



Industrial Development Board
Regular Meeting Agenda
Thursday, November 20, 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** - October 23, 3035
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 1. **Resolution** - recommending the Board of Commissioners appoint Paul Luker to serve as President of the Industrial Development Board of the City of Lakeland, Tennessee.
 2. **Resolution** - approving draw request 25 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, October 23, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Steve Laster 5:30 p.m. on Thursday, October 23, 2025.

II. ROLL CALL:

Richard Gonzales	Present
Shaun Brannen	Present
Brian Sullivan	Present
Richard Justin	Present
Alan Johnson	Present
Steve Laster	Present
Jeff Roman	Present
Commissioner Derek Johnston	Absent

Staff personnel in attendance were City Attorney Will Patterson, Chief Planning Officer Paul Luker and City Recorder Cheyenne Carter.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - September 25, 2025

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

Discussion ensued.

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

IV. PUBLIC DISCUSSION:

None

V. REPORTS OF OFFICERS AND COMMITTEES:

1. President's Report

This report was deferred to the next regular meeting.

VI. UNFINISHED BUSINESS:

None

VII. NEW BUSINESS:

1. **Resolution** - approving draw request 23 in connection with the tax increment financing for Ashmont Developer, LLC.

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

Chief Planning Officer Paul Luker presented this item.

Discussion ensued.

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

2. **Discussion and Possible Action** - regarding City Owned lots and Central Business Improvement District (CBIDs).

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

City Attorney Will Patterson presented this item.

Discussion ensued.

VIII. ANNOUNCEMENTS:

None

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:11pm on Thursday, October 23, 2025.

These minutes were approved on December 18, 2025.

Richard Justin
Secretary

ATTEST:

City Recorder

DRAFT

Meeting Cycle: Thursday, November 20, 2025

Subject: **Resolution** - recommending the Board of Commissioners appoint Paul Luker to serve as President of the Industrial Development Board of the City of Lakeland, Tennessee.

Staff Contact: Paul Luker, Chief Planning Officer

STAFF RECOMMENDATION

City Staff recommends the Industrial Development Board approve Resolution R-113-2025.

BUDGET IMPACT

No budgetary impact.

DISCUSSION

With the recent termination of Michael Walker, the President's seat of the IDB is vacant. In accordance with the bylaws of the IDB, the President shall be elected by majority vote of the IDB Board of Directors and the City of Lakeland Board of Commissioners. The Planning Director, as President of the IDB, can provide the Board of Directors with long-term community planning and economic development goals.

RESOLUTION R-113-2025

APPOINTING PAUL LUKER TO SERVE AS PRESIDENT OF THE INDUSTRIAL
DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE

WHEREAS, in accordance with the bylaws of The Industrial Development Board (“IDB”) of the City of Lakeland, Tennessee, the President of the IDB shall be elected by majority vote of the IDB Board of Directors and the City of Lakeland Board of Commissioners; and,

WHEREAS, the IDB Board of Directors desires to appoint Paul Luker, Planning Director, to serve as the President of the Lakeland IDB:

NOW, THEREFORE, BE IT RESOLVED by the IDB Board of Directors of the City of Lakeland, Tennessee, appoint Paul Luker to serve as the President of the City of Lakeland Industrial Development Board contingent on Board of Commissioners approval.

APPROVED AND ADOPTED by the IDB Board of Directors of the City of Lakeland, Tennessee, this 20th day of November 2025, the public welfare requiring it.

ATTEST:

Alan Johnson
Chairman

Steve Laster
Secretary

Meeting Cycle: Thursday, November 20, 2025

Subject: **Resolution** - approving draw request 25 in connection with the tax increment financing for Ashmont Developer, LLC.

Staff Contact: Paul Luker, Chief Planning Officer

STAFF RECOMMENDATION

The IDB President recommends approval of resolution R-114-2025.

BUDGET IMPACT

Eligible infrastructure costs of Ashmont Developer, LLC submitted with this request total \$112,695.96 and represent potential reimbursement to the developer from the TIF loan through the IDB.

DISCUSSION

A summarized roll forward of the project balance will be provided Thursday evening.

RESOLUTION R-114-2025

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE, APPROVING DRAW REQUEST 25 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 25, a copy of which is attached hereto as **Exhibit A**, to use for certain TIF Eligible Costs.

RESOLUTION R-114-2025

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE, APPROVING DRAW REQUEST 25 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.

APPROVED AND ADOPTED by the IDB Board of Directors of the City of Lakeland, Tennessee, this 20th day of November 2025, the public welfare requiring it.

ATTEST:

Alan Johnson
Chairman

Steve Laster
Secretary

RESOLUTION R-114-2025

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF
LAKELAND, TENNESSEE, APPROVING DRAW REQUEST 25 IN CONNECTION WITH
THE TAX INCREMENT FINANCING FOR ASHMONT DEVELOPER, LLC

Exhibit A

Draw

Request(s)

See

Attached

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 _____, 2023, between
_____ (“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
\$ 112,695.96 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 Nov. 17, 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. White - AZH, Inc.

Title: Director of Construction Admin.

Date: 11/17/2025

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 \$ 112,695.96 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 Nov. 17, 2023. 21

ASHMONT DEVELOPER, LLC

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

APPROVED BY:

FIRST CITIZENS NATIONAL BANK

By: _____
Title: _____



ENGINEERS · ARCHITECTS · PLANNERS

November 17, 2025

Ms. Emily Harrell, P.E., President
Industrial Development Board
City of Lakeland, TN
10001 Highway 70
Lakeland, TN 38002

RE: **Lakeland Ashmont Planned Development TIF Draw #25 Approval Request
A2H # 24166**

Dear Ms. Harrell,

We have reviewed the Payment Request submitted by Ashmont Developer, LLC, for Draw No. 25 dated November 17, 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 \$112,695.96.

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

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: 21
PERIOD TO: 11/14/25

Distribution to:

OWNER

CONTRACT FOR: Ashmont Planned Development

ARCHITECT

FROM CONTRACTOR:
Moss Carpenter Construction Company, Inc
9700 Village Circle
Suite 300 Lakeland, TN 38002

VIA ARCHITECT:
McCarty Grandberry Engineering

CONTRACT DATE:

CONTRACTOR

PROJECT NOS: / /

FIELD

OTHER

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	\$ 2,509,593.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 7,572,705.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 7,128,825.25
5. RETAINAGE:	
a. 5.0 % of Completed Work (Columns D + E on G703)	\$ 356,441.26
b. 5.0 % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$ 356,441.28
6. TOTAL EARNED LESS RETAINAGE	\$ 6,772,383.97
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 6,682,459.82
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 89,924.15
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$ 800,321.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 2,486,175.00	\$ 0.00
Total approved this month	\$ 23,418.00	\$ 0.00
TOTAL	\$ 2,509,593.00	\$ 0.00
NET CHANGES by Change Order	\$ 2,509,593.00	

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: 11/14/25

State of: Tennessee

County of: Shelby

Subscribed and sworn to before me this 14th day of November 2025

Notary Public [Signature]
My commission expires:



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: 21
 APPLICATION DATE: 11/14/25
 PERIOD TO: 11/14/25
 ARCHITECT'S PROJECT NO:

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Conditions	157,120.00	152,467.00	3,142.40	0.00	155,609.40	99	1,510.60	7,780.47
2	Sikte Survey & Layout	40,000.00	41,000.00	2,800.00	0.00	43,800.00	110	-3,800.00	2,190.00
3	Traffic Control	15,000.00	13,500.00	1,500.00	0.00	15,000.00	100	0.00	750.00
4	Testing Allowance	45,000.00	59,132.00	448.00	0.00	59,580.00	132	-14,580.00	2,979.00
5	Construction Entrances	10,500.00	10,500.00	0.00	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	226,310.00	8,658.50	0.00	234,968.50	204	-119,968.50	11,748.43
9	Flocculant Allowance	135,000.00	142,625.00	3,300.00	0.00	145,925.00	108	-10,925.00	7,296.25
10	Temporary Seeding Allowance	265,000.00	317,510.00	4,095.00	0.00	321,605.00	121	-56,605.00	16,080.25
11	Sodding Allowance	135,000.00	32,524.00	0.00	0.00	32,524.00	24	102,476.00	1,626.20
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	1,634,869.00	0.00	0.00	1,634,869.00	100	-3,919.00	81,743.45
16	Lift Station Access Rd.	26,750.00	26,750.00	0.00	0.00	26,750.00	100	0.00	1,337.50
17	Fine Grade Roads, Building Pads, etc.								
		70,600.00	70,600.00	0.00	0.00	70,600.00	100	0.00	3,530.00
18	Retaining Walls	389,849.00	202,721.48	0.00	0.00	202,721.48	52	187,127.52	10,136.07
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	738,988.95	0.00	0.00	738,988.95	100	-1,128.95	36,949.45
21	Curb & Gutter	253,154.00	253,154.00	0.00	0.00	253,154.00	100	0.00	12,657.70
22	Asphalt Base & Asphalt Paving	429,509.00	386,558.10	0.00	0.00	386,558.10	90	42,950.90	19,327.91
23	Pavement Markings & Signage	22,550.00	4,059.00	0.00	0.00	4,059.00	18	18,491.00	202.95
24	Site Water	600,790.00	600,790.00	0.00	0.00	600,790.00	100	0.00	30,039.50
	GRAND TOTAL								

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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: 21
APPLICATION DATE: 11/14/25
PERIOD TO: 11/14/25
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 TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)			
25	Sanitary Sewer	750,575.00	737,294.75	15,011.50	0.00	752,306.25	100	-1,731.25	37,615.31
26	Lift Station Allowance	200,000.00	41,112.79	19,330.00	0.00	60,442.79	30	139,557.21	3,022.14
27	Site Clean Up, Street Sweeping, Dust Control Allowance	70,000.00	33,929.90	6,525.00	0.00	40,454.90	58	29,545.10	2,022.75
28	GC Fee	321,430.00	312,158.10	6,428.60	0.00	318,586.70	99	2,843.30	15,929.34
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
34	CO #6 - Geotechnical Report	24,250.00	24,250.00	0.00	0.00	24,250.00	100	0.00	1,212.50
35	CO #7 - Electrical Services for Gates and Fountain	23,418.00	0.00	23,418.00	0.00	23,418.00	100	0.00	1,170.90
GRAND TOTAL		7,572,705.00	7,034,168.25	94,657.00	0.00	7,128,825.25	94	443,879.75	356,441.28

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.

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 & Davies Plantation, Lakeland, TN (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 \$ 89,924.15 From Ashmont Developer.
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 11/14/25.

DATED THIS 14th Of November, 2025.

Moss Carpenter Construction Company, Inc.

By 
James V. Carpenter
President

Subscribed and sworn to me this
14th Of November, 2025

Notary Public: 

My Commission Expires: 9-26-2027





AIA Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Ashmont
Canada Road & Davies Plantation
Lakeland, TN 38002

CONTRACT INFORMATION:
Contract For: General Construction
Date: 01-22-2024

CHANGE ORDER INFORMATION:
Change Order Number: 007
Date: 11-06-2025

OWNER: *(Name and address)*
Ashmont Developer, LLC

ARCHITECT: *(Name and address)*
McCarty Grandberry Engineering, LLC

CONTRACTOR: *(Name and address)*
Moss Carpenter Construction Company,
Inc.

355 Tara Lane
Memphis, TN 38111

198 Progress Road
Collierville, TN 38017

9700 Village Circle, Suite 300
Lakeland, TN 38002

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Electrical Service for Gates & Fountains

The original Contract Sum was	\$	<u>5,063,112.00</u>
The net change by previously authorized Change Orders	\$	<u>2,486,175.00</u>
The Contract Sum prior to this Change Order was	\$	<u>7,549,287.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>23,418.00</u>
The new Contract Sum including this Change Order will be	\$	<u>7,572,705.00</u>

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*



CONTRACTOR *(Signature)*

OWNER *(Signature)*

(Printed name, title, and license number if required)

BY: Jamie Carpenter, President

(Printed name and title)

(Printed name and title)

Date

11/6/25

Date

Date

November 5, 2025

Ashmont Developer, LLC
Mr. Vince Smith
Mr. Bart Thomas
355 Tara Lane
Memphis, TN 38111

**Re: C.O. #7 Electrical Service for Gates & Fountain
Ashmont Development**

Electrical Service for Gates:	\$ 12,790.00
Electrical Service for Fountain:	\$ 9,620.00
GC Fee @ 4.5%:	\$ 1,008.00
TOTAL CO #5:	\$ 23,418.00

Sincerely,



Moss Carpenter Construction Company, Inc.
Jamie Carpenter
President



RECEIVED OCT 27 2025

Elite Electric and Lighting
2875 Hwy 64
Eads, TN. 38028

~~Moss Carpenter Construction Co., Inc~~
Job Cost Code

24100-160100-5
Approval [Signature]

15514

ENTERED

BILL TO
MOSS-CARPENTER
9700 Village Circle #Suite 300
Lakeland, TN 38002 USA

INVOICE 12779	INVOICE DATE Oct 15, 2025
------------------	------------------------------

JOB ADDRESS
ASHMONT DEVELOPMENT - POND
3744 DUCK POND COVE
LAKELAND, TN 38002 United States

Completed Date:
Technician: Brett Mosley
Technician: Camron Cobb
Technician: Cash Hotard
Technician: Jay Torres Rivera
Technician: John Stevens
Technician: Robert Foley
Technician: Ronee Rojas
Payment Term: Net 30

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Misc. Service	Per quote.	1.00	\$9,620.00	\$9,620.00
		SUB-TOTAL		\$9,620.00
		TAX 0%		\$0.00
		TOTAL DUE		\$9,620.00
		BALANCE DUE		\$9,620.00

Thank you for your business.
CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here _____ Date _____

Ashmont Allowance Log

Jan/Feb 2024 March 2024 April 2024 May 2024 June 2024 July 2024 Aug 2024 Sept 2024 Oct 2024 Nov 2024 Dec 2024 Jan 2025 Feb 2025 March 2025 April 2025 May 2025 June 2025 July 2025 Aug 2025 Oct-25
 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 Pay App #17 Pay App #18 Pay App #19 Pay App #20 Pay App #21

Erosion Control Maintenance Allowance	Jan/Feb 2024	March 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	March 2025	April 2025	May 2025	June 2025	July 2025	Aug 2025	Oct-25	
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							
Add Rip Rap (3/7, 3/10, 3/21)														\$8,160.00							
Add 1,859 l.f. silt fence along curbs														\$4,647.50							
Add 167 l.f. Wire Backed Silt Fence														\$626.25							
Add Type A Silt Fence (3/27, 4/10, 4/11)															\$1,100.00						
Silt Fence Repairs (4/10, 4/11)															\$2,400.00						
Add type A silt fence(6/18)																	\$3,047.00				
Add rock at entrances(5/21, 6/6)																	\$3,550.00				
Silt Fence Repair (6/20, 6/23, 7/16)																		\$1,850.00			
Muck out detention pond ph 3 (7/3, 7/7, 7/8)																		\$13,400.00			
Muck out detention pond ph 2 (7/2, 7/3)																		\$9,000.00			
Add Silt Fence (80 l.f.)																					\$220.00
																					\$2,116.00

Temp. Seeding Allowance Contract Amount	\$265,000.00																			
Total Temp. Seeding Allowance Currently Billed	\$321,245.00																			
Temp. Seeding Allowance Balance	-\$56,245.00																			

Testing Allowance																					
PSI Invoice 3/31			\$4,444.00																		
PSI Invoice 4/30				\$3,993.00																	
PSI Invoice 5/31					\$7,083.00																
PSI Invoice 7/31						\$5,144.00															
PSI Invoice 8/31							\$10,365.00														
PSI Invoice 10/31								\$270.00													
PSI Invoice 11/30									\$2,797.00												
PSI Invoice 12/31										\$4,482.00											
PSI Invoice 1/31											\$934.00										
PSI Invoice 2/28												\$4,481.00									
PSI Invoice (3/31)													\$713.00								
PSI Invoice (4/31)														\$2,825.00							
PSI Invoice (6/30)															\$5,014.00		\$3,813.00				
PSI Invoice (7/31)																\$2,445.00			\$329.00		
PSI Invoice (8/31)																			\$448.00		
Total Billed Per Pay App to Date			\$4,444.00		\$3,993.00	\$7,083.00	\$5,144.00	\$10,365.00	\$270.00		\$2,797.00	\$4,482.00	\$934.00	\$4,481.00	\$713.00	\$2,825.00	\$5,014.00	\$3,813.00	\$2,445.00	\$329.00	\$448.00
Testing Allowance Contract Amount	\$45,000.00																				
Total Testing Allowance Currently Billed	\$59,580.00																				
Testing Allowance Balance	-\$14,580.00																				

Sodding Allowance																				
Crown Invoice - Sod (2,240 sy)																			\$9,324.00	
Sod (6/30, 7/11, 7/14, 7/29)																				\$23,200.00
Total Billed Per Pay App to Date																			9,324.00	\$23,200.00
Sodding Allowance Contract Amount	\$135,000.00																			
Total Sodding Allowance Currently Billed	\$32,524.00																			
Sodding Allowance Balance	\$102,476.00																			

Site Cleanup Allowance																				
Site Cleanup 5/19, 5/26				\$3,754.06																
Site Cleanup 7/29 - 8/3					\$2,129.45															
Site Cleanup 10/1-10/5									\$1,877.03											
Site Cleanup 10/7-10/11									\$2,129.45											
Site Cleanup 10/28 - 11-1										\$2,129.45										
Site Cleanup 11/18 - 11/22										\$2,129.45										
Repair Washouts											\$2,700.00									
Mud Remval, Clean roadways											\$825.00									
Site Cleanup 2/3 - 2/7												\$2,071.00								
Site Cleanup at Paintball Area													\$3,125.00							
Muck out pond on phase 2 (6/27, 6/28)																	\$3,500.00			
Trash Removal																			\$2,050.00	
Site Cleanup Labor (7/13 - 7/27)																			\$4,417.10	
Site Cleanup Material July																			\$21.71	
Site Cleanup 9/28 - 8/1																			\$1,071.20	
Browning Site Cleanup Oct 2025																				\$6,525.00
Total Billed Per Pay App to Date				\$3,754.06	2,129.45				\$4,006.48	\$4,258.90		\$3,525.00	\$2,071.00	\$3,125.00			\$3,500.00	\$6,488.81	\$1,071.20	\$6,525.00
Site Cleanup Allowance Contract Amount	\$70,000.00																			
Total Cleanup Allowance Currently Billed	\$40,454.90																			

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 #21

Job: Ashmont

Location: Lakeland, TN

Date: 10.30.2025

ADDITIONAL ITEAMS

	Quantity	Unit	Price	Total
Additional Silt Fence (10.0)	80	LF	\$2.75	\$220.00
Class 3 Wire Back Silt Fence (10.10, 10.14)	529	LF	\$4.00	\$2,116.00
Silt Fence Repair (10.03, 10.14)	6	EA	\$200.00	\$1,200.00
Mat Slope (10.10)	6,300	SF	\$0.65	\$4,095.00
Flock Pond (10.04, 10.6)	2	EA	\$1,650.00	\$3,300.00
Gabion Rock Along Gravel Drive (10.9)	11	TN	\$90.00	\$990.00
Additional 6-10 Limestone (10.8, 10.9, 10.17)	87	TN	\$47.50	\$4,132.50
Equipment and Labor	45	HR	\$145.00	\$6,525.00
Report September	1	EA	\$850.00	\$850.00
SUBTOTAL				\$23,428.50

TOTAL PRICE

\$23,428.50

AUTHORIZED

SIGNATURE: _____ DATE: _____

ACCEPTANCE OF PROPOSAL:

SIGNATURE: _____ DATE: _____



Elite Electric and Lighting
 2875 Hwy 64
 Eads, TN. 38028

BILL TO
 MOSS-CARPENTER
 9700 Village Circle #Suite 300
 Lakeland, TN 38002 USA

NO PAYMENT 15515

INVOICE 12693	INVOICE DATE Sep 12, 2025
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JOB ADDRESS
ASHMONT DEVELOPMENT - LIFT STATION
 9662 East Davies Plantation Road
 Lakeland, TN 38002 USA

Completed Date: 9/12/2025
 Technician: Jeremy Hinson
 Technician: John Kotkovich
 Payment Term: Net 30
 Due Date: 10/12/2025

DESCRIPTION OF WORK

Lakeland pump station - boar job, 300 ft to service pole

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Misc. Service	PER QUOTE	1.00	\$19,330.00	\$19,330.00

RECEIVED OCT 27 2025

Moss Carpenter Construction Co., Inc.
 Job Cost Code

SUB-TOTAL	\$19,330.00
TAX 0%	\$0.00
TOTAL DUE	\$19,330.00
BALANCE DUE	\$19,330.00

24100 - 160100 - 5
 Approval

Thank you for your business.
CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here _____ Date 9/12/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Elite Electric and Lighting has been completed in a satisfactory and workmanlike

SOUTHERN LANDSCAPE SERVICES OF TN, LLC

7917 Woodleaf Dr
Germantown, TN US

INVOICE

BILL TO
City Development

SHIP TO
City Development

INVOICE # 14600
DATE 10/24/2025
DUE DATE 11/03/2025
TERMS NET 10

ACTIVITY	QTY	RATE	AMOUNT
Landscape Services Landscape Services - Ashmont - Run gas lines underground and into columns	1	3,750.00	3,750.00
Landscape Services Landscape Services - Ashmont - bore underground	1	1,750.00	1,750.00

Landscape Services - Ashmont - Gas Lanterns

SUBTOTAL 5,500.00
TAX 0.00
TOTAL 5,500.00
BALANCE DUE **\$5,500.00**

Pay invoice

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



Galloway Limestone Mill
 200 Main Street
 Gallaway, 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.: **1058683-000**
 Date: **10/27/2025**
 Page: **1 of 1**

Sold To:

Vince Smith
355 Tara Lane
Memphis, TN 38111

Ship To:

Vince Smith
WC Chino
TN

P.O. No.: **Ashmont Subdivision**

Terms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference	
NET 30	1058683-000	9215	Michael C.	PICKUP	10/24/2025		
Product No.	Description	Ordered	Shipped	UOM	Unit Price	Unit Discount	Extension
HC008	Holcim Cement Gray S	1	1	EACH	13.95	.6975	13.25
Sub Total:							13.25
TN State Tax:							0.93
SHELBY County Tax:							0.30
Total:							\$ 14.48

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.: **1058665-000**
 Date: **10/24/2025**
 Page: **1 of 1**

Sold To:

Vince Smith
355 Tara Lane
Memphis, TN 38111

Ship To:

Vince Smith
WC Chino
TN

P.O. No.: **Ashmont Subdivision**

Terms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference	
NET 30	1058665-000	9215	Michael C.	PICKUP	10/23/2025		
Product No.	Description	Ordered	Shipped	UOM	Unit Price	Unit Discount	Extension
ST011	Statesville Olde Jefferson Queen	312	312	EACH	.645		201.24
	Strap: 3					0	
Sub Total:							201.24
TN State Tax:							14.09
SHELBY County Tax:							4.53
Total:							\$ 219.86

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



Galloway Limestone Mill
 200 Main Street
 Gallaway, 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.: **1058635-000**
 Date: **10/24/2025**
 Page: **1 of 1**

Sold To:

Vince Smith
355 Tara Lane
Memphis, TN 38111

Ship To:

Vince Smith
WC Chino
TN

P.O. No.: **Ashmont Subdivision**

Terms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference	
NET 30	1058635-000	9215	Michael C.	PICKUP	10/23/2025		
Product No.	Description	Ordered	Shipped	UOM	Unit Price	Unit Discount	Extension
ST011	Statesville Olde Jefferson Queen	520	520	EACH	.645		335.40
	Cube: 1				0		
LH006	Lehigh Cement White N	15	15	EACH	22.00	1.10	313.50

Sub Total: 648.90
 TN State Tax: 45.42
 SHELBY County Tax: 14.60
Total: \$ 708.92



Invoice

Date	Invoice #
11/7/2025	2025-045

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	22-051_PD Amendment

Description	Quantity	Rate	Amount
Land Planning/Consulting Services - Ashmont PD Amendment Prep. - Coordination/Staff - MPC Recommendation of Approval 10/9/25 - BOC Approval Resolution 11/6/25		9,400.00	9,400.00
Land Planning/Consulting Services - Conceptual Master Planning - Preliminary Meetings		5,760.00	5,760.00
Reimbursable Expenses			
Office Depot 9-29-25		14.51	14.51
ARC Printing 9-29-25 (Public Notice Signs)		162.78	162.78
First Class Stamps (Public Notices)	117	0.78	91.26

Integrated Land Solutions, PLLC EIN# 27-1521402	Total	\$15,428.55
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Office DEPOT
OfficeMax

COLLIERVILLE - (901) 861-1336

09/29/2025 2:18 PM



VTVTU94P3X5666WW8

SALE 2153-5-8534-554703-24.8.1
167060 BW SS Letter
29 @ 0.24 6.96
You Pay 6.96SS
166773 CUTTING
2 @ 0.75 1.50
You Pay 1.50SS
723614 White, 65#,8X1
29 @ 0.164 4.756
You Pay 4.76SS
Subtotal: 13.22
Sales and Use Tax 1.29
Total: 14.51
Visa 1335: 14.51

AUTH CODE 08049D
TDS Contactless
AID A0000000031010 CAPITAL ONE VISA
TVR 0000000000



ARC DOCUMENT SOLUTIONS LLC
 5701-5703 QUINCE ROAD
 MEMPHIS TN 38119
 (901)683-8292

DATE 9/29/2025	INVOICE 33GCI9121580
--------------------------	--------------------------------



BILL TO:

INTEGRATED LAND SOLUTIONS, PLLC

CORY BRADY
 9967 BRENTWOOD CREEK CV
 COLLIERVILLE, TN 38017
 P: (901) 493-6996

SHIP TO:

INTEGRATED LAND SOLUTIONS, PLLC

CORY BRADY
 9967 Bentwood Creek Cv
 Collierville, TN 38017-9074
 P: (901) 493-6996

Purchase Order #		Customer ID 3019641		Shipping Method WILL CALL		Payment Terms COD		Order Due Date		Order 33GC09084272	
Ordered By CORY BRADY				Project Number				Project Name City of Lakeland Public Hearing signs			
Quantity Ordered	Quantity Shipped	Quantity BO	UOM	Item Number	Description	Price	Extended Price				
18.00	18.00	0.00	SQFT	2225.14	Print 3/16" Coroplast	\$8.00	\$144.00				
2 sets of 1 (36.00x36.00)											

Bill: marnold	Subtotal	\$144.00
	CC Surcharge	\$4.74
	Tax	\$14.04
	Freight	\$0.00
	Trade Discount	\$0.00
	Total	\$162.78
	Amount Received	\$162.78
	Total Due	\$0.00

CUSTOMER NO	INVOICE	DOC DATE	AMOUNT DUE	PAYMENT RECEIPT	
3019641	33GCI9121580	9/29/2025	\$0.00	Amount Received	\$162.78

THANK YOU FOR YOUR PAYMENT
 We impose a surcharge of 3% on any transaction paid by credit card. We do accept Visa, Mastercard, Discover and American Express card brands. Please note the 3% surcharge is not greater than our cost of credit card acceptance that we incur. We accept debit cards, checks, and ACH payments without any surcharges.

Amount Received \$162.78
 CC Surcharge \$4.74
 Card Type VISA-R3
 Card Number XXXXXXXXXXXX1335
 Auth Code 07196D
 Check Number

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

Invoice number 75321
Date 10/31/2025

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	32.38	8,812.50	9,712.50	900.00
Total	30,000.00	32.38	8,812.50	9,712.50	900.00

Construction Administration (Hourly Not To Exceed)

Hourly Professional Fees

Engineer II

Bob Watson

Construction Administration (Hourly Not To Exceed) subtotal

Hours	Rate	Billed Amount
6.00	150.00	900.00
		900.00

Invoice total **900.00**
LEM

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
75207	09/30/2025	712.50		712.50			
75321	10/31/2025	900.00	900.00				
	Total	1,612.50	900.00	712.50	0.00	0.00	0.00