

Pier Park Community Development District
Mail Stop ID - 4764
120 Richard Jackson Blvd
Panama City Beach, FL 32407

Invoice Date
10/07/2023

Invoice Number
14832758

To ensure proper application, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Allied Universal Janitorial Services
PO Box 31001-2374
Pasadena, CA 91110-2374

Total Amount Due:

(USD) \$ 5,942.71

Terms:

Net 30 Days

Service Location: **5222001** Customer: **5215000** Billing Period: **09/01/2023 - 09/30/2023**

Pier Park Community Development District

600 S Pier Park Dr Ste 125
Panama City Beach, FL 32413-2179

Description	Quantity	UOM	Price	Amount
Janitorial Service	1.00	EA	5,942.71	5,942.71
Total Hours	0.00			0.00
Subtotal				5,942.71
Sales Tax Subtotal				0.00
Total for - Pier Park Community Development District				5,942.71

RECEIVED
01/27/2025

Subtotal	
	\$5,942.71
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$5,942.71



There for you.

Invoice Date
10/07/2023

Invoice Number
14832758

Invoice NO. 14832758 Customer: 5215000 Pier Park Community Development Distric Page 1 of 1

Description							Quantity	Bill Rate	Extension
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type		
	Janitorial Service					1.00		\$5,942.71	\$5,942.71
	Total Hours					0.00			\$0.00

Revenue Total	\$5,942.71
Tax Total	\$0.00
Grand Total	\$5,942.71

Tab 3

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Pier Park Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Panama City Beach, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Chris Tilley Sr.	November 2027
2	Chris Tilley Jr.	November 2027
3	Martin Horack	November 2025
4	Marek Bakun	November 2025
5	Lee Ann Leonard	November 2025

This year, Seat 3, currently held by Martin Horack, Seat 4, currently held by Marek Bakun., and Seat 5, currently held by Lee Ann Leonard are subject to election by landowners in November 2025. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on _____, November _____, _____ at _____ .m., at the City of Panama City Beach City Hall, located at 17007 Panama City Beach Parkway, Panama City Beach, Florida 32413.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its May 20, 2025, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at office of the District Manager, Rizzetta & Company, Inc., located at 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 20th DAY OF MAY, 2025.

**PIER PARK COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Pier Park Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 172 acres, located between Back Beach Road and Front Beach Road, west of Powell Adams Road and east of Aaron Bessant Park in Bay County, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("**Board**," and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: City of Panama City Beach City Hall
17007 Panama City Beach Parkway
Panama City Beach, Florida 32413

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Holly Bailey
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
PIER PARK COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**PIER PARK COMMUNITY DEVELOPMENT DISTRICT
BAY COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Pier Park Community Development District to be held at the City of Panama City Beach City Hall, located at 17007 Panama City Beach Parkway, Panama City Beach, Florida 32413, on November __, 2025, at __:00 __.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
PIER PARK COMMUNITY DEVELOPMENT DISTRICT
BAY COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 202__

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Pier Park Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

Tab 4

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIER PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore 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**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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 immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF MAY 2025.

ATTEST:

**PIER PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tab 5

QUOTE

Pier Park CDD c/o Simon Property Group Management Office
600 Pier Park Drive, Suite 125
PANAMA CITY BEACH FL 32413
USA

Date
02 Apr 2025

Expiry
02 May 2025

Account Number

Florida Select Tree
Services, LLC
Attention: LORI
BROADWAY
PO Box 19102
PANAMA CITY BEACH FL
32417
USA

Quote Number
QU-1391

Job
Pier Park CDD

FLORIDA SELECT TREE
xxx-xx-7445

Description	Quantity	Unit Price	Tax	Amount USD
TR001, Remove 4 oak trees that is blocking signage, street lights and safety concerns and haul off debris.	4.00	1000.00	Tax on Sales	4000.00
TR002, From the round about to front beach road. Lollipop /trim tops of oak trees for clearance of ball drop cables, signage, lights.	1.00	6000.00	Tax on Sales	6000.00
Subtotal				10000.00
Total Sales Tax 0%				0.00
TOTAL USD				10000.00

Terms

TIGHTLINE CONSTRUCTION, INC.

3601 East 11th Street
Panama City, Florida 32401
(850) 624-9217 Phone

February 27, 2025

Simon Property Group, Inc.
600 Pier Park Drive, Suite 125
Panama City Beach, FL 32413
Attention: James/Chris

Re: 2025 Concrete Sidewalk Repairs

We propose to demo and remove concrete from all damaged areas, then form and replace the sidewalk with concrete of the appropriate thickness (4" & 6") and finish. ADA mats (detectable warnings) will be installed at required locations in accordance with FDOT standards. Additionally, we will remove and reinstall ADA brick pavers at two locations where trip hazards are present, ensuring proper compaction during the process.

Item #	Item Description	~Qty	Unit	Unit Cost	Total Cost
1	Conc. Sidewalk	3,761	SF	\$15.95	\$59,987.95
<i>This proposal is a unit price quote, Meaning the pricing is based on the cost per unit of each item provided. All quantities are approximate and may vary due to several factors.</i>					\$59,987.95

Thank you for the opportunity to quote you on this work. If you have any questions, please call me at (850) 258-1345.

Sincerely,



William Nixon
Tightline Construction, Inc.