

# Piper Glen

October 2025

Professionally Managed by:

**Norton Community Management**

Phone: 770-718-5256

Web: <https://norton.vmsclientonline.com>

Email: [piperglen@goncmgt.com](mailto:piperglen@goncmgt.com)



PIPER GLEN HOMEOWNERS ASSOCIATION INC  
 PO BOX 3428  
 GAINESVILLE GA 30503

Date 10/31/25

Page 1

Account Title: PIPER GLEN HOMEOWNERS ASSOCIATION INC

BUSINESS ANALYSIS CHECKING	Number of Enclosures	3
Account Number XXXXXXXXXXXX0864	Statement Dates	10/01/25 thru 11/02/25
Previous Balance 12,998.82	Days in the statement period	33
1 Deposits/Credits 500.00	Average Ledger	12,171.68
4 Checks/Debits 2,780.54	Average Collected	12,171.68
Monthly Service Charge .00		
Interest Paid .00		
Current Balance 10,718.28		

DEPOSITS AND ADDITIONS		
Date	Description	Amount
10/07	Deposit	500.00

CHECKS AND WITHDRAWALS		
Date	Description	Amount
10/06	Transfer CH x0864 to CH x5847 TMID:15164ac2-a7b1-4	509.61-
10/23	GPC EFT GPC PPD	174.96-

CHECKS IN NUMBER ORDER					
Date	Check No	Amount	Date	Check No	Amount
10/20	264	1,569.10	10/29	265	526.87

\* Denotes missing check numbers

DAILY BALANCE INFORMATION					
Date	Balance	Date	Balance	Date	Balance
10/01	12,998.82	10/07	12,989.21	10/23	11,245.15
10/06	12,489.21	10/20	11,420.11	10/29	10,718.28

**Remote Deposit** **Credit**

**NORTON COMMUNITY MANAGEMENT L**  
**PIPER GLEN #00864**  
 731 QUEEN CITY PARKWAY, STE 205  
 GAINESVILLE, GA 30503  
 678-940-7611

Date: 10/7/2025  
 Items: 1  
 Amount: \$500.00  
 Batch ID: 25200726762  
 Account ID: 1524102 30135990  
 Acct Num: 2000064

THIS DOCUMENT HAS REMOVED FLUORESCENT PAPER. VIEW UNDER BLACK LIGHT

CASH OPERATING  
 Piper Glen Homeowners Association, Inc.  
 PO Box 3428  
 Gainesville, Georgia 30503  
 770-714-5256

Peach State Bank & Trust  
 121 E Euler Pkwy  
 Gainesville, GA 30501

Check No.  
254

CHECK DATE
10/7/2025
CHECK AMOUNT
\$1,569.10

ONE THOUSAND FIVE HUNDRED SIXTY NINE DOLLARS AND 10/100

Donner County Tax Commissioner  
 PO Box 106  
 Watsonsville, GA 30677

*Bill # 1507* *Pagan R. Wright*

DOCUMENT CONTAINS VOID PARTIALS AND MICRO-FINE STRUCTURE LINE (MFL) MARKS TO VOID

Deposit Date: 10/07 Amount: \$500.00

Check 264 Date: 10/20 Amount: \$1,569.10

CASH OPERATING  
 Piper Glen Homeowners Association, Inc.  
 PO Box 3428  
 Gainesville, Georgia 30503  
 770-714-5256

Peach State Bank & Trust  
 121 E Euler Pkwy  
 Gainesville, GA 30501

Check No.  
265

CHECK DATE
10/20/2025
CHECK AMOUNT
\$526.87

FIVE HUNDRED TWENTY SIX DOLLARS AND 87/100

Georgia Outdoor Landscaping LLC  
 P.O. Box 112  
 Jefferson, GA 30549

*Pagan R. Wright*

Check 265 Date: 10/29 Amount: \$526.87

**Piper Glen**  
Bank Reconciliation Expanded Detail Consolidated

Bank: CASH OPERATING Account: \*\*\*0864

Statement Date: 10/31/2025

Linked Statement: None

G/L Balance: 11,718.28

Statement Balance: 10,718.28

Item	Date	Check #	Amount	Balance
			Previous Balance:	12,998.82
Oconee County Tax Commissioner	10/2/2025	264	-1,569.10	11,429.72
Georgia Outdoor Landscaping LLC	10/23/2025	265	-526.87	10,902.85
		<b>Total Checks:</b>	<b>-2,095.97</b>	
NCM Billing	10/6/2025		-509.61	10,393.24
Adjustment Batch	10/7/2025		500.00	10,893.24
Georgia Power	10/23/2025		-174.96	10,718.28
		<b>Total Deposits / Adjustments:</b>	<b>-184.57</b>	
		<b>Statement Balance:</b>		<b>10,718.28</b>

**Outstanding Items:**

Date	Reference	Uncleared Deposits
10/16/2025	Adjustment Batch	1,000.00
		<u>1,000.00</u>

**Bank Reconciliation Summary: CASH OPERATING Account: \*\*\*0864**

G/L Balance:	11,718.28
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	1,000.00
G/L Difference:	10,718.28
Statement Balance:	10,718.28
G/L and Balance Difference:	0.00

\* voided check



PIPER GLEN HOMEOWNERS ASSOCIATION INC  
 PO BOX 3428  
 GAINESVILLE GA 30503

Date 10/31/25

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 678-940-7611

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 Amount: \$500.00  
 Batch ID: 25208736762  
 Account ID: 1524102 30135990  
 Acct Num: 2000064

Deposit Date: 10/07 Amount: \$500.00

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 Piper Glen Homeowners Association, Inc.  
 PO Box 3428  
 Gainesville, Georgia 30503  
 770-714-5256

**Peach State Bank & Trust**  
 121 E Euler Pkwy  
 Gainesville, GA 30501

Check No.  
254

CHECK DATE
10/3/2025
CHECK AMOUNT
\$1,569.10

ONE THOUSAND FIVE HUNDRED SIXTY NINE DOLLARS AND 10/100

Donner County Tax Commissioner  
 PO Box 106  
 Watsonsville, GA 30677

*Bill # 1507* *Pagan R. Wright*

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 121 E Euler Pkwy  
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Check No.  
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CHECK DATE
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Linked Statement: None

Statement Balance: 10,718.28

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		<u>1,000.00</u>

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Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	1,000.00
G/L Difference:	10,718.28
Statement Balance:	10,718.28
G/L and Balance Difference:	0.00

# GL Income Statement YTD

Tuesday, November 18, 2025

14:08

Period 10/1/2025 To 10/31/2025 11:59:00 PM

## Piper Glen

		Month to Date	%	Year to Date	%
<b>Operating</b>					
<b><u>Income</u></b>					
<b>Income</b>					
4020	HOA ASSESSMENTS	1,500.00	60.00%	16,350.00	90.01%
4022	HOA INITIATION FEE	1,000.00	40.00%	1,500.00	8.26%
5800	LATE FEE INCOME	0.00	0.00%	265.00	1.46%
5820	FINES INCOME	0.00	0.00%	50.00	0.28%
	<b>Total Income</b>	<b>2,500.00</b>	<b>100.00%</b>	<b>18,165.00</b>	<b>100.00%</b>
	<b>Total Income</b>	<b>2,500.00</b>	<b>100.00%</b>	<b>18,165.00</b>	<b>100.00%</b>
<b><u>Expense</u></b>					
<b>Administrative/General Expense</b>					
6090	COPY EXPENSE	0.24	0.01%	81.60	0.46%
6486	LEGAL & PROFESSIONAL	0.00	0.00%	175.00	0.98%
6604	PERMITS & LICENSE	0.00	0.00%	40.00	0.22%
6665	HOA LETTERS	1.08	0.04%	51.84	0.29%
6670	POSTAGE & MAIL OUTS	0.79	0.03%	35.16	0.20%
	<b>Total Administrative/General Expense</b>	<b>2.11</b>	<b>0.08%</b>	<b>383.60</b>	<b>2.15%</b>
<b>Landscape</b>					
6319	LANDSCAPING MAINTENANCE	526.87	18.95%	5,795.57	32.51%
6622	PINESTRAW	0.00	0.00%	4,202.50	23.57%
	<b>Total Landscape</b>	<b>526.87</b>	<b>18.95%</b>	<b>9,998.07</b>	<b>56.08%</b>
<b>Management</b>					
6300	MANAGEMENT FEE	400.00	14.39%	4,000.00	22.44%
6302	MGMT FEE - LATE FEES	107.50	3.87%	132.50	0.74%
	<b>Total Management</b>	<b>507.50</b>	<b>18.25%</b>	<b>4,132.50</b>	<b>23.18%</b>
<b>Taxes</b>					
6350	PROPERTY TAXES	1,569.10	56.43%	1,569.10	8.80%
	<b>Total Taxes</b>	<b>1,569.10</b>	<b>56.43%</b>	<b>1,569.10</b>	<b>8.80%</b>
<b>Utilities</b>					
6240	ELECTRICITY	174.96	6.29%	1,744.11	9.78%
	<b>Total Utilities</b>	<b>174.96</b>	<b>6.29%</b>	<b>1,744.11</b>	<b>9.78%</b>
	<b>Total Expense</b>	<b>2,780.54</b>	<b>100.00%</b>	<b>17,827.38</b>	<b>100.00%</b>
	<b>Net Income</b>	<b>(280.54)</b>		<b>337.62</b>	

Piper Glen  
GL Balance Sheet Classified Standard  
Period 10/31/2025

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**Assets**

Cash & Investments

CASH OPERATING	11,718.28
RESERVE	16,000.00

<u>Total Cash &amp; Investments</u>	<u>27,718.28</u>
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Accounts Receivable

ACCOUNTS RECEIVABLE	(100.00)
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<u>Total Accounts Receivable</u>	<u>(100.00)</u>
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<i>Total Assets</i>		<u><u>27,618.28</u></u>
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**Liabilities & Equity**

Prepaid

PREPAID ASSESSMENTS	214.34
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<u>Total Prepaid</u>	<u>214.34</u>
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Equity

OWNER CONTRIBUTION	2,004.10
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RETAINED EARNINGS	25,062.22
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Net Income	337.62
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<u>Total Equity</u>	<u>27,403.94</u>
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<i>Total Liabilities &amp; Equity</i>		<u><u>27,618.28</u></u>
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# Budget Comparison Budget to Actual

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

## Piper Glen

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Income</b>	<b>GL Code</b>						
HOA ASSESSMENTS	4020	1,500.00	1,542.00	16,350.00	15,420.00	18,500.00	2,150.00
HOA INITIATION FEE	4022	1,000.00	0.00	1,500.00	0.00	0.00	(1,500.00)
LATE FEE INCOME	5800	0.00	0.00	265.00	0.00	0.00	(265.00)
FINES INCOME	5820	0.00	0.00	50.00	50.00	50.00	0.00
Total Income		<u>2,500.00</u>	<u>1,542.00</u>	<u>18,165.00</u>	<u>15,470.00</u>	<u>18,550.00</u>	<u>385.00</u>
Total Income		<u>2,500.00</u>	<u>1,542.00</u>	<u>18,165.00</u>	<u>15,470.00</u>	<u>18,550.00</u>	<u>385.00</u>
<b>Expense</b>							
<b>Administrative/General Expense</b>	<b>GL Code</b>						
ADMINISTRATIVE	6016	0.00	0.00	0.00	40.00	40.00	40.00
COPY EXPENSE	6090	0.24	2.00	81.60	20.00	20.00	(61.60)
MEMBER MEETINGS	6462	0.00	0.00	0.00	0.00	30.00	30.00
LEGAL & PROFESSIONAL	6486	0.00	0.00	175.00	0.00	0.00	(175.00)
PERMITS & LICENSE	6604	0.00	0.00	40.00	0.00	0.00	(40.00)
HOA LETTERS	6665	1.08	1.00	51.84	48.00	50.00	(1.84)
POSTAGE & MAIL OUTS	6670	0.79	3.00	35.16	30.00	40.00	4.84
Total Administrative/General Expense		<u>2.11</u>	<u>6.00</u>	<u>383.60</u>	<u>138.00</u>	<u>180.00</u>	<u>(203.60)</u>
<b>Landscape</b>	<b>GL Code</b>						
FLOWER BEDS/COLOR	6256	0.00	17.00	0.00	170.00	200.00	200.00
LANDSCAPING MAINTENANCE	6319	526.87	625.00	5,795.57	6,250.00	7,500.00	1,704.43
PINESTRAW	6622	0.00	0.00	4,202.50	0.00	0.00	(4,202.50)
Total Landscape		<u>526.87</u>	<u>642.00</u>	<u>9,998.07</u>	<u>6,420.00</u>	<u>7,700.00</u>	<u>(2,298.07)</u>
<b>Management</b>	<b>GL Code</b>						
MANAGEMENT FEE	6300	400.00	400.00	4,000.00	4,000.00	4,800.00	800.00
MGMT FEE - LATE FEES	6302	107.50	0.00	132.50	0.00	0.00	(132.50)
Total Management		<u>507.50</u>	<u>400.00</u>	<u>4,132.50</u>	<u>4,000.00</u>	<u>4,800.00</u>	<u>667.50</u>
<b>Taxes</b>	<b>GL Code</b>						
PROPERTY TAXES	6350	1,569.10	142.00	1,569.10	1,420.00	1,700.00	130.90
TAX - INCOME	6763	0.00	0.00	0.00	175.00	175.00	175.00

# Budget Comparison Budget to Actual

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

Tuesday, November 18, 2025

14:07

## Piper Glen

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Taxes		1,569.10	142.00	1,569.10	1,595.00	1,875.00	305.90
<b>Utilities</b>	<b>GL Code</b>						
ELECTRICITY	6240	174.96	158.00	1,744.11	1,580.00	1,900.00	155.89
Total Utilities		174.96	158.00	1,744.11	1,580.00	1,900.00	155.89
Total Expense		2,780.54	1,348.00	17,827.38	13,733.00	16,455.00	(1,372.38)
Excess Revenue / Expense		(280.54)	194.00	337.62	1,737.00	2,095.00	(1,757.38)

# INVOICE

Norton Community Management,  
LLC  
PO Box 3428  
Gainesville, GA 30503-3428

info@goncmgt.com  
+1 (770) 718-5256  
nortoncommunitymanagement.com



**Bill to**  
Piper Glen

## Invoice details

Invoice no.: 1815  
Invoice date: 10/06/2025

Product or service	Description	Amount
<b>Management Fee</b>		\$400.00
<b>Copy/Printing</b>		\$0.24
<b>Office Supplies</b>		\$1.08
<b>Postage</b>		\$0.79
<b>Late Fees (50% NCM portion)</b>		\$107.50
	<b>Total</b>	<b>\$509.61</b>



**Oconee County Tax Commissioner**  
**Jennifer Riddle**  
 7635 Macon Hwy #300  
 Watkinsville, GA 30677  
 Phone: (706) 769-3917

RETURN SERVICE REQUESTED



IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY SEND THEM THIS PORTION		
BILL #	DUE DATE	TOTAL DUE
2025-15542	11/15/2025	1,569.10

Map Code: B 01V 001CT  
 Location: 0 THOMPSON ST

Taxes outstanding as of applicable due date will be subject to interest and penalties set forth by Georgia law. If property taxes remain unpaid, the office of the Tax Commissioner has the right and responsibility to levy on the property (additional fees apply). This is considered a last resort for tax collection and other collection methods are always preferred. Partial payments are accepted. Please visit our website [www.oconeecountypay.com](http://www.oconeecountypay.com) for additional information and to make online payments. Questions about values-Tax Appraiser's Office 706-769-3921.  
 OFFICE LOCATION: 7635 MACON HWY - LOBBY HOURS 8:00 AM - 4:30 PM

MAKE CHECK OR MONEY ORDER PAYABLE TO:

Oconee County Tax Commissioner  
 Jennifer Riddle  
 7635 Macon Hwy #300  
 Watkinsville, GA 30677-6167

\*\*\*\*\*AUTO\*\*ALL FOR AADC 300 54 190 15437 1 AB 0.641  
 PIPER GLEN HOMEOWNERS ASSOCIATION INC  
 C/O NORTON COMMUNITY MANAGEMENT  
 PO BOX 3428  
 GAINESVILLE GA 30503-3428



DETACH BOTTOM PORTION TO KEEP FOR YOUR RECORDS AND RETURN TOP PORTION WITH PAYMENT.



Jennifer Riddle  
 Oconee County  
 Tax Commissioner  
 7635 Macon Hwy #300  
 Watkinsville, GA 30677  
 Phone: (706) 769-3917

## 2025 PROPERTY TAX STATEMENT

Tax Payer: PIPER GLEN HOMEOWNERS ASSOCIATION INC  
 Map Code: B 01V 001CT  
 Description: CELLTOWER  
 Location: 0 THOMPSON ST  
 Bill No: 2025-15542  
 District: 03

2025	\$1,569.10
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous	\$0.00
Delinquent	\$0.00
<b>TOTAL DUE</b>	<b>\$1,569.10</b>

PROPERTY OWNER(S)	LOCATION		BILLING DATE	BILL #	BILLING GOOD THROUGH			
PIPER GLEN HOMEOWNERS ASSOCIATION INC C/O NORTON COMMUNITY MANAGEMENT PO BOX 3428 GAINESVILLE GA 30503-3428	0 THOMPSON ST		09/17/2025	2025-15542	11/15/2025			
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS			
	\$64,800	\$121,500	\$186,300	0.06				
PROPERTY DESCRIPTION								
CELLTOWER								
	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
COUNTY	186,300	74,520	0	74,520	8.174000	609.13	0.00	384.08
SALES TAX RB	186,300	74,520	0	74,520	-3.020000	0.00	225.05	0.00
SCHOOL	186,300	74,520	0	74,520	13.962000	1,040.45	0.00	1,040.45
BOGART	186,300	74,520	0	74,520	6.165000	459.42	0.00	144.57
SALES TAX RB	186,300	74,520	0	74,520	-4.225000	0.00	314.85	0.00
					21.056000	2,109.00	539.90	1,569.10

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.

Owner occupied residences may qualify for certain homestead exemptions. Applications for homestead exemptions must be received by April 1 each year. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred to in order to determine eligibility. Details available at [oconeecountypay.com](http://oconeecountypay.com) or 706-769-3917.

OFFICE LOCATION: 7635 MACON HWY - LOBBY HOURS 8:00 AM - 4:30 PM

Oconee County Board of Education chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call 706 769 5130 for BOE.



Scan the QR code to sign up for e-register.

Credit cards and E-Checks accepted online at:  
[oconeecountypay.com](http://oconeecountypay.com)



Scan the QR code to pay from your smart device

Georgia Outdoor Landscaping  
P.O. Box 112  
Jefferson, GA 30549  
7062152921  
info@georgiaoutdoorlandscaping.com



# INVOICE

**BILL TO**

Piper Glen HOA  
Atlanta HWY / Day Drive  
Bogart, GA 30622

**INVOICE # 2748**

**DATE 10/20/2025**

**DUE DATE 11/04/2025**

**TERMS Net 15**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Bi-weekly Lawn Maintenance</b>	<p>Georgia Outdoor Landscaping will provide bi-weekly lawn service at the property. This price represents a monthly cost and includes a total of 23 services:</p> <ul style="list-style-type: none"> <li>-Mowing grass</li> <li>-Trimming bushes as needed</li> <li>-Edging beds and hard surfaces</li> <li>-Line trimming areas where needed</li> <li>-Spraying all beds for weeds</li> <li>-Blowing off all hard surfaces</li> </ul> <p>In the months of Dec, Jan, and Feb services will be reduced.</p>	1	474.37	474.37
	<b>Turf Program</b>	<p>Georgia Outdoor Landscaping will provide a total of 7 applications per year. Applications include:</p> <ul style="list-style-type: none"> <li>-Pre Emergent</li> <li>-Post Emergent</li> <li>-Fertilizer</li> <li>-Iron</li> <li>-Lime</li> </ul> <p>Pricing for per application is \$90. If Client agrees to this service a charge of \$52.50 will be added to the monthly invoice.</p>	1	52.50	52.50

BALANCE DUE

**\$526.87**

Pay invoice





Customer Name  
PIPER GLEN HOMEOWNERS

Account Number  
15938-10024

**Draft Date** Oct 23, 2025

**Total Due** \$ 174.96

### Current Lighting Service - Outdoor Lighting Service, Unregulated

**Billing Period**  
Sept 3, 2025 - Oct 2, 2025

Current Service	\$ 158.81
Environmental Compliance Cost	2.26
Municipal Franchise Fee	0.93
Sales Tax	12.96

**Total Current Lighting Service \$ 174.96**

#### Lighting Components Included In This Bill

2-LED 090 AREA	4-LED 080 PT
2-LED 070 PT	

#### Payment Options (cont.)

<b>Customer Service</b> 1-888-655-5888 8A-5P Mon-Fri	<b>Power Outage Reporting</b> 1-888-891-0938 24/7
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**Credit Card**  
Log in to [georgiapower.com](http://georgiapower.com) to pay or call BillMatrix directly at 1-800-672-2402.

**Digital Wallet**  
Log in to [georgiapower.com](http://georgiapower.com) and link your Apple Pay, Google Pay, PayPal, or Venmo account to pay.

**Cash or In Person**  
Use your account number to pay at thousands of **Authorized Payment Locations** (APLs). Text **GPPAY** to **99123** to locate an APL near you.

**Mail**  
Georgia Power Payments  
96 Annex  
Atlanta, GA 30396

**\*Holidays may impact payment posting\***

Visit [georgiapower.com/paymentoptions](http://georgiapower.com/paymentoptions) for a complete menu of available options.

**Consumer Check Conversion** - When you pay your bill by check, you authorize us to make a one-time electronic debit from your banking account.

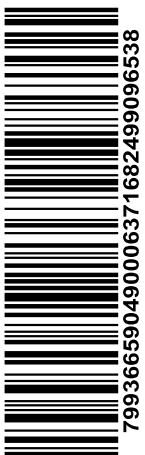
#### Do we have your correct primary phone number and email?

**Why?** When you call to report a power outage, our automated systems identify your address by your phone number. We may occasionally want to contact you via email with important information.

**If your phone number or email address has changed, please update our records in the box below and mark the box on the front of the stub if you have entered a correction.**

Primary Phone Number on file: 770-297-4820 at 1261 ATLANTA HWY

Email Address



By using this barcode to make a payment, you agree to the full terms and conditions available at [www.georgiapower.com](http://www.georgiapower.com). You may also visit the website to search payment locations and view your full e-receipts after making payments.