



Industrial Development Board
Regular Meeting Agenda
Thursday, May 22, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 1. **Regular Meeting Minutes** - April 24, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
 1. President's Report - April 2025 Financial Statements
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 1. **Resolution** - approving draw request 18 in connection with the tax increment financing for Ashmont Developer, LLC.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

CITY OF
LAKE LAND
TENNESSEE

Industrial Development Board
Regular Meeting Minutes
Thursday, April 24, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Alan Johnson 5:30 p.m. on Thursday, April 24, 2025.

II. ROLL CALL:

Richard Gonzales	Present
Shaun Brannen	Present (late arrival - 5:33pm)
Brian Sullivan	Present
Richard Justin	Present
Alan Johnson	Present
Steve Laster	Present
Jeff Roman	Present
Commissioner Derek Johnston	Present

Staff personnel in attendance were Parks and Recreation Director Andrew Fisher and City Recorder Cheyenne Carter.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - March 27, 2025

Richard Gonzales moved to bring this item to the floor, seconded by Jeff Roman.

Discussion ensued.

When the question was called the minutes passed as presented, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

1. President's Report - March 2025 Financial Statements
This report was not presented due to the absence of the IDB President.
No questions or comments were provided at this time.

VI. UNFINISHED BUSINESS:
None

VII. NEW BUSINESS:

1. **Resolution** - approving draw request 17 in connection with the tax increment financing for Ashmont Developer, LLC.

Richard Justin moved to bring this item to the floor, seconded by Richard Gonzales.

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 7 in favor 0 against 0 abstain (7-0-0).

VIII. ANNOUNCEMENTS:
None.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:34pm on Thursday, April 24, 2025.

These minutes were approved on May 22, 2025.

Steve Laster
Secretary

ATTEST:

Cheyenne Carter
City Recorder



Industrial Development Board

Meeting Cycle: Thursday, May 22, 2025

Subject: President's Report - April 2025 Financial Statements

Staff Contact: Michael Walker, City Manager

STAFF RECOMMENDATION

Please review the attached financial statements and notify me of any questions you may have.

BUDGET IMPACT

N/A

DISCUSSION

The financial results through April include the IDB's receipt of the tax increment fee from the Lakeland Commons TIF; all other items are standard operations.



**GENERAL FUND - BALANCE SHEET
AS OF APRIL 30, 2025**

Unaudited

ASSETS

Current Assets

Cash and cash equivalents \$ 9,333

TOTAL ASSETS \$ 9,333

LIABILITIES

Current Liabilities

Accounts payable \$ -

TOTAL LIABILITIES -

FUND BALANCE

Unassigned 9,333

TOTAL FUND BALANCE 9,333

TOTAL LIABILITIES AND FUND BALANCE \$ 9,333



GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE
FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

Unaudited

REVENUES

Administrative fees - tax increment financing districts	\$	4,004
Interest income		3

TOTAL REVENUES		4,007
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EXPENDITURES

Contract professional services		5,000
Bank charges		755

TOTAL EXPENDITURES		5,755
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EXCESS OF REVENUES OVER EXPENDITURES		(1,748)
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FUND BALANCE, Beginning of year		11,081
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FUND BALANCE, End of year	\$	9,333
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Meeting Cycle: Thursday, May 22, 2025

Subject: **Resolution** - approving draw request 18 in connection with the tax increment financing for Ashmont Developer, LLC.

Staff Contact: Michael Walker, City Manager

STAFF RECOMMENDATION

The IDB President recommends approval of resolution R-65-2025.

BUDGET IMPACT

Eligible infrastructure costs of Ashmont Developer, LLC submitted with this request total \$581,784.29 and represent potential reimbursement to the developer from the TIF Loan through the IDB.

DISCUSSION

Included in this packet is the recommendation for approval from A2H, engaged to monitor compliance with TIF requirements.

Attached is a summary of the spending on this TIF project so far.

**ASHMONT FUNDING REQUEST
STAFF REPORT EXHIBIT A**

Eligible Costs Reporting

	Developer Budget	Prior Draws	Current Draw	Draws PTD	Remaining TIF Loan
Infrastructure					
Site Prep	\$ 3,390,000.00				
Streets	1,522,511.00				
Utilities	2,849,947.00				
Landscape and Other	425,000.00				
Total Infrastructure	8,187,458.00	\$ 6,154,133.77	\$ 403,187.83	\$ 6,557,321.60	\$ 1,630,136.40
Soft Costs (professional fees, interest expense)	4,812,542.00	2,017,279.14	178,596.46	2,195,875.60	2,616,666.40
Total Project Estimate	\$ 13,000,000.00	\$ 8,171,412.91	\$ 581,784.29	\$ 8,753,197.20	\$ 4,246,802.80

Budget Use Percentage To Date

67.3%

RESOLUTION R-65-2025

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE, APPROVING DRAW REQUEST 18 IN CONNECTION WITH THE TAX INCREMENT FINANCING FOR ASHMONT DEVELOPER, LLC

- WHEREAS,** The Industrial Development Board of the City of Lakeland, Tennessee (the "Lakeland IDB") has approved an economic impact plan (the "Economic Impact Plan") regarding the development of an approximately 100-acre tract of land located in the northwest and northeast corners of Canada Road and Interstate 40 in the City of Lakeland, Tennessee and in Shelby County, Tennessee, as described in the Economic Impact Plan (the "Plan Area"); and
- WHEREAS,** the Lakeland IDB has approved a Tax Increment Financing Application (the "TIF Application") for the Plan Area, as submitted by Ashmont Developer, LLC, a Tennessee limited liability company ("Ashmont"); and
- WHEREAS,** Ashmont currently owns the portion of the Plan Area municipally known as 9640 Davies Plantation, Lakeland, Tennessee 38002 (the "Site"), and Ashmont intends to develop the Site pursuant to a planned development that is to be approved by the City of Lakeland, Tennessee, (the "City") for a new mixed-use development of retail, hotel, and senior living uses and other uses as permitted by such planned development, as such planned development may be amended from time to time by the City consistent with the Economic Impact Plan (the "Project"), and
- WHEREAS,** the Economic Impact Plan permits certain tax increment financing ("Tax Increment Financing") pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated; and
- WHEREAS,** the Lakeland IDB reviewed the Economic Impact Plan and the TIF Application in an open public meeting; and
- WHEREAS,** the Lakeland IDB conducted a public hearing on the Economic Impact Plan held at least two (2) weeks after public notice of the hearing was published in accordance with the applicable laws of Tennessee; and
- WHEREAS,** in connection with Tax Increment Financing, the City has entered into a Development Agreement with the Lakeland IDB, wherein the Ashmont Interests are defined, with respect to the Plan Area and the development of the Project; and
- WHEREAS,** under the Development Agreement between the Lakeland IDB and the City, the proceeds of the Tax Increment Financing would be used to pay the costs of the eligible public improvements (the "TIF Eligible Costs") relating to the development of the Project and would pledge the TIF Revenues to apply to the debt service of the Tax Increment Financing; and
- WHEREAS,** in connection with the Tax Increment Financing, Ashmont has submitted Draw Request 18, a copy of which is attached hereto as **Exhibit A**, to use for certain TIF Eligible Costs.

RESOLUTION R-65-2025

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE, APPROVING DRAW REQUEST 18 IN CONNECTION WITH THE TAX INCREMENT FINANCING FOR ASHMONT DEVELOPER, LLC

NOW, THEREFORE, BE IT RESOLVED by the Lakeland IDB that:

RESOLVED, the Draw Request is hereby approved by the Lakeland IDB and further,

RESOLVED, the directors, officers, agents, and employees of the Lakeland IDB are hereby authorized and directed to do all such things and to execute or accept any and all such certificates or documents as may be necessary to carry out and comply with the provisions of this Resolution and to carry out, give effect to and consummate the transactions contemplated hereby and thereby. All of the acts and doings of the directors, officers, agents and employees of the Lakeland IDB which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Dated: May 22, 2025

Alan Johnson, *Chair*

Attest:

Steve Laster, *Secretary*

RESOLUTION R-65-2025

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF
LAKELAND, TENNESSEE, APPROVING DRAW REQUEST 18 IN CONNECTION WITH
THE TAX INCREMENT FINANCING FOR ASHMONT DEVELOPER, LLC

Exhibit A

Draw

Request(s)

See

Attached

BORROWING CERTIFICATE

DISBURSEMENT REQUEST

To: First Citizens National Bank
P.O. Box 370
Dyersburg, Tennessee 38025
Attn: Nelson Williams,
Regional President

cc: The Industrial Development Board of the
City of Lakeland, Tennessee
c/o Chairman
10001 Highway 70
Lakeland, Tennessee 38002

Re: Loan evidenced by The Industrial Development Board of the City of Lakeland, Tennessee Tax Increment Revenue Note (Lakeland Gateway Ashmont Project) in the principal amount not to exceed \$13,000,000 dated December __, 2023 (the "Loan"), made pursuant to a Loan Agreement, dated as of December __, 2023 (the "Loan Agreement"), between The Industrial Development Board of the City of Lakeland, Tennessee (the "Board") and First Citizens National Bank ("Lender")

You are hereby authorized and requested to disburse pursuant to Article VI of the Loan Agreement the sum of \$ 581,784.39 from the Tax Increment Fund created pursuant to the Loan Agreement. In connection with such disbursement, the undersigned hereby certifies as follows:

(a) All amounts disbursed shall be applied to the payment of or the reimbursement to the Developer for the payment of costs relating to Eligible Costs.

(b) With the delivery of this Certificate, all requirements for disbursement of amounts pursuant to this request under Article VI of the Loan Agreement have been satisfied.

Please disburse all such amounts to the parties in the manner described on Exhibit A attached hereto.

All capitalized terms used herein and not otherwise defined shall have the meanings given to such terms in the Loan Agreement.

Dated as of May 12, 2023. ⁵⁰¹

ASHMONT DEVELOPER, LLC

By: [Signature]
Name: Barth Thomas
Title: Member

APPROVED BY:

FIRST CITIZENS NATIONAL BANK

By: _____
Title: _____

EXHIBIT D

Form of Payment Request

PAYMENT REQUEST

To: The Industrial Development Board of the City of Lakeland, Tennessee
c/o President
10001 Highway 70
Lakeland, Tennessee 38002

Re: Development [and Financing] Agreement dated June 15, 2023, between
Ashmont Developer, LLC ("Developer"), and The Industrial Development
Board of the City of Lakeland, Tennessee, a public nonprofit corporation organized under
Tenn. Code Ann. §§ 7-53-101, *et. seq.* (the "Board")

Pursuant to Section [4] of the Development Agreement, please disburse the sum of
\$ 581,784.29 from the Project Tax Increment Fund. In connection with such disbursement,
the undersigned hereby certifies as follows:

(a) All amounts disbursed will be applied to the payment of or the reimbursement to
Developer for Eligible Costs (including, without limitation, Transaction Costs), and the Eligible
Improvements to which such Eligible Costs relate (if applicable) have been completed in material
compliance with the plans and specifications previously provided to the Board or its Construction
Consultant, to the extent applicable under the Development Agreement. The Construction
Consultant has inspected and approved the Eligible Improvements, to the extent its approval is
required under the Development Agreement.

(b) With the delivery of this Payment Request, all requirements for this disbursement
under Section [4] of the Development Agreement have been satisfied.

(c) Developer or the Developer Representative has entered into all development
agreements with the City of Lakeland or an agency thereof necessary for the construction of the
Eligible Improvements to which this Payment Request relates. As of the date of this Payment
Request, there are no defaults on the part of Developer or the Developer Representative under any
such development agreements.

Please disburse all such amounts to the parties in the manner described on Exhibit A
attached hereto.

All capitalized terms used herein and not otherwise defined have the respective meanings
given to such terms in the Development Agreement.

Dated as of May 12, 2025.

Signatures on the following page.

Exhibit D to Development Agreement

DEVELOPER:

Ashmont Developer, LLC

By: Bart Thomas

Name: Bart Thomas

Title: Member

Payment Request reviewed and reimbursement of Eligible Cost recommended if required under Development Agreement:

[CONSTRUCTION CONSULTANT]

By: Robert C. Lister - A2H, Inc.

Title: Director of Construction Admin.

Date: 5/19/2025

DESCRIPTION Lakeland - Ashmont Developers, LLC	PROJECT BUDGET					DRAW REQUESTS																			%	BALANCE TO FUND (Incl. Retainage)							
	ORIGINAL	REALLOCATIONS		REVISED	REVISED BUDGET / USABLE SF	CLOSING	DRAW 1 - Reimbursement Post Closing	DRAW 2 - Bank & Legal Closing Costs	DRAW 3	DRAW 4	DRAW 5	DRAW 6	DRAW 7	DRAW 8	DRAW 9	DRAW 10	DRAW 11	DRAW 12	DRAW 13	DRAW 14	DRAW 15	DRAW 16	DRAW 17	DRAW 18			DRAW 19	TOTAL	%				
		PREV. ADJ.	CURRENT ADJ.																											12/15/23	2/20/24	3/22/24	4/23/24
LAND:																																	
4,325,508.00																																	
Purchase Price	\$0.00			\$0.00	\$0.00																							\$0.00	\$0.00				
SUB TOTAL LAND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
HARD COSTS:																																	
Infrastructure	\$ 8,187,458.00		(\$303,695.98)	\$7,883,762.02	\$1.82	\$507,133.75		\$261,305.05	\$130,381.50	\$212,423.47	\$382,862.46	\$259,268.06	\$431,135.60	\$405,163.75	\$523,060.94	\$108,487.04	\$541,886.42	\$568,094.84	\$428,690.24	\$464,313.24	\$424,104.98	\$480,822.43	\$311,920.04				\$6,441,053.81	82%	\$1,442,708.21				
Retainage Escrow Account				\$0.00	\$0.00																							\$0.00	\$0.00				
Landscaping			\$113,705.00	\$113,705.00	\$0.03																			\$28,426.25			\$28,426.25	25%	\$85,278.75				
Site Lighting				\$0.00	\$0.00																						\$0.00	\$0.00					
Walls / Fencing		\$55,000.00	\$110,000.00	\$165,000.00	\$0.04															\$25,000.00				\$62,841.54			\$87,841.54	53%	\$77,158.46				
MLGW / Utility Connections				\$0.00	\$0.00																						\$0.00	\$0.00					
SUB TOTAL HARD COSTS	\$8,187,458.00	\$55,000.00	(\$79,990.98)	\$8,162,467.02	\$1.89	\$0.00	\$507,133.75	\$0.00	\$261,305.05	\$130,381.50	\$212,423.47	\$382,862.46	\$259,268.06	\$431,135.60	\$405,163.75	\$523,060.94	\$108,487.04	\$541,886.42	\$568,094.84	\$428,690.24	\$489,313.24	\$424,104.98	\$480,822.43	\$403,187.83	\$0.00	\$6,557,321.60	80%	\$1,605,145.42					
SOFT COSTS:																																	
Architect	0.00	\$375,947.26	\$156,143.42	\$532,090.68	\$0.12							\$45,133.26															\$166,069.38	\$80,210.08	\$80,267.76	\$160,410.20	\$532,090.68	100%	\$0.00
Engineering	425,000.00	(\$125,000.00)		\$300,000.00	\$0.07	\$47,222.86		\$26,657.19	\$1,000.00		\$27,302.41	\$13,044.43	\$6,698.76	\$5,060.49				\$17,303.32	\$20,563.00							\$24,658.47	\$80,210.08	\$9,561.26	\$199,072.19	66%	\$100,927.81		
Insurance & Bonding	200,000.00	(\$100,000.00)		\$100,000.00	\$0.02	\$867.69		\$293.99										\$9,593.00										\$10,754.68	11%	\$89,245.32			
Planning / Consulting	350,000.00	(\$160,255.38)		\$189,744.62	\$0.04	\$92,528.70		\$16,989.86		\$2,550.00					\$13,950.00				\$2,850.00				\$6,900.00	\$8,100.00			\$143,868.56	76%	\$45,876.06				
Lakeland Development Fees	650,000.00	(\$130,000.00)		\$520,000.00	\$0.12			\$19,920.00		\$35,242.37								\$213,964.08	\$1,510.00								\$270,636.45	52%	\$249,363.55				
Legal / Title Work / Bank Closing Costs / Appraisal	150,000.00	\$114,099.63		\$264,099.63	\$0.06	\$85,958.46	\$400.00	\$176,936.25		\$804.92																	\$264,099.63	100%	\$0.00				
Surveys / Phase I / Site Staking	100,000.00			\$100,000.00	\$0.02	\$3,935.00	\$27,260.00	\$1,850.00																\$3,015.00			\$36,060.00	36%	\$63,940.00				
MLGW / Utility Connections	0.00	\$554,750.49		\$554,750.49	\$0.13													\$113,332.33	\$366,418.16							\$68,319.13	\$548,069.62	99%	\$6,680.87				
RE Taxes	0.00			\$0.00	\$0.00																						\$0.00	\$0.00	\$0.00	\$0.00			
8.0% on \$12.5MM Average Interest / Operating Rese Funded for 3-Yrs	2,208,000.00			\$2,208,000.00	\$0.51																						\$185,711.29	\$185,711.29	8%	\$2,022,288.71			
Inspection Fees (36)	45,000.00			\$45,000.00	\$0.01					\$375.00	\$300.00	\$450.00	\$487.50	\$487.50	\$375.00	\$450.00	\$375.00	\$375.00	\$525.00	\$450.00						\$337.50	\$525.00	\$5,512.50	12%	\$39,487.50			
Contingency	\$684,542.00	(\$584,542.00)	(\$76,152.44)	\$23,847.56	\$0.01																						\$0.00	\$0.00	\$23,847.56	0%	\$23,847.56		
SUB TOTAL SOFT COSTS	\$4,812,542.00	(\$55,000.00)	\$79,990.98	\$4,837,532.98	\$1.12	\$89,893.46	\$168,279.25	\$176,936.25	\$65,711.04	\$1,804.92	\$375.00	\$65,394.78	\$58,627.69	\$7,186.26	\$5,547.99	\$14,325.00	\$450.00	\$337,264.41	\$19,188.32	\$576,067.45	\$166,519.38	\$176,202.68	\$87,505.26	\$178,596.46	\$0.00	\$2,195,875.60	45%	\$2,641,657.38					
TOTAL PROJECT COSTS	\$13,000,000.00	\$0.00	\$0.00	\$13,000,000.00	\$3.01	\$89,893.46	\$675,413.00	\$176,936.25	\$327,016.09	\$132,186.42	\$212,798.47	\$448,257.24	\$317,895.75	\$438,321.86	\$410,711.74	\$537,385.94	\$108,937.04	\$879,150.83	\$587,283.16	\$1,004,757.69	\$655,832.62	\$600,307.66	\$568,327.69	\$581,784.29	\$0.00	\$8,753,197.20	67%	\$4,246,802.80					
SOURCES OF FUNDS:																																	
Developer Equity / Debt Needed	\$0.00			\$0.00	\$0.00																						\$16,731.66	\$568,327.69	\$581,784.29	\$1,166,843.64		(\$1,166,843.64)	
TIF - First Citizens Bank	\$13,000,000.00			\$13,000,000.00	\$3.01	\$89,893.46	\$675,413.00	\$176,936.25	\$327,016.09	\$132,186.42	\$212,798.47	\$448,257.24	\$317,895.75	\$438,321.86	\$410,711.74	\$537,385.94	\$108,937.04	\$879,150.83	\$587,283.16	\$1,004,757.69	\$655,832.62	\$583,576.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,586,353.56	58%	\$5,413,646.44				
TOTAL SOURCES OF FUNDS				\$13,000,000.00	\$3.01	\$89,893.46	\$675,413.00	\$176,936.25	\$327,016.09	\$132,186.42	\$212,798.47	\$448,257.24	\$317,895.75	\$438,321.86	\$410,711.74	\$537,385.94	\$108,937.04	\$879,150.83	\$587,283.16	\$1,004,757.69	\$655,832.62	\$600,307.66	\$568,327.69	\$581,784.29	\$0.00	\$8,753,197.20	67%	\$4,246,802.80					
DIFFERENCES				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
- Contract 1 Retainage Tracking																											\$0.00		\$0.00				

Application and Certificate for Payment

TO OWNER: Ashmont Developer, LLC. 355 Tara Lane Memphis, TN 38111	PROJECT: Ashmont Phase 1 Canada Rd & Davies Plantation Lakeland, TN 38002	APPLICATION NO: 16 PERIOD TO: 5/9/25 CONTRACT FOR: Ashmont Planned Development CONTRACT DATE: PROJECT NOS: / /	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Moss Carpenter Construction Company, Inc 9700 Village Circle Suite 300 Lakeland, TN 38002	VIA ARCHITECT: McCarty Grandberry Engineering		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$ 5,063,112.00
2. NET CHANGE BY CHANGE ORDERS	\$ 2,461,925.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 7,525,037.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 6,403,082.95
5. RETAINAGE:	
a. 5.0 % of Completed Work (Columns D + E on G703)	\$ 320,154.15
b. 5.0 % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$ 320,154.16
6. TOTAL EARNED LESS RETAINAGE	\$ 6,082,928.79
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 5,771,008.75
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 311,920.04
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$ 1,442,108.21

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 2,461,925.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 2,461,925.00	\$ 0.00
NET CHANGES by Change Order	\$ 2,461,925.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Moss Carpenter Construction Company, Inc
 By: [Signature] Date: 5/9/25
 State of: TN
 County of: Shelby
 Subscribed and sworn to before me this 9th day of May 2025
 Notary Public: [Signature]
 My commission expires: 09/26/2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 16
APPLICATION DATE: 5/9/25
PERIOD TO: 5/9/25
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	General Conditions	157,120.00	125,756.60	7,856.00	0.00	133,612.60	85	23,507.40	6,680.63
2	Site Survey & Layout	40,000.00	29,800.00	6,000.00	0.00	35,800.00	90	4,200.00	1,790.00
3	Traffic Control	15,000.00	6,750.00	0.00	0.00	6,750.00	45	8,250.00	337.50
4	Testing Allowance	45,000.00	44,706.00	2,825.00	0.00	47,531.00	106	-2,531.00	2,376.55
5	Construction Entrances	10,500.00	7,035.00	3,465.00	0.00	10,500.00	100	0.00	525.00
6	Silt Fence	72,215.00	72,408.00	0.00	0.00	72,408.00	100	-193.00	3,620.40
7	Check Dams	44,095.00	44,328.18	0.00	0.00	44,328.18	101	-233.18	2,216.41
8	Erosion Control Maintenance Allowance								
		115,000.00	191,963.00	3,500.00	0.00	195,463.00	170	-80,463.00	9,773.15
9	Flocculant Allowance	135,000.00	108,375.00	12,250.00	0.00	120,625.00	89	14,375.00	6,031.25
10	Temporary Seeding Allowance	265,000.00	262,385.00	5,625.00	0.00	268,010.00	101	-3,010.00	13,400.50
11	Sodding Allowance	135,000.00	0.00	0.00	0.00	0.00	0	135,000.00	0.00
12	Site Clearing & Burning	282,500.00	282,500.00	0.00	0.00	282,500.00	100	0.00	14,125.00
13	Demo Paint Ball Park	30,000.00	30,000.00	0.00	0.00	30,000.00	100	0.00	1,500.00
14	Detention Basins	242,492.00	242,492.00	0.00	0.00	242,492.00	100	0.00	12,124.60
15	Earthwork	1,630,950.00	1,553,321.50	32,619.00	0.00	1,585,940.50	97	45,009.50	79,297.03
16	Lift Station Access Rd.	26,750.00	9,897.50	0.00	0.00	9,897.50	37	16,852.50	494.88
17	Fine Grade Roads, Building Pads, etc.								
		70,600.00	55,068.00	7,060.00	0.00	62,128.00	88	8,472.00	3,106.40
18	Retaining Walls	389,849.00	140,345.64	0.00	0.00	140,345.64	36	249,503.36	7,017.28
19	Retaining Wall Railings	132,462.00	0.00	0.00	0.00	0.00	0	132,462.00	0.00
20	Storm Drainage	737,860.00	709,474.55	0.00	0.00	709,474.55	96	28,385.45	35,473.73
21	Curb & Gutter	253,154.00	237,964.76	0.00	0.00	237,964.76	94	15,189.24	11,898.24
22	Asphalt Base & Asphalt Paving	429,509.00	0.00	219,049.59	0.00	219,049.59	51	210,459.41	10,952.48
23	Pavement Markings & Signage	22,550.00	0.00	0.00	0.00	0.00	0	22,550.00	0.00
24	Site Water	600,790.00	576,758.40	12,015.80	0.00	588,774.20	98	12,015.80	29,438.71
GRAND TOTAL									

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor’s signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 16
APPLICATION DATE: 5/9/25
PERIOD TO: 5/9/25
ARCHITECT’S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>		H BALANCE TO FINISH <i>(C – G)</i>	I RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD		%	<i>(G ÷ C)</i>		
25	Sanitary Sewer	750,575.00	722,283.25	0.00	0.00	722,283.25	96	28,291.75	36,114.16
26	Lift Station Allowance	200,000.00	41,112.79	0.00	0.00	41,112.79	21	158,887.21	2,055.64
27	Site Clean Up, Street Sweeping, Dust Control Allowance	70,000.00	22,869.89	0.00	0.00	22,869.89	33	47,130.11	1,143.49
28	GC Fee	321,430.00	257,515.00	16,071.50	0.00	273,586.50	85	47,843.50	13,679.33
29	CO #1 - Lime & Additional Clearing	95,409.00	95,409.00	0.00	0.00	95,409.00	100	0.00	4,770.45
30	CO #2 - Phase 2 Sediment Basin, Erosion Control	103,753.00	103,753.00	0.00	0.00	103,753.00	100	0.00	5,187.65
31	CO #3 - Phase 2 North Residential Costs (Included in Items Above)	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
32	CO #4 - MLGW Water Piping Revisions	87,882.00	87,882.00	0.00	0.00	87,882.00	100	0.00	4,394.10
33	CO #5 - MLGW Water Bond	12,592.00	12,592.00	0.00	0.00	12,592.00	100	0.00	629.60
GRAND TOTAL		7,525,037.00	6,074,746.06	328,336.89	0.00	6,403,082.95	85	1,121,954.05	320,154.16

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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RECEIPT AND PARTIAL WAIVER OF LIEN RIGHTS

FROM: Moss Carpenter Construction Company, Inc. (The Contractor)

TO: Ashmont Developer, LLC (The Owner)

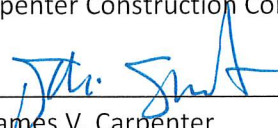
PROJECT: Ashmont Phase 1
Canada Rd and Davies Plantation (Location)

1. The Undersigned does hereby waive, release and surrender any claim, lien or right of lien resulting from labor, skill, and/or materials, subcontract work, equipment or other work, rent, services or supplies heretofore furnished in and for the construction, improvement, alteration or additions to the above-described project prior to the date hereof.
2. This release is given for and in consideration of the sum of \$ 311,920.04 From Ashmont Developer, LLC.
3. In further consideration of the payment made as above set forth, and to induce the Owner to make said payment, the undersigned agrees to defend and hold harmless the Owner or Lender, and/or the principle and surety from any claims hereinafter made by the undersigned and/or its material suppliers, subcontractors or employees, servants, agents or assigns of such persons against the project.
4. It is acknowledged that the designation of the above project constitutes an adequate description of the property and improvements for which the undersigned has received consideration of this release.
5. This instrument shall constitute full, final and complete release of all rights and claims of the undersigned, for the work completed to date of 5/9/25.

DATED THIS 9th Of May, 2025.

Moss Carpenter Construction Company, Inc.

By



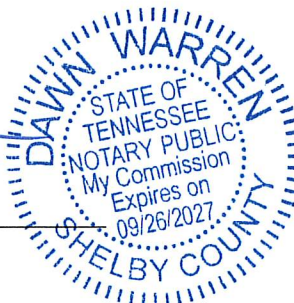
James V. Carpenter
President

Subscribed and sworn to me this
9th Of May, 2025

Notary Public:



My Commission Expires: 9-26-2027



Ashmont Allowance Log

Pay App #1 & #2 Pay App #3 Pay App #4 Pay App #5 Pay App #6 Pay App #7 Pay App #8 Pay App #9 Pay App #10 Pay App #11 Pay App #12 Pay App #13 Pay App #14 Pay App #15 Pay App #16

Erosion Control Maintenance Allowance																
Add Valves		\$6,250.00														
Flock Logs		\$700.00														
Silt Fence Repair		\$1,600.00														
Wattles N and S Side		\$2,100.00														
Add Check Dams		\$7,055.00														
Flock Logs			\$700.00													
Silt Fence Repair 3/21			\$500.00													
Add Silt Fence 3/21			\$2,000.00													
Add Silt Fence 3/26			\$1,600.00													
Add Check Dams			\$3,825.00													
Clean Silt Buildup at Check Dams			\$400.00													
Add Check Dams 4/18, 4/24				\$3,740.00												
Silt Fence Repairs 4/8, 4/16				\$2,175.00												
Add Silt Fence 4/8, 4/18, 4/25				\$5,080.00												
Add check dams 5/20, 5/21, 5/24 (66 tons)					\$5,610.00											
Wattles 5/16 (70 lf)					\$350.00											
Silt Fence Repairs 5/16					\$600.00											
Add Silt Fence 5/11, 5/16, 5/21					\$9,160.00											
Silt Fence Repairs 5/24,5/30,6/12,6/24						\$2,600.00										
Add Silt Fence 5/24, 5/30, 6/04,6/12,6/24						\$8,108.00										
Add check dams 5/31 (43 tons)						\$3,655.00										
Silt Fence Repairs 7/11, 7/15, 7/18, 7/19							\$3,600.00									
Add silt Fence 7/11, 7/17, 7/18, 7/19							\$2,791.25									
Add wire backed silt Fence 7/19							\$1,200.00									
Add Type A Silt Fence at Top of Basin Slope								\$756.25								
Add Type A Silt Fence (8/19, 8/28, 8/29, 9/10)									\$3,011.25							
Silt Fence Repairs (8/19, 9/10)									\$1,300.00							
Add Wattles (9/10)									\$440.00							
Add Rock Check Dams (9/11)									\$3,230.00							
Lime Sediment Basin (9/5)									\$10,875.00							
Add Silt Fence w/Wire Backing (9/25)										\$1,820.00						
Add Type A Silt Fence (9/11, 9/23, 9/27)										\$577.50						
Silt Fence Repairs (9/11, 9/23, 9/25, 9/27)										\$2,000.00						
Add Silt Fence w/ wire backing (10/30, 11/05, 11/20)											\$3,440.00					
Add Type A Silt Fence (10/16, 10/30, 11/19, 11/20, 11/21)											\$3,850.00					
Silt Fence Repairs (10/16, 10/30, 11/05, 11/15, 11/19, 11/20, 11/21)											\$5,600.00					
Add rip rap at check dams (10/30, 11/25)											\$11,050.00					
Repair Washouts											\$6,600.00					
Add Type A Silt Fence (12/2)												\$316.25				
Silt Fence Repairs (12/2)												\$800.00				
Add Type A Silt Fence (12/20, 12/24, 12/26, 12/31, 1/3)													\$3,220.25			
Silt Fence Repairs (12/20, 12/31, 1/3, 1/14, 1/21)													\$4,300.00			
Wattles (12/24, 12/26)													\$3,920.00			
Rip Rap 113 Ton (11/30, 12/24)													\$9,605.00			
Add Type A Silt Fence (1/28, 1/29, 2/4, 2/18)														\$5,860.25		
Silt Fence Repairs (2/4, 2/18, 2/21)														\$4,200.00		
Add Wattles (2/4, 2/5)														\$640.00		
Add Type A Silt Fence (3/3, 3/20, 3/21, 3/26)															\$1,218.25	
Add Class 3 Silt Fence (3/20)															\$200.00	
Silt Fence Repairs (3/3, 3/20, 3/21, 3/26)															\$1,800.00	
Wattles (3/20)															\$400.00	
Repair Washouts															\$12,100.00	

BROWNING CONTRACTORS, INC

P O BOX 382003

GERMANTOWN, TN 38183-2003

901.850.4035

FOR: MOSS CARPENTER CONSTRUCTION COMPANY
 9700 VILLAGE CIR SUITE 300
 LAKELAND, TN 38002

ATTN: MR. JAMIE CARPENTER

CHANGE ORDER #17

Job: Ashmont	Location: Lakeland, TN	Date: 04.30.2025		
ADDITIONAL ITEAMS	Quantity	Unit	Price	Total
Additional Silt Fence Type A (03.2704.10,04.11)	400	LF	\$2.75	\$1,100.00
Silt Fence Repair (04.10,04.11)	12	EA	\$200.00	\$2,400.00
Matting (03.21)	8,100	SF	\$0.65	\$5,265.00
Flock (up to 04.30) 2 pond	4	EA	\$2,750.00	\$11,000.00
Flock (up to 04.30) 1 pond	1	EA	\$1,250.00	\$1,250.00
Lime (8-loads)	200	TN	\$450.00	\$90,000.00
Test Gauge	1	EA	\$3,750.00	\$3,750.00
Private and MLGW Steeves	513	EA	\$40.25	\$20,648.25
Report April	1	EA	\$850.00	\$850.00
SUBTOTAL				\$136,263.25
 TOTAL PRICE				 \$136,263.25

AUTHORIZED

SIGNATURE: _____ DATE: _____

ACCEPTANCE OF PROPOSAL:

SIGNATURE: _____ DATE: _____





Engineering • Consulting • Testing

Professional Service Industries, Inc.

www.psiusa.com

MEMPHIS CS DEPT
MEMPHIS, TN 38118
(901) 365-1802

Federal ID 37-0962090

MOSS CARPENTER CONSTRUCTION
9700 VILLAGE CIRCLE
SUITE 300
LAKELAND TN 38002
USA

MOSS CARPENTER CONSTRUCTION
9700 VILLAGE CIRCLE
SUITE 300
LAKELAND TN 38002

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
1199283		05013129	03/31/25	00972944	0002

Project: ASHMONT PLANNED DEVELOPMENT

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
03/10/25	05013129-116	REPORT REVIEW	0.40	110.00	44.00
03/12/25	05013129-117	ENGINEERING TECH (HR)	3.00	48.00	144.00
03/12/25	05013129-117	VEHICLE-STANDARD (DAY)	1.00	45.00	45.00
03/12/25	05013129-117	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
03/12/25	05013129-117	REPORT REVIEW	0.30	110.00	33.00
03/19/25	05013129-118	ENGINEERING TECH (HR)	5.00	48.00	240.00
03/19/25	05013129-118	VEHICLE-STANDARD (DAY)	1.00	45.00	45.00
03/19/25	05013129-118	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
03/19/25	05013129-118	REPORT REVIEW	0.50	110.00	55.00
03/25/25	05013129-119	ENGINEERING TECH (HR)	5.00	48.00	240.00
03/25/25	05013129-119	VEHICLE-STANDARD (DAY)	1.00	45.00	45.00
Invoice Total:					*Continued*

TERMS: NET 30 DAYS. A SERVICE CHARGE OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE ADDED TO ALL PAST DUE ACCOUNTS. FOR QUESTIONS REGARDING THIS INVOICE, PLEASE CALL THE PHONE NUMBER ABOVE.

To assure proper credit to your account, please return with your check made payable to PSI.

Please mail remittance to:

Customer #	Invoice #	Project Number	Amount Enclosed
1199283	00972944	05013129	

Professional Service Industries, Inc.
PO Box 74008418
Chicago, IL 60674-8418



Engineering • Consulting • Testing

Professional Service Industries, Inc.

www.psiusa.com

MEMPHIS CS DEPT
MEMPHIS, TN 38118
(901) 365-1802

Federal ID 37-0962090

MOSS CARPENTER CONSTRUCTION
9700 VILLAGE CIRCLE
SUITE 300
LAKELAND TN 38002
USA

MOSS CARPENTER CONSTRUCTION
9700 VILLAGE CIRCLE
SUITE 300
LAKELAND TN 38002

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
1199283		05013129	03/31/25	00972944	0003

Project: ASHMONT PLANNED DEVELOPMENT

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
03/25/25	05013129-119	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
03/25/25	05013129-119	REPORT REVIEW	0.50	110.00	55.00
03/26/25	05013129-120	ENGINEERING TECH (HR)	4.00	48.00	192.00
03/26/25	05013129-120	VEHICLE-STANDARD (DAY)	1.00	45.00	45.00
03/26/25	05013129-120	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
03/26/25	05013129-120	REPORT REVIEW	0.40	110.00	44.00
03/27/25	05013129-121	ENGINEERING TECH (HR)	4.00	48.00	192.00
03/27/25	05013129-121	VEHICLE-STANDARD (DAY)	1.00	45.00	45.00
03/27/25	05013129-121	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
03/27/25	05013129-121	REPORT REVIEW	0.40	110.00	44.00

Invoice Total:	\$2,825.00
Balance Due:	\$2,825.00

TERMS: NET 30 DAYS. A SERVICE CHARGE OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE ADDED TO ALL PAST DUE ACCOUNTS. FOR QUESTIONS REGARDING THIS INVOICE, PLEASE CALL THE PHONE NUMBER ABOVE.

To assure proper credit to your account, please return with your check made payable to PSI.

Please mail remittance to:

Customer #	Invoice #	Project Number	Amount Enclosed
1199283	00972944	05013129	

Professional Service Industries, Inc.
PO Box 74008418
Chicago, IL 60674-8418

SOUTHERN LANDSCAPE SERVICES OF TN, LLC

7917 Woodleaf Dr
Germantown, TN US

INVOICE

BILL TO
City Development

SHIP TO
City Development

INVOICE # 13217
DATE 05/01/2025
DUE DATE 05/11/2025
TERMS NET 10

ACTIVITY	QTY	RATE	AMOUNT
Landscape Services Landscape Services - Ashmont Area 2 - Landscape - 1 of 4 Draws totaling \$113,705.00	1	28,426.25	28,426.25
Landscape Services - Ashmont Area 2 - Landscape - 1 of 4 Draws totaling \$113,705.00		BALANCE DUE	\$28,426.25

SOUTHERN LANDSCAPE SERVICES OF TN, LLC

7917 Woodleaf Dr
Germantown, TN US

INVOICE

BILL TO
City Development

SHIP TO
City Development

INVOICE # 13215
DATE 05/01/2025
DUE DATE 05/11/2025
TERMS NET 10

ACTIVITY	QTY	RATE	AMOUNT
Landscape Services Landscape Services - Ashmont Area 2 - Concrete Footers	1	19,850.00	19,850.00
Landscape Services - Ashmont Area 2 - Concrete Footers		BALANCE DUE	\$19,850.00

SOUTHERN LANDSCAPE SERVICES OF TN, LLC

7917 Woodleaf Dr
Germantown, TN US

INVOICE

BILL TO
City Development

SHIP TO
City Development

INVOICE # 13216
DATE 05/01/2025
DUE DATE 05/11/2025
TERMS NET 10

ACTIVITY	QTY	RATE	AMOUNT
Landscape Services Landscape Services - Ashmont Area 2 - Brick Work - 1 of 2 Draws totaling \$26,500.00	1	13,250.00	13,250.00
Landscape Services - Ashmont Area 2 - Brick Work - 1 of 2 Draws totaling \$26,500.00		BALANCE DUE	\$13,250.00

Remit To:
 PO BOX 1057
 Arlington, TN 38002
 901-382-6242



Galloway Limestone Mill
 200 Main Street
 Galloway, TN 38036
 901-274-0883
**Jackson Brick & Stone
 Yard**
 4405 US-45
 Jackson, TN 38305
 731-664-5306

Jonesboro Brick &
Stone Yard
 3221 Shelby Dr
 Jonesboro, AR 72404
 870-336-4281

INVOICE

Invoice No.: **1045000-000**
 Date: **05/08/2025**
 Page: **1 of 1**

Sold To:

Vince Smith
355 Tara Lane
Memphis, TN 38111

Ship To:

Vince Smith
Ashmont Subdivision
Lakeland, TN 38002

P.O. No.:

Terms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference	
NET 30	1045000-000	9215	Hwy 64	64 Truck	10/22/2024		
Product No.	Description	Ordered	Shipped	UOM	Unit Price	Unit Discount	Extension
ST011	Statesville Olde Jefferson Queen	24960	0	EACH	.575		0.00
					0		
LH002	Lehigh Cement Antique Buff CM09204N	175	0	EACH	22.75	1.1375	0.00
RS01	White Dumped Sand DOUBLE WASHED WHITE SAND	44	0	TON	63.50		0.00
LSR01	Large Column Cap 48 x 48 x 16	1	0	SUM	4050.00		0.00
LSR01	Limestone Wall Cap 40 x 18 x 6	2	0	EACH	525.00		0.00
LSR01	Small Column Cap 40 x 40 x 9	8	0	EACH	1750.00		0.00
LSR01	Medallion Plaque	1	0	EACH	975.00		0.00
CB005	8" Concrete Block (108)	1830	1830	EACH	2.95		5,398.50
	Cube: 16 EACH: 102				0		
HC008	Holcim Cement Gray S	60	60	EACH	13.10	.655	746.70

Sub Total: 6,145.20
 FREIGHT: 75.00
 TN State Tax: 435.41
 SHELBY County Tax: 139.95
Total: \$ 6,795.56

Remit To:
 PO BOX 1057
 Arlington, TN 38002
 901-382-6242



Galloway Limestone Mill Jonesboro Brick & Stone Yard
 200 Main Street 3221 Shelby Dr
 Galloway, TN 38036 Jonesboro, AR 72404
 901-274-0883 870-336-4281
Jackson Brick & Stone
Yard
 4405 US-45
 Jackson, TN 38305
 731-664-5306

INVOICE

Invoice No.: **1045000-001**
 Date: **05/08/2025**
 Page: **1 of 1**

Sold To:

Vince Smith
355 Tara Lane
Memphis, TN 38111

Ship To:

Vince Smith
Ashmont Subdivision
Lakeland, TN 38002

P.O. No.:

Terms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference		
NET 30	1045000-001	9215	Hwy 64	64 Truck	10/22/2024			
Product No.	Description	Ordered	Shipped	UOM	Unit Price	Unit Discount	Extension	
ST011	Statesville Olde Jefferson Queen	24960	24960	EACH	.575		14,352.00	
	Cube: 48				0			
LH002	Lehigh Cement Antique Buff CM09204N	175	175	EACH	22.75	1.1375	3,782.19	
RS01	White Dumped Sand DOUBLE WASHED WHITE SAND	44	44	TON	63.50		2,794.00	
LSR01	Large Column Cap 48 x 48 x 16	1	0	SUM	4050.00		0.00	
LSR01	Limestone Wall Cap 40 x 18 x 6	2	0	EACH	525.00		0.00	
LSR01	Small Column Cap 40 x 40 x 9	8	0	EACH	1750.00		0.00	
LSR01	Medallion Plaque	1	0	EACH	975.00		0.00	
Sub Total:							20,928.19	
FREIGHT:							75.00	
TN State Tax:							1,470.22	
SHELBY County Tax:							472.57	
Total:							\$ 22,945.98	

Vince Smith
Barton Thomas

Invoice number 24036-4
Date 04/25/2025

Project **24036 ASHMONT, LAKELAND**

All payments are due upon receipt. Remit to: 435 Madison, Ste. 200, Memphis, TN 38103

Services rendered per agreement dated August 18, 2024:

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed
Schematic Design				
Architecture / Interior Design	120,000.00	100.00	120,000.00	0.00
Structural Engineering	25,000.00	100.00	25,000.00	0.00
Mechanical, Plumbing & Fire Protection	8,000.00	100.00	8,000.00	0.00
Electrical Engineering	8,025.00	100.00	8,025.00	0.00
Accessibility Consultant	5,000.00	100.00	5,000.00	0.00
Subtotal	166,025.00	100.00	166,025.00	0.00
Design Development				
Architecture / Interior Design	190,000.00	100.00	95,000.00	95,000.00
Structural Engineering	60,000.00	100.00	30,000.00	30,000.00
Mechanical, Plumbing & Fire Protection	34,000.00	100.00	17,000.00	17,000.00
Electrical Engineering	24,075.00	100.00	12,037.50	12,037.50
Accessibility Consultant	6,000.00	100.00	3,000.00	3,000.00
Moisture Consultant	6,000.00	100.00	3,000.00	3,000.00
Subtotal	320,075.00	100.00	160,037.50	160,037.50
Construction Documents				
Architecture / Interior Design	250,000.00	0.00	0.00	0.00
Structural Engineering	80,000.00	0.00	0.00	0.00
Mechanical, Plumbing & Fire Protection	34,000.00	0.00	0.00	0.00
Electrical Engineering	16,050.00	0.00	0.00	0.00
Accessibility Consultant	9,000.00	0.00	0.00	0.00
Moisture Consultant	6,000.00	0.00	0.00	0.00
Subtotal	395,050.00	0.00	0.00	0.00
Construction Services (for 18 months)				
Architecture / Interior Design	100,000.00	0.00	0.00	0.00
Structural Engineering	15,000.00	0.00	0.00	0.00
Mechanical, Plumbing & Fire Protection	10,500.00	0.00	0.00	0.00
Electrical Engineering	5,350.00	0.00	0.00	0.00
Accessibility Consultant	20,000.00	0.00	0.00	0.00
Moisture Consultant	7,500.00	0.00	0.00	0.00
Subtotal	158,350.00	0.00	0.00	0.00

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed
Additional Services				
Architectural	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00
Reimbursable Expenses				
Printing	0.00	0.00	484.72	372.70
Subtotal	0.00	0.00	484.72	372.70
Total	1,039,500.00	46.85	326,547.22	160,410.20

Invoice total **160,410.20**


MCCARTY
GRANBERRY
 ENGINEERING
McCarty Granberry Engineering
 198 PROGRESS RD
 COLLIERVILLE, TN 380172716
 (901) 221-0075

INVOICE

Invoice Date: 4/23/25
 Due Date: 5/23/25
 Total Amount: \$9,561.26
 Number: 1814-12
 Invoice Period: 03/01/25 - 04/23/25
 Terms: Net 30
 Job: Ashmont

Cory Brady

Ashmont Developers, LLC
 Attn: Bart Thomas
 PO Box 772808, TN 38177

INVOICE SUMMARY

Description	Amount
Phase 3	\$5,755.42
Multi-Family	\$3,805.84
TOTAL AMOUNT DUE	\$9,561.26



Invoice

Date	Invoice #
4/17/2025	2025-018

9967 Bentwood Creek Cv Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

Bill To
Ashmont Developers, LLC Bart Thomas PO Box 772808 Memphis, TN 38177

Terms	Project #
Due on receipt	25-002_Ashmont IL

Description	Quantity	Rate	Amount
Landscape Architecture/Design Services - Design Development_Landscape Plan Delivered PDF - 4-14-25 - Amenity Design - Pool Design Coordination - 50% Completion	54	150.00	8,100.00

Integrated Land Solutions, PLLC EIN# 27-1521402	Total	\$8,100.00
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Industrial Development Board of the City of Lakeland, TN
10001 Highway 70
Lakeland, TN 38002
Mr. Michael Walker

Invoice number 69929
Date 04/30/2025

Project **24166 City of Lakeland-LakelandTN-
Construction Administration Ashmont
Development TIF**

For services performed through date of invoice

Industrial Development Board of the City of Lakeland, TN
Construction Contract Administration
Lakeland Ashmont Development TIF
Lakeland, TN

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Construction Administration (Hourly Not To Exceed)	30,000.00	19.75	5,400.00	5,925.00	525.00
Total	30,000.00	19.75	5,400.00	5,925.00	525.00

Construction Administration (Hourly Not To Exceed)

Hourly Professional Fees

Engineer II

Bob Watson

Construction Administration (Hourly Not To Exceed) subtotal

Hours	Rate	Billed Amount
3.50	150.00	525.00
		525.00

Invoice total **525.00**
LEM

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
67682	02/28/2025	412.50			412.50		
69929	04/30/2025	525.00	525.00				
	Total	937.50	525.00	0.00	412.50	0.00	0.00



ENGINEERS · ARCHITECTS · PLANNERS

May 19, 2025

Mr. Michael Walker, President
Industrial Development Board
City of Lakeland, TN
10001 Highway 70
Lakeland, TN 38002

RE: **Lakeland Ashmont Planned Development TIF Draw #18 Approval Request
A2H # 24166**

Dear Mr. Walker,

We have reviewed the Payment Request submitted by Ashmont Developer, LLC, for Draw No. 18 dated May 12, 2025, for the Ashmont Planned Development Project. All of the supporting documentation appears to be in order, and all costs and expenses included in the payment request appear to comply with eligibility requirements of the TIF and executed Development Agreement for this project. A2H recommends payment of the requested amount of \$581,784.29.

If there are any questions, or any additional information is needed in this regard, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Robert C. Watson".

Robert C. Watson, P.E.
Director of Construction Administration
A2H, Inc.
901-487-5502
bobw@a2h.com