



**JOINT DEVELOPMENT AUTHORITY OF
JASPER, MORGAN, NEWTON AND WALTON COUNTIES**

Regular Meeting

January 23, 2024
1pm

Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at
10902 Shire Parkway, Social Circle, GA 30025.

AGENDA

1. **Call to Order** Jerry Silvio
2. **Invocation**
3. **Pledge of Allegiance**
4. **Approval or Amendment to Agenda**
5. **Election of Officers and Committee Appointments** p. 3-5
 - a. Chairman
 - b. Vice Chairman
 - c. Treasurer
 - d. Secretary
 - e. Finance Committee (need two members other than treasurer and chairman)
 - f. Park Management Committee (need two members other than secretary and chairman)
6. **Approval of Minutes**
 - a. Regular Session Minutes from Regular Meeting on December 19, 2023 p. 6-9
 - b. Executive Session Minutes from Regular Meeting on December 19, 2023
7. **Committee Chairman Reports:**
 - a. Park Management Committee Bob Hughes
 - i. Takeda Update
 1. Letter request from Cyril Buckley p. 10-11
 - ii. Meta/Baymare/Morning Hornet Update
 - iii. Security
 - iv. New Matters
 - b. Marketing Committee David Thompson
 - i. Economic Development Representation/Coordination
 - c. Economic Development Committee David Thompson
 - i. Stanton Springs activity
 - ii. Activity in four Counties

d. Finance Committee

Steve Jordan

- i. Financial Report p. 12-28
- ii. Invoices p. 29-57
- iii. Budget Amendment

8. Rivian Matters

- a. Grading Pay Requests 15 and 16, and Change Order 11 p. 58-68

9. Quarterly Report – Q4 2023 p. 69-70

10. Public Comment – limited to 20 minutes total with a maximum of 2 minutes per speaker

11. Executive Session - Land Acquisition and Litigation

12. Adjourn

JDA Officers

Description of Duties from Bylaws adopted 4/24/2018

1. Officers. The Directors shall elect from among their members a Chairperson, a Vice Chairperson, a Secretary, and a Treasurer.
2. Terms of Officers. The officers of the JDA shall be elected for one (1) year terms at the first regular meeting of the JDA in each calendar year and shall serve in that position until a successor is duly elected.
3. Vacancy. If vacancy should occur in any officer position prior to the expiration of the term of said officer, the Directors may elect another of their members to fill the unexpired term.
4. Duties of the Chairperson. The Chairperson will preside at all meetings of the JDA at which he/she is present and shall be an ex-officio member of all JDA committees. The Chairperson is the chief executive officer of the JDA and will execute all instruments and documents for the JDA.
5. Duties of the Vice Chairperson. In the absence, incapacity, resignation, non-re-appointment as a Director or death of the Chairperson, the Vice Chairperson shall preside at all meetings of the JDA and perform such duties as are imposed on the Chairperson including but not limited to the execution of instruments and documents for the JDA until such time as the Chairperson returns, or in the case of death, resignation or non-re-appointment, until such time as a new Chairperson is elected by the Directors.
6. Duties of the Secretary. The duties of the Secretary include giving notice of all meetings of the JDA as required by law, keeping records of the JDA (including minutes of all JDA meetings as required by law) and for performing such other duties as may be assigned to such officer by the JDA. The Secretary shall keep in safe custody the seal of the JDA and shall have power to affix such seal to all contracts and instruments authorized to be executed by the JDA. The Secretary may delegate any of these duties as approved by the JDA.
7. Duties of the Treasurer. The Treasurer will establish and maintain the financial records of the JDA and will make financial reports as requested by the JDA and/or as required by law. The Treasurer may delegate any of these duties as approved by the JDA. In the absence, incapacity, death, resignation or non-reappointment as a Director of the Secretary, the Treasurer may perform all such duties as assigned to the Secretary including but not limited to the execution of instruments and documents until such time as the Secretary returns or a successor is appointed.

The Treasurer shall have the care and custody of all funds of the JDA and shall deposit the same in the name of the JDA in such bank or banks as the JDA may select. All orders

and checks for the payment of money shall be signed by any two officers of the JDA. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the JDA, at each regular meeting (or more often when requested) an account of all transactions and also of the financial condition of the JDA.

The Treasurer shall pay invoices for expenses authorized by the Chairperson in amounts up to \$5,000 and invoices for expenses authorized by the Chairperson together with either the Secretary or Vice Chairperson up to \$25,000 which actions shall be ratified by a majority vote of the Directors at the JDA's next regular meeting. Said authorizations from the Chairperson or Chairperson and either the Secretary or Vice Chairperson, as appropriate, shall be evidenced in writing or by electronic mail and sent to the Treasurer.

The Treasurer shall oversee or delegate oversight of the annual financial audit pursuant to the requirements of the creating resolutions and the September 20, 2016 Intergovernmental Agreement between the JDA, Counties, and the School Districts for each county. Copies of said audit shall be distributed to Jasper County, Morgan County, Newton County, Walton County, Jasper County School District, Morgan County School District, Newton County School District, and Walton County School District.

Authority Structure Adopted May 28, 2019

Committees/Structure

1. Economic Development Team Committee

- Chair: Vice Chairman
- Members (4): Vice Chairman, Chairman (ex officio), Newton County ED, Walton County ED
- Purpose: respond to RFI's and/or proposals, develop incentive packages to be approved by JDA, create an existing industry program

2. Marketing Team Committee

- Chair: Vice Chairman
- Members (6): Vice Chairman, Chairman (ex officio), Jasper, Morgan, Newton and Walton ED professionals
- Purpose: develop all print and digital marketing materials, prepare marketing annual budget, determine means of marketing

3. Finance Committee

- Chair: Treasurer
- Members (4): Treasurer, Chairman (ex officio), two other directors who do not represent the counties the Chairman or Treasurer represent
- Purpose: propose and manage budget, prepare and distribute monthly financial reports with ledgers and invoices, advertise and secure bids for services as necessary, make financial policy recommendations to board, keep financial records

4. Park Management Committee

- Chair: Secretary
- Members (4): Secretary, Chairman (ex officio), two other directors who do not represent the counties the Chairman or Secretary represent
- Purpose: serve as plan review committee and representatives on HOA board, enforce Declaration of Protective Covenants, oversee construction projects including schedule and budget, generate long-term fire service plan

**JOINT DEVELOPMENT AUTHORITY OF
JASPER, MORGAN, NEWTON AND WALTON COUNTIES**

**December 19, 2023
1:00 P.M.**

**Regular Meeting
Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at
10902 Shire Parkway, Social Circle, GA 30025.**

A regular meeting of the Board of Directors of the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County (the “Authority”) was held on December 19, 2023 at 1pm at the Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at 10902 Shire Parkway, Social Circle, GA 30025.

Directors Present:

Steve Jordan, Jasper County
Jerry Silvio, Newton County
Ben Riden, Morgan County
Mike Owens, Walton County
Don Jernigan, Jasper County
Bob Hughes, Morgan County
Marcello Banes, Newton County

Directors Absent:

David Thompson, Walton County

Guests Present:

Andrea Gray, Attorney
Pat Malcom
Kevin Forbes
Ralph Forbes
Hank Evans
Rose Baker
Serra Hall
David Dyer

*members of the public and media included on the sign-in sheet attached

1. Call to Order

Mr. Silvio called the meeting to order at 1:00 pm.

2. Invocation

Mr. Steve Jordan led the invocation.

3. Pledge of Allegiance

Mr. Don Jernigan led the pledge of allegiance.

4. Approval or Amendment to Agenda

No amendments were requested. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the Agenda was approved as presented.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on November 28, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on November 28, 2023: On a motion duly made by Mr. Ben Riden, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported that the Park Management Committee has nothing new to report.

b. Marketing Committee

Mr. Thompson was unable to attend the meeting due to illness. No updates were provided.

c. Economic Development Committee

Walton, Morgan and Newton Counties had no new updates to provide. Mr. Dyer reported that activity remains strong in Jasper County and they continue to work with their existing industries.

d. Finance Committee

i. Financial Report

Mr. Steve Jordan reported that the Finance Committee met prior to this meeting to discuss updates to the budget in light of new obligations related to the Rivian project and PILOTs received. He anticipates presenting a budget for approval at the January meeting. Mr. Jordan provided the financial report for November and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the November financials.

ii. Invoices

12 regular invoices and a packet of legal invoices were presented for payment including the following:

1. Andrea P. Gray, LLC for general representation legal services - \$6,940.00
2. Legal Fee Packet: \$14,718.00 to SGR and \$6,940 (same as above) to APG
3. Cornerstone - \$5,000
4. Pellicano - \$23,998.28 – construction oversight services – reimbursable through REBA Grant
5. Snapping Shoals - \$60.22
6. Snapping Shoals- \$29.96
7. Allen Smith Consulting – REBA grant 1 - \$2,000
8. Allen Smith Consulting – REBA grant 2 - \$720.00

9. Thomas and Hutton invoices

- a. \$10,580.00– for Rivian-related construction management for Pad 1 – reimbursable through grant
- b. \$47,335.00 – For Rivian-related construction management for Pad 2 – reimbursable through grant
- c. \$47,594.19 – For Rivian-related construction testing- reimbursable through grant
- d. \$1,205.10 – For Rivian-related survey work – reimbursable through grant
- e. \$3,753.92 – for Rivian-related testing work by Terracon – reimbursable through grant

On a motion duly made by Mr. Bob Hughes seconded by Mr. Marcello Banes and unanimously approved, the invoices were approved as presented.

Mr. Steve Jordan noted that the Finance Committee will meet in January prior to the regular meeting.

7. Rivian Updates

a. Grading Update

Mr. Kevin Forbes provided an update. There is no pay request for this month. The final request is expected in January. The grading work undertaken by the JDA is complete and Plateau continues to work on site stabilization through grassing and other means. Mr. Hughes thanked Thomas & Hutton for all of their work and oversight on this project.

8. Bond Draws: Morning Hornet, Baymare, Takeda (Baxalta)

Mrs. Gray reported that Morning Hornet and Baymare requested bond draws for 2023 which entails these companies transferring ownership of real and personal assets to the JDA pursuant to the phantom bond structure for each project. A complete summary is included in the meeting packet. The request is for approval of Bond R-7 in the amount of \$789,297,369.09 for the 2018 Morning Hornet project and Bond R-4 in the amount of \$664,922,877.93 for the 2021 Baymare project. Takeda did not request a draw this year.

Mr. Steve Jordan made a motion to approve the bond draws for Baymare and Morning Hornet and to authorize the Chairman and Secretary to execute the documents necessary to effectuate the same. The motion was seconded by Mr. Marcello Banes. Mr. Riden asked whether this draw impacts the PILOT structure. Mrs. Gray stated that it does not. A vote was called by the Chairman and the motion was unanimously approved.

9. Public Comment

Mr. Jerry Silvio stated: We value public opinion and are appreciative of those of you who took the time to attend today. All of our meetings are open to the public. Each speaker must state their name and address. Each speaker has 2 minutes. This is not a question and answer session and no response from the JDA is required. We will take your comments into consideration and may reach out to you individually to discuss them further. The total time for comments will be limited to approximately 20 minutes.

No public comments were made.

10. Executive Session – Land acquisition, Litigation

On a motion duly made by Mr. Marcello Banes seconded by Mr. Mike Owens and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:18 pm.

On a motion duly made by Mr. Marcello Banes, seconded by Mr. Bob Hughes and unanimously approved, the Authority moved out of Executive Session at 2:19 pm.

Mr. Bob Hughes made a motion to authorize Mr. Jerry Silvio to convey and sign an extension to the Purchase and Sale Agreement with Powergrid, LLC with the following terms: Closing will be extended through March 29, 2024 upon payment of an additional \$50,000 earnest money which shall be nonrefundable but credited to the purchase price. Mr. Marcello Banes seconded the motion and it was unanimously approved.

11. Adjourn

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden, and unanimously approved, the meeting was adjourned at 2:21 pm.

Attest:

Chairman

Secretary



January 8, 2023

To: The Joint Development Authority and Stanton Springs Property Owners Association President Bob Hughes

Dear Mr. Hughes and members of the Joint Development Authority,

On behalf of Takeda, there are three items of park-related business that I'd like to bring up for discussion before the authority. During the Stanton Springs Property Owners Association meeting on Nov. 28, 2023, our representative, Gabe Khouli, gave the members a brief description of all three requests, but we are also happy to provide additional information to that body as needed.

1. Request to add permanent speed bumps or speed humps to Shire Parkway

During early 2023, Takeda received permission to install temporary speed bumps across Shire Parkway immediately before and after the pedestrian walkway that connects Takeda's property to the Georgia BioScience Training Center.

These speed bumps were installed to improve pedestrian safety as we had large numbers of employees traveling to and from the Training Center in February and early March for training. Prior to the installation of the speed bumps vehicles would routinely exceed the posted speed limit while traveling on this part of the parkway.

We continue to have employees traveling to and from the Training Center on a weekly basis and routinely host visitors for tours at both locations. We'd like to install permanent speed bumps or speed humps to replace the temporary ones. We believe these permanent speed bumps or speed humps will continue to protect the safety of both pedestrians crossing the street and vehicles leaving the Takeda facility and turning left or right onto Shire Parkway.

We have spoken to Meta's Stanton Springs Data Center leadership about installing permanent speed bumps or speed humps, and they do not have any objections.

2. Request to pursue changing the name of the parkway from Shire Parkway to Takeda Parkway

Given the fact that Shire plc no longer exists as a separate company, we would like to pursue changing the name of the parkway to Takeda Parkway.

We believe this will reduce confusion for visitors traveling to our site and will help us with efforts to improve awareness of our facility and the Takeda brand as we continue to increase hiring in future years.

We understand there are multiple entities who will need to sign off on a road name change, but we are requesting the support of the Joint Development Authority for this request.

We have spoken to Meta's Stanton Springs Data Center leadership about making this change, and they do not have any objections.

3. Request to look at the possibility of installing Takeda-branded signage on our property abutting Interstate 20



The final item we'd like to discuss is the possibility of installing Takeda-branded signage on the backside of our property abutting Interstate 20.

As stated in the section above, increasing the awareness of our company and the Takeda brand is imperative to support current hiring needs and prepare our site for any expansions in future years.

We believe placing signage along Interstate 20 would help with those efforts. We are open to all discussions around the nature/type of signage and the specific location of the signage to ensure it would be consistent with the aesthetics of the park.

We would welcome the opportunity to discuss these items at the next Joint Development Authority meeting if that would be convenient for the authority.

If you have any questions, please don't hesitate to reach out directly to me.

Sincerely,

A handwritten signature in black ink, appearing to read "Cyril Buckley".

Cyril Buckley
Vice President of Manufacturing
Takeda Pharmaceutical Company Limited

Joint Dev. Auth of Jasper, Morgan, Newton & Walton Counties
Balance Sheet Prev Year Comparison
As of December 31, 2023

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Checking - Truist	46,250.19	51,583.53	-5,333.34	-10.34%
Bk of Madison-MMA	7,157,973.97	2,737,682.09	4,420,291.88	161.46%
Bk of Madison-Cap Proj-Checking	822,217.19	160,172.30	662,044.89	413.33%
Bk of Madison-Cap Proj-MMA	1,907,856.75	1,667,550.93	240,305.82	14.41%
Bk of Madison-JMNW Disbursement	42,808.64	196,118.87	-153,310.23	-78.17%
Bank of Madison-Tax Revenue	0.61	0.61	0.00	0.0%
EDGE Grant Acct	90.25	90.25	0.00	0.0%
Bond Purchase Acct	1.00	1.00	0.00	0.0%
Total Checking/Savings	<u>9,977,198.60</u>	<u>4,813,199.58</u>	<u>5,163,999.02</u>	<u>107.29%</u>
Accounts Receivable				
Accounts Receivable	0.00	2,735,897.66	-2,735,897.66	-100.0%
Total Accounts Receivable	<u>0.00</u>	<u>2,735,897.66</u>	<u>-2,735,897.66</u>	<u>-100.0%</u>
Total Current Assets	<u>9,977,198.60</u>	<u>7,549,097.24</u>	<u>2,428,101.36</u>	<u>32.16%</u>
TOTAL ASSETS	<u>9,977,198.60</u>	<u>7,549,097.24</u>	<u>2,428,101.36</u>	<u>32.16%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Retainage Payable	3,467,124.52	0.00	3,467,124.52	100.0%
Total Other Current Liabilities	<u>3,467,124.52</u>	<u>0.00</u>	<u>3,467,124.52</u>	<u>100.0%</u>
Total Current Liabilities	<u>3,467,124.52</u>	<u>0.00</u>	<u>3,467,124.52</u>	<u>100.0%</u>
Total Liabilities	<u>3,467,124.52</u>	<u>0.00</u>	<u>3,467,124.52</u>	<u>100.0%</u>
Equity				
Restricted Fund Balance	1,500,000.00	1,500,000.00	0.00	0.0%
Fund Balance	2,329,462.87	36,736,443.11	-34,406,980.24	-93.66%
Net Income	2,680,611.21	-30,687,345.87	33,367,957.08	108.74%
Total Equity	<u>6,510,074.08</u>	<u>7,549,097.24</u>	<u>-1,039,023.16</u>	<u>-13.76%</u>
TOTAL LIABILITIES & EQUITY	<u>9,977,198.60</u>	<u>7,549,097.24</u>	<u>2,428,101.36</u>	<u>32.16%</u>

Joint Dev. Auth of Jasper, Morgan, Newton & Walton Counties
Profit & Loss Budget vs. Actual
July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Intergovernmental Revenue			
Social Circle - Inter Govt	0.00	0.00	0.00
NCWSA - Inter Govt	0.00	0.00	0.00
Inter Govt - Other	7,300.00		
Total Intergovernmental Revenue	7,300.00	0.00	7,300.00
Land sales			
Land Sale - NCWSA	0.00	0.00	0.00
Reimbursement of costs	794,532.45		
Total Land sales	794,532.45	0.00	794,532.45
Grant income			
2022 REBA Grant	16,460,635.53	18,000,000.00	-1,539,364.47
Total Grant income	16,460,635.53	18,000,000.00	-1,539,364.47
Hunting lease income	0.00	0.00	0.00
PILOT Payments	1,500,000.00	3,000,000.00	-1,500,000.00
Underwriting fee - Bond fee	4,500,000.00		
Total Income	23,262,467.98	21,000,000.00	2,262,467.98
Expense			
Association fees	0.00	0.00	0.00
Bank charges	15.00	0.00	15.00
Hunting lease expense	0.00	0.00	0.00
Insurance expense	81,590.08	6,000.00	75,590.08
Marketing expense	0.00	0.00	0.00
Reimb NCIDA & DAWC	180,000.00		
Miscellaneous expense	0.00	1,000.00	-1,000.00
Owners Assoc fees	0.00	100.00	-100.00
Professional			
Accounting expense	28,800.00	35,000.00	-6,200.00
Audit expense	15,000.00	12,000.00	3,000.00
Consulting	180.00	200.00	-20.00
Grant Consulting - REBA	16,620.00		
Engineering expense			
Engineering exp	0.00	20,000.00	-20,000.00
Total Engineering expense	0.00	20,000.00	-20,000.00
Legal expense	46,510.00	80,000.00	-33,490.00
Litigation expense	258,987.38	1,000,000.00	-741,012.62
Total Professional	366,097.38	1,147,200.00	-781,102.62
Public Relations Firm	50,000.00		
Property taxes	0.00	0.00	0.00
Reimbursement to S.C.	0.00	0.00	0.00

	Jul '23 - Jun 24	Budget	\$ Over Budget
Security expense	2,000.00		
Utilities	559.25	1,100.00	-540.75
Debt Service			
02 GEFA Principal	0.00	0.00	0.00
02 GEFA Interest expense	0.00	0.00	0.00
Total Debt Service	0.00	0.00	0.00
Total Expense	680,261.71	1,155,400.00	-475,138.29
Net Ordinary Income	22,582,206.27	19,844,600.00	2,737,606.27
Other Income/Expense			
Other Income			
Interest income			
Interest income - banks	84,602.09	10,000.00	74,602.09
Interest income - NCWSA debt	0.00	388,454.00	-388,454.00
Interest income - Other	0.00	0.00	0.00
Total Interest income	84,602.09	398,454.00	-313,851.91
Total Other Income	84,602.09	398,454.00	-313,851.91
Other Expense			
Capital Outlay			
Engineering - General Consult	0.00	5,000.00	-5,000.00
Land purchase			
North Stanton Springs	0.00	0.00	0.00
Land acquisition cost	0.00	0.00	0.00
Total Land purchase	0.00	0.00	0.00
Stanton Springs North			
Stanton Sp North - Engineering	0.00	0.00	0.00
Stanton Sp North - Construction	19,206,054.06	18,000,000.00	1,206,054.06
Rivian - Expenses	0.00	0.00	0.00
Rivian - Reimbursable Expenses	780,143.09	0.00	780,143.09
Stanton Springs North - Other	0.00	2,238,054.00	-2,238,054.00
Total Stanton Springs North	19,986,197.15	20,238,054.00	-251,856.85
Total Capital Outlay	19,986,197.15	20,243,054.00	-256,856.85
Total Other Expense	19,986,197.15	20,243,054.00	-256,856.85
Net Other Income	-19,901,595.06	-19,844,600.00	-56,995.06
Net Income	2,680,611.21	0.00	2,680,611.21

Joint Dev. Auth of Jasper, Morgan, I
Profit & Loss Budget vs. Actual
 July 2023 through June 2024

	% of Budget
Ordinary Income/Expense	
Income	
Intergovernmental Revenue	
Social Circle - Inter Govt	0.0%
NCWSA - Inter Govt	0.0%
Inter Govt - Other	
Total Intergovernmental Revenue	100.0%
Land sales	
Land Sale - NCWSA	0.0%
Reimbursement of costs	
Total Land sales	100.0%
Grant income	
2022 REBA Grant	91.45%
Total Grant income	91.45%
Hunting lease income	0.0%
PILOT Payments	50.0%
Underwriting fee - Bond fee	
Total Income	110.77%
Expense	
Association fees	0.0%
Bank charges	100.0%
Hunting lease expense	0.0%
Insurance expense	1,359.84%
Marketing expense	0.0%
Reimb NCIDA & DAWC	
Miscellaneous expense	0.0%
Owners Assoc fees	0.0%
Professional	
Accounting expense	82.29%
Audit expense	125.0%
Consulting	90.0%
Grant Consulting - REBA	
Engineering expense	
Engineering exp	0.0%
Total Engineering expense	0.0%
Legal expense	58.14%
Litigation expense	25.9%
Total Professional	31.91%
Public Relations Firm	
Property taxes	0.0%
Reimbursement to S.C.	0.0%

	% of Budget
Security expense	
Utilities	50.84%
Debt Service	
02 GEFA Principal	0.0%
02 GEFA Interest expense	0.0%
Total Debt Service	0.0%
Total Expense	58.88%
Net Ordinary Income	113.8%
Other Income/Expense	
Other Income	
Interest income	
Interest income - banks	846.02%
Interest income - NCWSA debt	0.0%
Interest income - Other	0.0%
Total Interest income	21.23%
Total Other Income	21.23%
Other Expense	
Capital Outlay	
Engineering - General Consult	0.0%
Land purchase	
North Stanton Springs	0.0%
Land acquisition cost	0.0%
Total Land purchase	0.0%
Stanton Springs North	
Stanton Sp North - Engineering	0.0%
Stanton Sp North - Construction	106.7%
Rivian - Expenses	0.0%
Rivian - Reimbursable Expenses	100.0%
Stanton Springs North - Other	0.0%
Total Stanton Springs North	98.76%
Total Capital Outlay	98.73%
Total Other Expense	98.73%
Net Other Income	100.29%
Net Income	100.0%

Joint Dev. Auth of Jasper, Morgan, Newton & Walton Counties

General Ledger

As of December 31, 2023

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Checking - Truist									40,934.44
Check	07/05/2023	Draft		Snapping Shoals	Acct 4283669	Utilities		29.96	40,904.48
Check	07/05/2023	Draft		Snapping Shoals	Acct 4283727	Utilities		64.08	40,840.40
Bill Pmt -Check	07/19/2023	1082		Andrea P. Gray, LLC		Accounts Payable		6,465.00	34,375.40
Check	07/25/2023	1083		Allen Smith Consulting Inc	Inv 13586 Monitoring EDGE grant	Consulting		180.00	34,195.40
Check	08/02/2023	Draft		Snapping Shoals	Acct 4283669	Utilities		29.96	34,165.44
Check	08/02/2023	Draft		Snapping Shoals	Acct 4283727	Utilities		64.31	34,101.13
Check	08/22/2023	1084		Andrea P. Gray, LLC	Inv \$92 General Representation	Legal expense		6,765.00	27,336.13
Check	09/05/2023	Draft		Snapping Shoals	Acct 4283669	Utilities		29.96	27,306.17
Check	09/05/2023	Draft		Snapping Shoals	Acct 4283727	Utilities		63.99	27,242.18
Check	09/26/2023	1085		Andrea P. Gray, LLC	Inv #93 General Representation	Legal expense		7,350.00	19,892.18
Check	10/03/2023	Draft		Snapping Shoals	Acct 4283669	Utilities		29.96	19,862.22
Check	10/03/2023	Draft		Snapping Shoals	Acct 4283727	Utilities		62.43	19,799.79
Check	10/24/2023	1086		Andrea P. Gray, LLC	Inv #94 General Representation	Legal expense		7,590.00	12,209.79
Check	10/24/2023	1087		Deposit	VOID: Voided	Bank charges	0.00		12,209.79
Check	10/24/2023	1088		Deposit	VOID: Voided	Bank charges	0.00		12,209.79
Check	10/24/2023	1089		Valdis Culver		Security expense		200.00	12,009.79
Check	10/24/2023	1090		Sherri Collier		Security expense		200.00	11,809.79
Check	11/01/2023	Draft		Snapping Shoals	Acct 4283727	Utilities		62.47	11,747.32
Check	11/01/2023	Draft		Snapping Shoals	Acct 4283669	Utilities		29.96	11,717.36
Check	11/06/2023	1091		Sherri Collier		Security expense		200.00	11,517.36
Check	11/06/2023	1092		Tremille Riley		Security expense		200.00	11,317.36
Check	11/07/2023	1093		Andrea P. Gray, LLC	Inv #95	Legal expense		6,570.00	4,747.36
Deposit	11/07/2023	Trnsf		Bank of Madison	Approved transfer from Truist Ck to Cap Proj Ck	Bk of Madison-Cap Proj-Checking	50,000.00		54,747.36
Check	11/28/2023	1095		Tremille Riley	Meeting security	Security expense		200.00	54,547.36
Check	11/28/2023	1094		Sherri Collier	Meeting security	Security expense		200.00	54,347.36
Check	12/04/2023	Draft		Snapping Shoals	Acct 4283727	Utilities		62.21	54,285.15
Check	12/04/2023	Draft		Snapping Shoals	Acct 4283669	Utilities		29.96	54,255.19
Check	12/19/2023	1096		Andrea P. Gray, LLC	Inv 96 Gen'l representation	Legal expense		6,940.00	47,315.19
Check	12/19/2023	1097		Andrea P. Gray, LLC	????	Legal expense		250.00	47,065.19
Check	12/19/2023	1098		Valdis Culver	Monthly mtg security	Security expense		400.00	46,665.19
Check	12/19/2023	1099		Wayne Watts	Monthly mtg security	Security expense		400.00	46,265.19
Check	12/31/2023	Draft		Truist	Bk charges	Bank charges		15.00	46,250.19
Total Checking - Truist							50,000.00	44,684.25	46,250.19
Bk of Madison-MMA									2,770,465.32
Deposit	07/31/2023	Deposit		Bank of Madison	July interest	Interest income - banks	7,067.70		2,777,533.02
Deposit	08/31/2023	Deposit		Bank of Madison	August interest	Interest income - banks	7,635.03		2,785,168.05
Deposit	09/30/2023	Deposit		Bank of Madison	September interest	Interest income - banks	7,793.73		2,792,961.78
Deposit	10/31/2023	Deposit		Bank of Madison	October interest	Interest income - banks	8,598.30		2,801,560.08
Deposit	11/10/2023				Deposit	-SPLIT-	4,320,000.00		7,121,560.08
Deposit	11/30/2023	Deposit		Bank of Madison	November interest	Interest income - banks	15,774.79		7,137,334.87
Deposit	12/31/2023	Deposit		Bank of Madison	December interest	Interest income - banks	20,639.10		7,157,973.97
Total Bk of Madison-MMA							4,387,508.65	0.00	7,157,973.97
Bk of Madison-Cap Proj-Checking									28,299.11
Deposit	07/11/2023	Trnsf		Bank of Madison	Trnsf from Cap Proj MMA to Ck	Bk of Madison-Cap Proj-MMA	250,000.00		278,299.11
Bill Pmt -Check	07/12/2023	Wire		Thomas & Hutton		Accounts Payable		26,488.44	251,810.67
Check	07/25/2023	1296		Andrea P. Gray, LLC	Inv 91 Rivian	Legal expense		915.00	250,895.67
Check	07/25/2023	1297		Andrea P. Gray, LLC	Inv 5	Legal expense		360.00	250,535.67
Check	07/25/2023	1298		Andrea P. Gray, LLC	Inv 5	Legal expense		1,230.00	249,305.67
Check	07/25/2023	1299		Smith Gambrell & Russell LLP	Inv 1124108 & 1120153	Litigation expense		29,196.00	220,109.67

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	07/25/2023	1300		Smith Gambrell & Russell LLP	Inv 1124103 & 1119467	Litigation expense		21,833.50	198,276.17
Check	07/25/2023	1301		Smith Gambrell & Russell LLP	Inv 1119079	Litigation expense		6,023.80	192,252.37
Check	07/25/2023	1302		Smith Gambrell & Russell LLP	Inv 1124094 & 1119466	Litigation expense		7,670.50	184,581.87
Bill Pmt -Check	07/25/2023	1303		Thomas & Hutton		Accounts Payable		84,431.58	100,150.29
Check	07/25/2023	1294		Cornerstone Government Affairs, Inc.	Inv JDA-072023	Public Relations Firm		10,000.00	90,150.29
Check	07/25/2023	1295		Allen Smith Consulting Inc	Inv 13585	Grant Consulting - REBA		2,000.00	88,150.29
Bill Pmt -Check	07/25/2023	1304		Thomas & Hutton		Accounts Payable		3,040.00	85,110.29
Deposit	07/26/2023	Trnsf		Bank of Madison	Trnsf from REBA #1 to Cap Proj Ck for Thomas & Hutton pymt	Bk of Madison-JMNW REBA #1	55,645.41		140,755.70
Check	07/26/2023	Wire		Thomas & Hutton	wired Partial duplicate pymt on Inv 02391863 Project Adventure that will be reimb from T & H	Rivian - Reimbursable Expenses		55,645.41	85,110.29
Deposit	07/31/2023	Deposit		Bank of Madison	July interest	Interest income - banks	59.92		85,170.21
Check	08/22/2023	1305		Cornerstone Government Affairs, Inc.	Inv-JDA-082023	Public Relations Firm		10,000.00	75,170.21
Check	08/22/2023	1306		Allen Smith Consulting Inc	In #13616 - JDA REBA #1 grant admin	Grant Consulting - REBA		3,000.00	72,170.21
Check	08/22/2023	1307		Thomas & Hutton	Inv #243970 Project Adventure	Rivian - Reimbursable Expenses		50,435.10	21,735.11
Check	08/22/2023	1308		Thomas & Hutton	Inv #243971 Rivian 90ac Plus Pad	Rivian - Reimbursable Expenses		22,945.00	-1,209.89
Check	08/22/2023	1309		Thomas & Hutton	Inv #243951 Rivian 90ac Plus Pad	Rivian - Reimbursable Expenses		11,634.07	-12,843.96
Check	08/22/2023	1310		Holland & Knight LLP	Inv 33164217 Rivian Project Bond Litigation	Litigation expense		42,942.65	-55,786.61
Check	08/22/2023	1311		Andrea P. Gray, LLC	Inv #93 Rivian Bond Validation	Legal expense		645.00	-56,431.61
Check	08/22/2023	1312		Andrea P. Gray, LLC	Inv #6 Rivian Zoning Litigation	Legal expense		525.00	-56,956.61
Check	08/22/2023	1313		Smith Gambrell & Russell LLP	VOID:	Litigation expense	0.00		-56,956.61
Check	08/22/2023	1314		Smith Gambrell & Russell LLP	VOID:	Litigation expense	0.00		-56,956.61
Check	08/22/2023	1315		Smith Gambrell & Russell LLP	Inv 1126548 General	Litigation expense		2,834.98	-59,791.59
Check	08/22/2023	1316		Smith Gambrell & Russell LLP	VOID:	Litigation expense	0.00		-59,791.59
Check	08/22/2023	1317		Smith Gambrell & Russell LLP	VOID:	Litigation expense	0.00		-59,791.59
Check	08/22/2023	1318		Smith Gambrell & Russell LLP	Bond appeal, Zoning, Clean Water, Stream less Rivian reimbursement	-SPLIT-		4,265.64	-64,057.23
Check	08/22/2023	1318		Rivian Horizon, LLC	Bond appeal, Zoning, Clean Water, Stream less Rivian reimbursement	Bk of Madison-Cap Proj-Checking		39,290.86	-103,348.09
Deposit	08/22/2023				Deposit	Undeposited Funds	39,290.86		-64,057.23
Deposit	08/23/2023	Deposit		Bank of Madison	Reimbursement from T & J for \$42.5 & \$55,645.41	Rivian - Reimbursable Expenses	55,687.91		-8,369.32
Deposit	08/24/2023	Trnsfr		Bank of Madison	Transfer from REBA # 1 to Cap Proj	Bk of Madison-JMNW REBA #1	212,819.19		204,449.87
Deposit	08/24/2023	Trnsfr		Bank of Madison	Transfer from REBA #1 to Cap Proj	Bk of Madison-JMNW REBA #1	43,474.00		247,923.87
Bill Pmt -Check	08/24/2023	ACH		Thomas & Hutton		Accounts Payable		43,474.00	204,449.87
Deposit	08/31/2023	Deposit		Bank of Madison	August interest	Interest income - banks	57.68		204,507.55
Check	09/26/2023	1321		Smith Gambrell & Russell LLP	Inv 1130135Zoning	Litigation expense		4,599.00	199,908.55
Check	09/26/2023	1322		Smith Gambrell & Russell LLP	Inv 1130138 Clean Water	Litigation expense		1,039.50	198,869.05
Check	09/26/2023	1323		Smith Gambrell & Russell LLP	Inv 1130137 Stream buffer	Litigation expense		7,065.12	191,803.93
Check	09/26/2023	1324		Holland & Knight LLP	Inv 33186146 Bond appeal	Litigation expense		29,603.65	162,200.28
Check	09/26/2023	1325		Holland & Knight LLP	Inv 33202792 Bond Appeal	Litigation expense		26,663.68	135,536.60
Check	09/26/2023	1326		Holland & Knight LLP	Inv 33786148 Clean Water	Litigation expense		157.50	135,379.10
Check	09/26/2023	1330		Thomas & Hutton	Inv 245929 Special Inspection & matl testing	Rivian - Reimbursable Expenses		63,431.95	71,947.15
Check	09/26/2023	1331		Thomas & Hutton	Inv 245922 Rivian 90ac	Rivian - Reimbursable Expenses		18,015.00	53,932.15
Check	09/26/2023	1332		Thomas & Hutton	Inv 245920 Project Adventure	Rivian - Reimbursable Expenses		36,169.87	17,762.28

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	09/26/2023	1333		Thomas & Hutton	Inv 246057 Project Adventure Cultural Mitigation	Rivian - Reimbursable Expenses		15,512.09	2,250.19
Check	09/26/2023	1319		Andrea P. Gray, LLC		Legal expense	675.00		1,575.19
Check	09/26/2023	1320		Andrea P. Gray, LLC		Legal expense	750.00		825.19
Check	09/26/2023	1327		Allen Smith Consulting Inc		Grant Consulting - REBA	2,500.00		-1,674.81
Check	09/26/2023	1328		Allen Smith Consulting Inc		Grant Consulting - REBA	900.00		-2,574.81
Check	09/26/2023	1329		Cornerstone Government Affairs, Inc.	Inv JDA-902023	Public Relations Firm		10,000.00	-12,574.81
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from Disbursement to Cap Proj	Bk of Madison-JMNBW Disbursement	11,634.06		-940.75
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from REBA 1 to Cap Proj	Bk of Madison-JMNBW REBA #1	2,997.50		2,056.75
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from REBA 1 to Cap Proj	Bk of Madison-JMNBW REBA #1	76,049.48		78,106.23
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from Cap Proj MMA to Cap Proj Ck	Bk of Madison-Cap Proj-MMA	250,000.00		328,106.23
Check	09/27/2023	Wire		Thomas & Hutton	Wire	Rivian - Reimbursable Expenses		76,049.48	252,056.75
Deposit	09/30/2023	Deposit		Bank of Madison	September interest income	Interest income - banks	94.47		252,151.22
Check	10/12/2023	Wire		Alliant Insurance Services		Insurance expense		81,590.08	170,561.14
Deposit	10/12/2023	Deposit		Georgia Department of Transportation	Ga DOT	Inter Govt - Other	7,300.00		177,861.14
Deposit	10/18/2023	Trnsfr		Bank of Madison	Transfer from Disbursement acct to Cap Proj	Bk of Madison-JMNBW Disbursement	81,590.08		259,451.22
Deposit	10/18/2023	Trnsfr		Bank of Madison	Transfer from REBA #1 acct to Cap Proj	Bk of Madison-JMNBW REBA #1	73,380.10		332,831.32
Deposit	10/18/2023	Trnsfr		Bank of Madison	Transfer from REBA #1 acct to Cap Proj	Bk of Madison-JMNBW REBA #1	63,431.95		396,263.27
Deposit	10/18/2023	Trnsfr		Bank of Madison	Transfer from Disbursement acct to Cap Proj	Bk of Madison-JMNBW Disbursement	15,512.09		411,775.36
Check	10/24/2023	1334		Cornerstone Government Affairs, Inc.	Inv JDA-102023	Public Relations Firm		10,000.00	401,775.36
Check	10/24/2023	1335		Allen Smith Consulting Inc	Inv 13674	Grant Consulting - REBA		3,250.00	398,525.36
Check	10/24/2023	1336		Pellicano Construction	Inv 23-674	Rivian - Reimbursable Expenses		33,675.33	364,850.03
Check	10/24/2023	1337		Treadwell, Tamplin & Co, CPA	Inv 183819	Accounting expense		28,800.00	336,050.03
Check	10/24/2023	1338		Thomas & Hutton	Inv 2464429 Rivian 90 ac plus pad	Rivian - Reimbursable Expenses		32,575.00	303,475.03
Check	10/24/2023	1339		Thomas & Hutton	Inv 246428 Special instpeciton & mat'l testing	Rivian - Reimbursable Expenses		38,937.19	264,537.84
Check	10/24/2023	1340		Thomas & Hutton	Inv 246426 Project Adventure ALTA survey	Rivian - Reimbursable Expenses		7,429.00	257,108.84
Check	10/24/2023	1341		Thomas & Hutton	Inv 246427 Project Adventure	Rivian - Reimbursable Expenses		31,539.84	225,569.00
Deposit	10/31/2023	Deposit		Bank of Madison	October interest	Interest income - banks	133.45		225,702.45
Deposit	11/06/2023	Trnsf		Bank of Madison	Transfer from REBA #1 to Cap Proj Ck	Bk of Madison-JMNBW REBA #1	18,015.00		243,717.45
Deposit	11/06/2023	Trnsf		Bank of Madison	Transfer from REBA #1 to Cap Proj Ck	Bk of Madison-JMNBW REBA #1	36,169.87		279,887.32
Deposit	11/06/2023	Trnsf		Bank of Madison	Transfer from REBA #1 to Cap Proj Ck	Bk of Madison-JMNBW REBA #1	38,937.19		318,824.51
Deposit	11/07/2023	Trnsf		Bank of Madison	Approved transfer from Truist Ck to Cap Proj Ck	Checking - Truist		50,000.00	268,824.51
Deposit	11/10/2023				Deposit	Undeposited Funds	794,532.45		1,063,356.96
General Journal	11/15/2023	TTC-23.02R		Tonia Bowden Paramore	Reverse of GJE TTC-23.02 -- For CHK 1154 voided on 11/15/2023	Legal expense	10.00		1,063,366.96
General Journal	11/15/2023	TTC-23.03R		Ronald and Carol Bowden	Reverse of GJE TTC-23.03 -- For CHK 1156 voided on 11/15/2023	Legal expense	10.00		1,063,376.96
General Journal	11/15/2023	TTC-23.04R		Jerry Felton Bowden	Reverse of GJE TTC-23.04 -- For CHK 1160 voided on 11/15/2023	Legal expense	10.00		1,063,386.96
General Journal	11/15/2023	TTC-23.05R		Gary Head	Reverse of GJE TTC-23.05 -- For CHK 1163 voided on 11/15/2023	Legal expense	10.00		1,063,396.96

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	11/28/2023	1342		Cornerstone Government Affairs, Inc.	inv JDA-112023	Public Relations Firm		5,000.00	1,058,396.96
Check	11/28/2023	1343		Pellicano Construction	Inv 23-674	Rivian - Reimbursable Expenses		31,239.45	1,027,157.51
Check	11/28/2023	1344		Allen Smith Consulting Inc	Inv 13707	Grant Consulting - REBA		2,250.00	1,024,907.51
Check	11/28/2023	1345		Thomas & Hutton	Inv 248846 Project Adventure	Rivian - Reimbursable Expenses		51,352.37	973,555.14
Check	11/28/2023	1346		Thomas & Hutton	Inv 248844 90ac Plus Pad	Rivian - Reimbursable Expenses		41,839.28	931,715.86
Check	11/28/2023	1347		Thomas & Hutton	Inv 248839 ALTA survey	Rivian - Reimbursable Expenses		8,402.50	923,313.36
Check	11/28/2023	1348		Thomas & Hutton	Inv 248840 ALTA survey	Rivian - Reimbursable Expenses		11,634.07	911,679.29
Check	11/28/2023	1349		Thomas & Hutton	Inv 248838 Speical inspection & Matls Testing	Rivian - Reimbursable Expenses		62,902.51	848,776.78
Check	11/28/2023	1350		Andrea P. Gray, LLC	Inv #8	Legal expense		2,415.00	846,361.78
Check	11/28/2023	1351		Smith Gambrell & Russell LLP	VOID: Void	Litigation expense	0.00		846,361.78
Check	11/28/2023	1352		Smith Gambrell & Russell LLP	Inv 1138931 Zoning litigation	Litigation expense		1,015.50	845,346.28
Check	11/28/2023	1353		Smith Gambrell & Russell LLP	Inv 1138932 Stream Buffer Appeal	Litigation expense		3,199.00	842,147.28
Check	11/28/2023	1354		Smith Gambrell & Russell LLP	Inv 1138933 Clean Water Claim	Litigation expense		16,868.50	825,278.78
Deposit	11/30/2023	Deposit		Bank of Madison	November interest	Interest income - banks	331.30		825,610.08
Deposit	12/15/2023	Trnsf		Bank of Madison	Transfer for reimb for T&H \$62,902.51, Pellicano \$33,675.33, T&H \$7,429.00 & \$31,539.84	Bk of Madison-JMNW REBA #1	168,121.68		993,731.76
Check	12/19/2023	1355		McNair, McLemore, Middlebrooks & Co	Inv 123124 annual audit	Audit expense		15,000.00	978,731.76
Check	12/19/2023	1356		Cornerstone Government Affairs, Inc.	Inv JDA-122023	Public Relations Firm		5,000.00	973,731.76
Check	12/19/2023	1357		Pellicano Construction	# 23-674	Rivian - Reimbursable Expenses		23,998.28	949,733.48
Check	12/19/2023	1358		Allen Smith Consulting Inc	Inv 13741 REBA #1 admininstration	Grant Consulting - REBA		2,000.00	947,733.48
Check	12/19/2023	1359		Allen Smith Consulting Inc	Inv 13724 REBA #2 administration	Grant Consulting - REBA		720.00	947,013.48
Check	12/19/2023	1360		Thomas & Hutton	Inv 250710 Project Adventure	Rivian - Reimbursable Expenses		10,580.00	936,433.48
Check	12/19/2023	1361		Thomas & Hutton	Inv 250711 90ac Plus Pad	Rivian - Reimbursable Expenses		47,335.00	889,098.48
Check	12/19/2023	1362		Thomas & Hutton	Inv 250709 90ac Plus Pad addl inspection	Rivian - Reimbursable Expenses		47,594.19	841,504.29
Check	12/19/2023	1363		Thomas & Hutton	Inv 250712 ALTA Survey	Rivian - Reimbursable Expenses		1,205.10	840,299.19
Check	12/19/2023	1364		Thomas & Hutton	Inv 250708 Special Inspection & Matl testing	Rivian - Reimbursable Expenses		3,753.92	836,545.27
Check	12/19/2023	1365		Smith Gambrell & Russell LLP	Inv 1142360 Zoning	Litigation expense		12,871.00	823,674.27
Check	12/19/2023	1366		Smith Gambrell & Russell LLP	Inv 1142361 EPD Stream Buffer	Litigation expense		975.00	822,699.27
Check	12/19/2023	1367		Smith Gambrell & Russell LLP	Inv 1142362 Clean Water Act	Litigation expense		872.00	821,827.27
Deposit	12/31/2023	Deposit		Bank of Madison	December interest	Interest income - banks	389.92		822,217.19
Total Bk of Madison-Cap Proj-Checking							2,295,695.56	1,501,777.48	822,217.19
Bk of Madison-Cap Proj-MMA									891,830.05
Deposit	07/11/2023	Trnsf		Bank of Madison	Trnsf from Cap Proj MMA to Ck	Bk of Madison-Cap Proj-Checking		250,000.00	641,830.05
Deposit	07/31/2023	Deposit		Bank of Madison	July interest	Interest income - banks	1,843.28		643,673.33
Deposit	08/31/2023	Deposit		Bank of Madison	August interest	Interest income - banks	1,769.36		645,442.69
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from Cap Proj MMA to Cap Proj Ck	Bk of Madison-Cap Proj-Checking		250,000.00	395,442.69
Deposit	09/30/2023	Deposit		Bank of Madison	September interest	Interest income - banks	1,712.98		397,155.67
Deposit	10/31/2023	Deposit		Bank of Madison	October interest	Interest income - banks	1,222.67		398,378.34
Deposit	11/10/2023				Deposit	Undeposited Funds	1,500,000.00		1,898,378.34
Deposit	11/30/2023	Deposit		Bank of Madison	November interest	Interest income - banks	3,977.35		1,902,355.69

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Deposit	12/31/2023	Deposit		Bank of Madison	December interest	Interest income - banks	5,501.06		1,907,856.75
Total Bk of Madison-Cap Proj-MMA							1,516,026.70	500,000.00	1,907,856.75
Bk of Madison-JMNW Disbursement									151,544.87
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from Disbursement to Cap Proj	Bk of Madison-Cap Proj-Checking		11,634.06	139,910.81
Deposit	10/18/2023	Trnsfr		Bank of Madison	Transfer from Disbursement acct to Cap Proj	Bk of Madison-Cap Proj-Checking		81,590.08	58,320.73
Deposit	10/18/2023	Trsnfr		Bank of Madison	Transfer from Disbursement acct to Cap Proj	Bk of Madison-Cap Proj-Checking		15,512.09	42,808.64
Total Bk of Madison-JMNW Disbursement							0.00	108,736.23	42,808.64
Bk of Madison-JMNW REBA #1									0.00
Deposit	07/21/2023	Deposit		Georgia Housing and Fin Authority	DD #14 Plateau & Thomas & Hutton	2022 REBA Grant	3,862,698.79		3,862,698.79
Deposit	07/26/2023	Trnsf		Bank of Madison	Trnsf from REBA #1 to Cap Proj Ck for Thomas & Hutton pymt wired	Bk of Madison-Cap Proj-Checking		55,645.41	3,807,053.38
Check	07/26/2023	Wire		Plateau Excavation Inc	App #8 wire	Stanton Sp North - Construction		3,807,053.38	0.00
Deposit	08/24/2023	Trnsfr		Bank of Madison	Transfer from REBA # 1 to Cap Proj	Bk of Madison-Cap Proj-Checking		212,819.19	-212,819.19
Deposit	08/24/2023	Trnsfr		Bank of Madison	Transfer from REBA #1 to Cap Proj	Bk of Madison-Cap Proj-Checking		43,474.00	-256,293.19
Deposit	08/24/2023	Deposit		Georgia Housing and Fin Authority	DD #15 Plateau and Thoms & Hutton	2022 REBA Grant	9,532,783.40		9,276,490.21
Bill Pmt -Check	08/24/2023	Wire		Plateau Excavation Inc	To record A/P for 6-30-23 Applicaton #9 to Plateau	Accounts Payable		6,543,754.82	2,732,735.39
Check	08/24/2023	Wire		Plateau Excavation Inc	App #9 wire	Stanton Sp North - Construction		2,732,735.39	0.00
Deposit	09/25/2023	Deposit		Georgia Housing and Fin Authority	DD #16 Plateau and Thomas & Hutton	2022 REBA Grant	6,169,974.28		6,169,974.28
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from REBA 1 to Cap Proj	Bk of Madison-Cap Proj-Checking		2,997.50	6,166,976.78
Deposit	09/27/2023	Trnsf		Bank of Madison	Transfer from REBA 1 to Cap Proj	Bk of Madison-Cap Proj-Checking		76,049.48	6,090,927.30
Check	09/27/2023	Wire		Plateau Excavation Inc	App #10	Stanton Sp North - Construction		6,090,927.30	0.00
Deposit	10/16/2023	Deposit		Georgia Housing and Fin Authority	DD #17 Plateau and Thomas & Hutton	2022 REBA Grant	2,251,160.04		2,251,160.04
Deposit	10/18/2023	Trnsfr		Bank of Madison	Transfer from REBA #1 acct to Cap Proj	Bk of Madison-Cap Proj-Checking		73,380.10	2,177,779.94
Deposit	10/18/2023	Trsnfr		Bank of Madison	Transfer from REBA #1 acct to Cap Proj	Bk of Madison-Cap Proj-Checking		63,431.95	2,114,347.99
Check	10/18/2023	Wire		Plateau Excavation Inc	App #11	Stanton Sp North - Construction		2,114,347.99	0.00
Deposit	11/03/2023	Deposit		Georgia Housing and Fin Authority	DD #18 Plateau and Thomas & Hutton	2022 REBA Grant	2,827,046.79		2,827,046.79
Check	11/03/2023	Wire		Plateau Excavation Inc	App #12	Stanton Sp North - Construction		2,733,924.73	93,122.06
Deposit	11/06/2023	Trnsf		Bank of Madison	Transfer from REBA #1 to Cap Proj Ck	Bk of Madison-Cap Proj-Checking		18,015.00	75,107.06
Deposit	11/06/2023	Trnsf		Bank of Madison	Transfer from REBA #1 to Cap Proj Ck	Bk of Madison-Cap Proj-Checking		36,169.87	38,937.19
Deposit	11/06/2023	Trnsf		Bank of Madison	Transfer from REBA #1 to Cap Proj Ck	Bk of Madison-Cap Proj-Checking		38,937.19	0.00
Deposit	12/15/2023	Trnsf		Bank of Madison	Transfer for reimb for T&H \$62,902.51, Pellicano \$33,675.33, T&H \$7,429.00 & \$31,539.84	Bk of Madison-Cap Proj-Checking		168,121.68	-168,121.68
Deposit	12/15/2023	Deposit		Georgia Housing and Fin Authority	DD #17 Plateau	2022 REBA Grant	1,895,186.95		1,727,065.27
Check	12/15/2023	Wire		Plateau Excavation Inc	App #13	Stanton Sp North - Construction		1,727,065.27	0.00
Total Bk of Madison-JMNW REBA #1							26,538,850.25	26,538,850.25	0.00
Bank of Madison-Tax Revenue									0.61

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Bank of Madison-Tax Revenue									0.61
EDGE Grant Acct									90.25
Total EDGE Grant Acct									90.25
Bond Purchase Acct									1.00
Total Bond Purchase Acct									1.00
Accounts Receivable									39,290.86
Payment	08/22/2023			Rivian Horizon, LLC		Undeposited Funds		39,290.86	0.00
Payment	11/06/2023			Rivian New Horizon, LLC		Undeposited Funds		794,532.45	-794,532.45
Invoice	11/07/2023	105		Rivian New Horizon, LLC		PILOT Payments	1,500,000.00		705,467.55
Invoice	11/07/2023	106		Rivian New Horizon, LLC		Reimbursement of costs	794,532.45		1,500,000.00
Invoice	11/07/2023	107		Rivian New Horizon, LLC		Underwriting fee - Bond fee	4,500,000.00		6,000,000.00
Payment	11/10/2023			Rivian New Horizon, LLC		Undeposited Funds		4,500,000.00	1,500,000.00
Payment	11/30/2023			Rivian New Horizon, LLC		Undeposited Funds		1,500,000.00	0.00
Total Accounts Receivable							6,794,532.45	6,833,823.31	0.00
Undeposited Funds									0.00
Payment	08/22/2023			Rivian Horizon, LLC		Accounts Receivable	39,290.86		39,290.86
Deposit	08/22/2023			Rivian Horizon, LLC	Deposit	Bk of Madison-Cap Proj-Checking		39,290.86	0.00
Payment	11/06/2023			Rivian New Horizon, LLC		Accounts Receivable	794,532.45		794,532.45
Payment	11/10/2023			Rivian New Horizon, LLC		Accounts Receivable	4,500,000.00		5,294,532.45
Deposit	11/10/2023			Rivian New Horizon, LLC	Deposit	Bk of Madison-MMA		4,500,000.00	794,532.45
Deposit	11/10/2023			Rivian New Horizon, LLC	Deposit	Bk of Madison-Cap Proj-Checking		794,532.45	0.00
Deposit	11/10/2023			Rivian New Horizon, LLC	Deposit	Bk of Madison-Cap Proj-MMA		1,500,000.00	-1,500,000.00
Payment	11/30/2023			Rivian New Horizon, LLC		Accounts Receivable	1,500,000.00		0.00
Total Undeposited Funds							6,833,823.31	6,833,823.31	0.00
Intergovernmental Contracts									10,078,214.72
Inter Govt Cont - REBA Grant									10,078,214.72
General Journal	07/01/2023	TTC-24-1	√		To reverse AR for grant rec'd July 2023	2022 REBA Grant		3,862,698.79	6,215,515.93
General Journal	07/01/2023	TTC-23.01R	√		Reverse of GJE TTC-23.01 -- To record due from on REBA grant	-SPLIT-		2,736,701.44	3,478,814.49
General Journal	07/01/2023	TTC-23.01R	√		To record due from on REBA grant	Inter Govt Cont - REBA Grant		11,689.97	3,467,124.52
General Journal	07/01/2023	TTC-23.01R	√		To record due from on REBA grant	Inter Govt Cont - REBA Grant		3,467,124.52	0.00
Total Inter Govt Cont - REBA Grant							0.00	10,078,214.72	0.00
Total Intergovernmental Contracts							0.00	10,078,214.72	0.00
Accounts Payable									-6,704,083.84
Bill Pmt -Check	07/12/2023	Wire		Thomas & Hutton		Bk of Madison-Cap Proj-Checking	26,488.44		-6,677,595.40
Bill	07/19/2023	Inv 91		Andrea P. Gray, LLC		Legal expense		3,570.00	-6,681,165.40
Bill Pmt -Check	07/19/2023	1082		Andrea P. Gray, LLC		Checking - Truist	6,465.00		-6,674,700.40
Bill Pmt -Check	07/25/2023	1303		Thomas & Hutton		Bk of Madison-Cap Proj-Checking	84,431.58		-6,590,268.82
Bill Pmt -Check	07/25/2023	1304		Thomas & Hutton		Bk of Madison-Cap Proj-Checking	3,040.00		-6,587,228.82
Bill Pmt -Check	08/24/2023	Wire		Plateau Excavation Inc	To record A/P for 6-30-23 Applicaton #9 to Plateau	Bk of Madison-JMNW REBA #1	6,543,754.82		-43,474.00
Bill Pmt -Check	08/24/2023	ACH		Thomas & Hutton		Bk of Madison-Cap Proj-Checking	43,474.00		0.00
Total Accounts Payable							6,707,653.84	3,570.00	0.00
Retainage Payable									-3,467,124.52
Total Retainage Payable									-3,467,124.52
Restricted Fund Balance									-1,500,000.00
Total Restricted Fund Balance									-1,500,000.00
Fund Balance									-2,329,462.87
Total Fund Balance									-2,329,462.87

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Intergovernmental Revenue									
Inter Govt - Other									
Deposit	10/12/2023	Deposit		Georgia Department of Transportation	Ga DOT	Bk of Madison-Cap Proj-Checking		7,300.00	-7,300.00
Total Inter Govt - Other							0.00	7,300.00	-7,300.00
Total Intergovernmental Revenue							0.00	7,300.00	-7,300.00
Land sales									
Reimbursement of costs									
Invoice	11/07/2023	106		Rivian New Horizon, LLC	Reimbursement of legal fees for the bond appeal per the Economic Development Agreement Amendment...	Accounts Receivable		794,532.45	-794,532.45
Total Reimbursement of costs							0.00	794,532.45	-794,532.45
Total Land sales							0.00	794,532.45	-794,532.45
Grant income									
2022 REBA Grant									
General Journal	07/01/2023	TTC-24-1	√		To reverse AR for grant rec'd July 2023	Inter Govt Cont - REBA Grant	3,862,698.79		3,862,698.79
General Journal	07/01/2023	TTC-23.01R	√		To record due from on REBA grant	Inter Govt Cont - REBA Grant	6,215,515.93		10,078,214.72
Deposit	07/21/2023	Deposit		Georgia Housing and Fin Authority	DD #14 Plateau & Thomas & Hutton	Bk of Madison-JMNW REBA #1		3,862,698.79	6,215,515.93
Deposit	08/24/2023	Deposit		Georgia Housing and Fin Authority	DD #15 Plateau and Thoms & Hutton	Bk of Madison-JMNW REBA #1		9,532,783.40	-3,317,267.47
Deposit	09/25/2023	Deposit		Georgia Housing and Fin Authority	DD #16 Plateau and Thomas & Hutton	Bk of Madison-JMNW REBA #1		6,169,974.28	-9,487,241.75
Deposit	10/16/2023	Deposit		Georgia Housing and Fin Authority	DD #17 Plateau and Thomas & Hutton	Bk of Madison-JMNW REBA #1		2,251,160.04	-11,738,401.79
Deposit	11/03/2023	Deposit		Georgia Housing and Fin Authority	DD #18 Plateau and Thomas & Hutton	Bk of Madison-JMNW REBA #1		2,827,046.79	-14,565,448.58
Deposit	12/15/2023	Deposit		Georgia Housing and Fin Authority	DD #17 Plateau	Bk of Madison-JMNW REBA #1		1,895,186.95	-16,460,635.53
Total 2022 REBA Grant							10,078,214.72	26,538,850.25	-16,460,635.53
Total Grant income							10,078,214.72	26,538,850.25	-16,460,635.53
PILOT Payments									
Invoice	11/07/2023	105		Rivian New Horizon, LLC	PILOT payment for 2023 per Economic Development Agreement Exhibit E	Accounts Receivable		1,500,000.00	-1,500,000.00
Total PILOT Payments							0.00	1,500,000.00	-1,500,000.00
Underwriting fee - Bond fee									
Invoice	11/07/2023	107		Rivian New Horizon, LLC	Bond Fee per the Economic Development Agreement Section 3.6(m)	Accounts Receivable		4,500,000.00	-4,500,000.00
Total Underwriting fee - Bond fee							0.00	4,500,000.00	-4,500,000.00
Bank charges									
Check	10/24/2023	1087		Deposit	VOID: Voided	Checking - Truist	0.00		0.00
Check	10/24/2023	1088		Deposit	VOID: Voided	Checking - Truist	0.00		0.00
Check	12/31/2023	Draft		Truist	Bk charges	Checking - Truist	15.00		15.00
Total Bank charges							15.00	0.00	15.00
Insurance expense									
Check	10/12/2023	Wire		Alliant Insurance Services		Bk of Madison-Cap Proj-Checking	81,590.08		81,590.08
Total Insurance expense							81,590.08	0.00	81,590.08
Reimb NCIDA & DAWC									
Deposit	11/10/2023				Deposit	Bk of Madison-MMA	180,000.00		180,000.00
Total Reimb NCIDA & DAWC							180,000.00	0.00	180,000.00
Professional									
Accounting expense									

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	10/24/2023	1337		Treadwell, Tamplin & Co, CPA	Inv 183819	Bk of Madison-Cap Proj-Checking	28,800.00		28,800.00
Total Accounting expense							28,800.00	0.00	28,800.00
Audit expense									0.00
Check	12/19/2023	1355		McNair, McLemore, Middlebrooks & Co	Inv 123124 annual audit	Bk of Madison-Cap Proj-Checking	15,000.00		15,000.00
Total Audit expense							15,000.00	0.00	15,000.00
Consulting									0.00
Check	07/25/2023	1083		Allen Smith Consulting Inc	Inv 13586 Monitoring EDGE grant	Checking - Truist	180.00		180.00
Total Consulting							180.00	0.00	180.00
Grant Consulting - REBA									0.00
Check	07/25/2023	1295		Allen Smith Consulting Inc	Inv 13585	Bk of Madison-Cap Proj-Checking	2,000.00		2,000.00
Check	08/22/2023	1306		Allen Smith Consulting Inc	In #13616 - JDA REBA #1 grant admin	Bk of Madison-Cap Proj-Checking	3,000.00		5,000.00
Check	09/26/2023	1327		Allen Smith Consulting Inc		Bk of Madison-Cap Proj-Checking	2,500.00		7,500.00
Check	09/26/2023	1328		Allen Smith Consulting Inc		Bk of Madison-Cap Proj-Checking	900.00		8,400.00
Check	10/24/2023	1335		Allen Smith Consulting Inc	Inv 13674	Bk of Madison-Cap Proj-Checking	3,250.00		11,650.00
Check	11/28/2023	1344		Allen Smith Consulting Inc	Inv 13707	Bk of Madison-Cap Proj-Checking	2,250.00		13,900.00
Check	12/19/2023	1358		Allen Smith Consulting Inc	Inv 13741 REBA #1 administration	Bk of Madison-Cap Proj-Checking	2,000.00		15,900.00
Check	12/19/2023	1359		Allen Smith Consulting Inc	Inv 13724 REBA #2 administration	Bk of Madison-Cap Proj-Checking	720.00		16,620.00
Total Grant Consulting - REBA							16,620.00	0.00	16,620.00
Legal expense									0.00
Bill	07/19/2023	Inv 91		Andrea P. Gray, LLC	Rest of Inv 91 general representation	Accounts Payable	3,570.00		3,570.00
Check	07/25/2023	1296		Andrea P. Gray, LLC	Inv 91 Rivian	Bk of Madison-Cap Proj-Checking	915.00		4,485.00
Check	07/25/2023	1297		Andrea P. Gray, LLC	Inv 5	Bk of Madison-Cap Proj-Checking	360.00		4,845.00
Check	07/25/2023	1298		Andrea P. Gray, LLC	Inv 5	Bk of Madison-Cap Proj-Checking	1,230.00		6,075.00
Check	08/22/2023	1084		Andrea P. Gray, LLC	Inv \$92 General Representation	Checking - Truist	6,765.00		12,840.00
Check	08/22/2023	1311		Andrea P. Gray, LLC	Inv #93 Rivian Bond Validation	Bk of Madison-Cap Proj-Checking	645.00		13,485.00
Check	08/22/2023	1312		Andrea P. Gray, LLC	Inv #6 Rivian Zoning Litigation	Bk of Madison-Cap Proj-Checking	525.00		14,010.00
Check	09/26/2023	1085		Andrea P. Gray, LLC	Inv #93 General Representation	Checking - Truist	7,350.00		21,360.00
Check	09/26/2023	1319		Andrea P. Gray, LLC		Bk of Madison-Cap Proj-Checking	675.00		22,035.00
Check	09/26/2023	1320		Andrea P. Gray, LLC		Bk of Madison-Cap Proj-Checking	750.00		22,785.00
Check	10/24/2023	1086		Andrea P. Gray, LLC	Inv #94 General Representation	Checking - Truist	7,590.00		30,375.00
Check	11/07/2023	1093		Andrea P. Gray, LLC	Inv #95	Checking - Truist	6,570.00		36,945.00
General Journal	11/15/2023	TTC-23.02R		Tonia Bowden Paramore	Reverse of GJE TTC-23.02 -- For CHK 1154 voided on 11/15/2023	Bk of Madison-Cap Proj-Checking		10.00	36,935.00
General Journal	11/15/2023	TTC-23.03R		Ronald and Carol Bowden	Reverse of GJE TTC-23.03 -- For CHK 1156 voided on 11/15/2023	Bk of Madison-Cap Proj-Checking		10.00	36,925.00
General Journal	11/15/2023	TTC-23.04R		Jerry Felton Bowden	Reverse of GJE TTC-23.04 -- For CHK 1160 voided on 11/15/2023	Bk of Madison-Cap Proj-Checking		10.00	36,915.00
General Journal	11/15/2023	TTC-23.05R		Gary Head	Reverse of GJE TTC-23.05 -- For CHK 1163 voided on 11/15/2023	Bk of Madison-Cap Proj-Checking		10.00	36,905.00
Check	11/28/2023	1350		Andrea P. Gray, LLC	Inv #8	Bk of Madison-Cap Proj-Checking	2,415.00		39,320.00
Check	12/19/2023	1096		Andrea P. Gray, LLC	Inv 96 Gen'l representation	Checking - Truist	6,940.00		46,260.00
Check	12/19/2023	1097		Andrea P. Gray, LLC	????	Checking - Truist	250.00		46,510.00

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Legal expense							46,550.00	40.00	46,510.00
Litigation expense									0.00
Check	07/25/2023	1299		Smith Gambrell & Russell LLP	Inv 1124108 & 1120153	Bk of Madison-Cap Proj-Checking	29,196.00		29,196.00
Check	07/25/2023	1300		Smith Gambrell & Russell LLP	Inv 1124103 & 1119467	Bk of Madison-Cap Proj-Checking	21,833.50		51,029.50
Check	07/25/2023	1301		Smith Gambrell & Russell LLP	Inv 1119079	Bk of Madison-Cap Proj-Checking	6,023.80		57,053.30
Check	07/25/2023	1302		Smith Gambrell & Russell LLP	Inv 1124094 & 1119466	Bk of Madison-Cap Proj-Checking	7,670.50		64,723.80
Check	08/22/2023	1310		Holland & Knight LLP	Inv 33164217 Rivian Project Bond Litigation	Bk of Madison-Cap Proj-Checking	42,942.65		107,666.45
Check	08/22/2023	1313		Smith Gambrell & Russell LLP	VOID:	Bk of Madison-Cap Proj-Checking	0.00		107,666.45
Check	08/22/2023	1314		Smith Gambrell & Russell LLP	VOID:	Bk of Madison-Cap Proj-Checking	0.00		107,666.45
Check	08/22/2023	1315		Smith Gambrell & Russell LLP	Inv 1126548 General	Bk of Madison-Cap Proj-Checking	2,834.98		110,501.43
Check	08/22/2023	1316		Smith Gambrell & Russell LLP	VOID:	Bk of Madison-Cap Proj-Checking	0.00		110,501.43
Check	08/22/2023	1317		Smith Gambrell & Russell LLP	VOID:	Bk of Madison-Cap Proj-Checking	0.00		110,501.43
Check	08/22/2023	1318		Smith Gambrell & Russell LLP	Bond appeal, Zoning, Clean Water, Stream less Rivian reimbursement	Bk of Madison-Cap Proj-Checking	43,556.50		154,057.93
Check	09/26/2023	1321		Smith Gambrell & Russell LLP	INv 1130135Zoning	Bk of Madison-Cap Proj-Checking	4,599.00		158,656.93
Check	09/26/2023	1322		Smith Gambrell & Russell LLP	Inv 1130138 Clean Water	Bk of Madison-Cap Proj-Checking	1,039.50		159,696.43
Check	09/26/2023	1323		Smith Gambrell & Russell LLP	Inv 1130137 Stream buffer	Bk of Madison-Cap Proj-Checking	7,065.12		166,761.55
Check	09/26/2023	1324		Holland & Knight LLP	Inv 33186146 Bond appeal	Bk of Madison-Cap Proj-Checking	29,603.65		196,365.20
Check	09/26/2023	1325		Holland & Knight LLP	Inv 33202792 Bond Appeal	Bk of Madison-Cap Proj-Checking	26,663.68		223,028.88
Check	09/26/2023	1326		Holland & Knight LLP	Inv 33786148 Clean Water	Bk of Madison-Cap Proj-Checking	157.50		223,186.38
Check	11/28/2023	1351		Smith Gambrell & Russell LLP	VOID: Void	Bk of Madison-Cap Proj-Checking	0.00		223,186.38
Check	11/28/2023	1352		Smith Gambrell & Russell LLP	Inv 1138931 Zoning litigation	Bk of Madison-Cap Proj-Checking	1,015.50		224,201.88
Check	11/28/2023	1353		Smith Gambrell & Russell LLP	Inv 1138932 Stream Buffer Appeal	Bk of Madison-Cap Proj-Checking	3,199.00		227,400.88
Check	11/28/2023	1354		Smith Gambrell & Russell LLP	Inv 1138933 Clean Water Claim	Bk of Madison-Cap Proj-Checking	16,868.50		244,269.38
Check	12/19/2023	1365		Smith Gambrell & Russell LLP	Inv 1142360 Zoning	Bk of Madison-Cap Proj-Checking	12,871.00		257,140.38
Check	12/19/2023	1366		Smith Gambrell & Russell LLP	Inv 1142361 EPD Stream Buffer	Bk of Madison-Cap Proj-Checking	975.00		258,115.38
Check	12/19/2023	1367		Smith Gambrell & Russell LLP	Inv 1142362 Clean Water Act	Bk of Madison-Cap Proj-Checking	872.00		258,987.38
Total Litigation expense							<u>258,987.38</u>	<u>0.00</u>	<u>258,987.38</u>
Total Professional							366,137.38	40.00	366,097.38
Public Relations Firm									0.00
Check	07/25/2023	1294		Cornerstone Government Affairs, Inc.	Inv JDA-072023	Bk of Madison-Cap Proj-Checking	10,000.00		10,000.00
Check	08/22/2023	1305		Cornerstone Government Affairs, Inc.	Inv-JDA-082023	Bk of Madison-Cap Proj-Checking	10,000.00		20,000.00
Check	09/26/2023	1329		Cornerstone Government Affairs, Inc.	Inv JDA-902023	Bk of Madison-Cap Proj-Checking	10,000.00		30,000.00
Check	10/24/2023	1334		Cornerstone Government Affairs, Inc.	Inv JDA-102023	Bk of Madison-Cap Proj-Checking	10,000.00		40,000.00
Check	11/28/2023	1342		Cornerstone Government Affairs, Inc.	inv JDA-112023	Bk of Madison-Cap Proj-Checking	5,000.00		45,000.00

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	12/19/2023	1356		Cornerstone Government Affairs, Inc.	Inv JDA-122023	Bk of Madison-Cap Proj-Checking	5,000.00		50,000.00
Total Public Relations Firm							50,000.00	0.00	50,000.00
Security expense									0.00
Check	10/24/2023	1089		Valdis Culver		Checking - Truist	200.00		200.00
Check	10/24/2023	1090		Sherri Collier		Checking - Truist	200.00		400.00
Check	11/06/2023	1092		Tremille Riley		Checking - Truist	200.00		600.00
Check	11/06/2023	1091		Sherri Collier		Checking - Truist	200.00		800.00
Check	11/28/2023	1095		Tremille Riley	Meeting security	Checking - Truist	200.00		1,000.00
Check	11/28/2023	1094		Sherri Collier	Meeting security	Checking - Truist	200.00		1,200.00
Check	12/19/2023	1098		Valdis Culver	Monthly mtg security	Checking - Truist	400.00		1,600.00
Check	12/19/2023	1099		Wayne Watts	Monthly mtg security	Checking - Truist	400.00		2,000.00
Total Security expense							2,000.00	0.00	2,000.00
Utilities									0.00
Check	07/05/2023	Draft		Snapping Shoals	Acct 4283669	Checking - Truist	29.96		29.96
Check	07/05/2023	Draft		Snapping Shoals	Acct 4283727	Checking - Truist	64.08		94.04
Check	08/02/2023	Draft		Snapping Shoals	Acct 4283669	Checking - Truist	29.96		124.00
Check	08/02/2023	Draft		Snapping Shoals	Acct 4283727	Checking - Truist	64.31		188.31
Check	09/05/2023	Draft		Snapping Shoals	Acct 4283669	Checking - Truist	29.96		218.27
Check	09/05/2023	Draft		Snapping Shoals	Acct 4283727	Checking - Truist	63.99		282.26
Check	10/03/2023	Draft		Snapping Shoals	Acct 4283669	Checking - Truist	29.96		312.22
Check	10/03/2023	Draft		Snapping Shoals	Acct 4283727	Checking - Truist	62.43		374.65
Check	11/01/2023	Draft		Snapping Shoals	Acct 4283727	Checking - Truist	62.47		437.12
Check	11/01/2023	Draft		Snapping Shoals	Acct 4283669	Checking - Truist	29.96		467.08
Check	12/04/2023	Draft		Snapping Shoals	Acct 4283727	Checking - Truist	62.21		529.29
Check	12/04/2023	Draft		Snapping Shoals	Acct 4283669	Checking - Truist	29.96		559.25
Total Utilities							559.25	0.00	559.25
Interest income									0.00
Interest income - banks									0.00
Deposit	07/31/2023	Deposit		Bank of Madison	July interest	Bk of Madison-Cap Proj-Checking		59.92	-59.92
Deposit	07/31/2023	Deposit		Bank of Madison	July interest	Bk of Madison-MMA		7,067.70	-7,127.62
Deposit	07/31/2023	Deposit		Bank of Madison	July interest	Bk of Madison-Cap Proj-MMA		1,843.28	-8,970.90
Deposit	08/31/2023	Deposit		Bank of Madison	August interest	Bk of Madison-MMA		7,635.03	-16,605.93
Deposit	08/31/2023	Deposit		Bank of Madison	August interest	Bk of Madison-Cap Proj-Checking		57.68	-16,663.61
Deposit	08/31/2023	Deposit		Bank of Madison	August interest	Bk of Madison-Cap Proj-MMA		1,769.36	-18,432.97
Deposit	09/30/2023	Deposit		Bank of Madison	September interest	Bk of Madison-MMA		7,793.73	-26,226.70
Deposit	09/30/2023	Deposit		Bank of Madison	September interest income	Bk of Madison-Cap Proj-Checking		94.47	-26,321.17
Deposit	09/30/2023	Deposit		Bank of Madison	September interest	Bk of Madison-Cap Proj-MMA		1,712.98	-28,034.15
Deposit	10/31/2023	Deposit		Bank of Madison	October interest	Bk of Madison-MMA		8,598.30	-36,632.45
Deposit	10/31/2023	Deposit		Bank of Madison	October interest	Bk of Madison-Cap Proj-Checking		133.45	-36,765.90
Deposit	10/31/2023	Deposit		Bank of Madison	October interest	Bk of Madison-Cap Proj-MMA		1,222.67	-37,988.57
Deposit	11/30/2023	Deposit		Bank of Madison	November interest	Bk of Madison-MMA		15,774.79	-53,763.36
Deposit	11/30/2023	Deposit		Bank of Madison	November interest	Bk of Madison-Cap Proj-Checking		331.30	-54,094.66
Deposit	11/30/2023	Deposit		Bank of Madison	November interest	Bk of Madison-Cap Proj-MMA		3,977.35	-58,072.01
Deposit	12/31/2023	Deposit		Bank of Madison	December interest	Bk of Madison-MMA		20,639.10	-78,711.11
Deposit	12/31/2023	Deposit		Bank of Madison	December interest	Bk of Madison-Cap Proj-Checking		389.92	-79,101.03
Deposit	12/31/2023	Deposit		Bank of Madison	December interest	Bk of Madison-Cap Proj-MMA		5,501.06	-84,602.09
Total Interest income - banks							0.00	84,602.09	-84,602.09
Total Interest income							0.00	84,602.09	-84,602.09
Capital Outlay									0.00
Stanton Springs North									0.00

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Stanton Sp North - Construction									0.00
Check	07/26/2023	Wire		Plateau Excavation Inc	App #8 wire	Bk of Madison-JMNB REBA #1	3,807,053.38		3,807,053.38
Check	08/24/2023	Wire		Plateau Excavation Inc	App #9 wire	Bk of Madison-JMNB REBA #1	2,732,735.39		6,539,788.77
Check	09/27/2023	Wire		Plateau Excavation Inc	App #10	Bk of Madison-JMNB REBA #1	6,090,927.30		12,630,716.07
Check	10/18/2023	Wire		Plateau Excavation Inc	App #11	Bk of Madison-JMNB REBA #1	2,114,347.99		14,745,064.06
Check	11/03/2023	Wire		Plateau Excavation Inc	App #12	Bk of Madison-JMNB REBA #1	2,733,924.73		17,478,988.79
Check	12/15/2023	Wire		Plateau Excavation Inc	App #13	Bk of Madison-JMNB REBA #1	1,727,065.27		19,206,054.06
Total Stanton Sp North - Construction							19,206,054.06	0.00	19,206,054.06
Rivian - Reimbursable Expenses									0.00
Check	07/26/2023	Wire		Thomas & Hutton	Partial duplicate pymt on Inv 02391863 Project Adventure that will be reimb from T & H	Bk of Madison-Cap Proj-Checking	55,645.41		55,645.41
Check	08/22/2023	1307		Thomas & Hutton	Inv #243970 Project Adventure	Bk of Madison-Cap Proj-Checking	50,435.10		106,080.51
Check	08/22/2023	1308		Thomas & Hutton	Inv #243971 Rivian 90ac Plus Pad	Bk of Madison-Cap Proj-Checking	22,945.00		129,025.51
Check	08/22/2023	1309		Thomas & Hutton	Inv #243951 Rivian 90ac Plus Pad	Bk of Madison-Cap Proj-Checking	11,634.07		140,659.58
Deposit	08/23/2023	Deposit		Bank of Madison	Reimbursement from T & J for \$42.5 & \$55,645.41	Bk of Madison-Cap Proj-Checking		55,687.91	84,971.67
Check	09/26/2023	1330		Thomas & Hutton	Inv 245929 Special Inspection & mat'l testing	Bk of Madison-Cap Proj-Checking	63,431.95		148,403.62
Check	09/26/2023	1331		Thomas & Hutton	Inv 245922 Rivian 90ac	Bk of Madison-Cap Proj-Checking	18,015.00		166,418.62
Check	09/26/2023	1332		Thomas & Hutton	Inv 245920 Project Adventure	Bk of Madison-Cap Proj-Checking	36,169.87		202,588.49
Check	09/26/2023	1333		Thomas & Hutton	Inv 246057 Project Adventure Cultural Mitigation	Bk of Madison-Cap Proj-Checking	15,512.09		218,100.58
Check	09/27/2023	Wire		Thomas & Hutton	Wire	Bk of Madison-Cap Proj-Checking	76,049.48		294,150.06
Check	10/24/2023	1336		Pellicano Construction	Inv 23-674	Bk of Madison-Cap Proj-Checking	33,675.33		327,825.39
Check	10/24/2023	1338		Thomas & Hutton	Inv 2464429 Rivian 90 ac plus pad	Bk of Madison-Cap Proj-Checking	32,575.00		360,400.39
Check	10/24/2023	1339		Thomas & Hutton	Inv 246428 Special inspection & mat'l testing	Bk of Madison-Cap Proj-Checking	38,937.19		399,337.58
Check	10/24/2023	1340		Thomas & Hutton	Inv 246426 Project Adventure ALTA survey	Bk of Madison-Cap Proj-Checking	7,429.00		406,766.58
Check	10/24/2023	1341		Thomas & Hutton	Inv 246427 Project Adventure	Bk of Madison-Cap Proj-Checking	31,539.84		438,306.42
Check	11/28/2023	1343		Pellicano Construction	Inv 23-674	Bk of Madison-Cap Proj-Checking	31,239.45		469,545.87
Check	11/28/2023	1345		Thomas & Hutton	Inv 248846 Project Adventure	Bk of Madison-Cap Proj-Checking	51,352.37		520,898.24
Check	11/28/2023	1346		Thomas & Hutton	Inv 248844 90ac Plus Pad	Bk of Madison-Cap Proj-Checking	41,839.28		562,737.52
Check	11/28/2023	1347		Thomas & Hutton	Inv 248839 ALTA survey	Bk of Madison-Cap Proj-Checking	8,402.50		571,140.02
Check	11/28/2023	1348		Thomas & Hutton	Inv 248840 ALTA survey	Bk of Madison-Cap Proj-Checking	11,634.07		582,774.09
Check	11/28/2023	1349		Thomas & Hutton	Inv 248838 Special inspection & Matls Testing	Bk of Madison-Cap Proj-Checking	62,902.51		645,676.60
Check	12/19/2023	1357		Pellicano Construction	# 23-674	Bk of Madison-Cap Proj-Checking	23,998.28		669,674.88
Check	12/19/2023	1360		Thomas & Hutton	Inv 250710 Project Adventure	Bk of Madison-Cap Proj-Checking	10,580.00		680,254.88
Check	12/19/2023	1361		Thomas & Hutton	Inv 250711 90ac Plus Pad	Bk of Madison-Cap Proj-Checking	47,335.00		727,589.88

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	12/19/2023	1362		Thomas & Hutton	Inv 250709 90ac Plus Pad addl inspection	Bk of Madison-Cap Proj-Checking	47,594.19		775,184.07
Check	12/19/2023	1363		Thomas & Hutton	Inv 250712 ALTA Survey	Bk of Madison-Cap Proj-Checking	1,205.10		776,389.17
Check	12/19/2023	1364		Thomas & Hutton	Inv 250708 Special Inspection & Matl testing	Bk of Madison-Cap Proj-Checking	3,753.92		780,143.09
Total Rivian - Reimbursable Expenses							835,831.00	55,687.91	780,143.09
Total Stanton Springs North							20,041,885.06	55,687.91	19,986,197.15
Total Capital Outlay							20,041,885.06	55,687.91	19,986,197.15
TOTAL							85,924,492.25	85,924,492.25	0.00

JDA Legal Fees 1/23/2024

Andrea P. Gray, LLC

<u>Matter</u>	<u>Amount</u>	<u>Time Period</u>
General Legal Representation	\$ 9,060.00	12/13/2023 - 1/17/2024
Zoning Litigation	\$ 495.00	11/29/23 - 1/17/2024
TOTAL	\$ 9,555.00	

Smith, Gambrell and Russell

<u>Matter</u>	<u>Amount</u>	<u>Time Period</u>
Zoning Litigation	\$ 1,387.50	Dec-23
Real Estate Matters	\$ 22,327.50	Nov and Dec 2023
TOTAL	\$ 23,715.00	

TOTAL	\$	33,270.00
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INVOICE

Invoice # 97
Date: 01/17/2024
Due On: 02/16/2024

Andrea P. Gray, LLC

300 E. Church Street
Monroe, Georgia 30655
United States

Joint Development Authority of Jasper, Morgan, Newton and Walton Counties

00007-Joint Development Authority of Jasper, Morgan, Newton and Walton Counties

General Legal Representation

Type	Date	Notes	Quantity	Rate	Total
Service	12/13/2023	Receipt and review of correspondence from Scott Mills regarding compliance letter; Correspondence with Ben Sheidler regarding media inquiry; Prepare for JDA meeting; Receipt and review of correspondence from Andrew Capezzuto regarding site status; Revise compliance letter; Conference with Ben Riden	3.20	\$150.00	\$480.00
Service	12/14/2023	Correspondence with Kevin Forbes regarding Plateau status of draw; Prepare Meeting Agenda and send out to JDA members; Prepare for JDA meeting; Conference with Marty Orr; Coordination with Pat Malcom regarding budget and financials; Conference with Mike Owens regarding same; Correspondence with Calvin Shin and Kirk F regarding punch list call; Review and revise compliance letter and correspondence regarding same with state; Conference with Serra Hall regrading project updates	4.00	\$150.00	\$600.00
Service	12/15/2023	Receipt and review of correspondence from Meta regarding frontage road; Prepare for JDA meeting;	0.60	\$150.00	\$90.00
Service	12/16/2023	Update website with Agendas	0.30	\$150.00	\$45.00
Service	12/18/2023	Prepare for JDA meeting; Conference with Rivian team regarding site turnover; Conference with JDA and State site teams regarding status; Conference with Steve Jordan regarding meeting prep; Conference with Bob Hughes regarding same; Circulate JDA meeting Agenda to distribution list; Complete DCA registration portion and forward same to Pat Malcom to complete finances; Correspondence with Kirk F. regarding	5.00	\$150.00	\$750.00

		turnover			
Service	12/19/2023	Prepare for, travel and attend Finance Committee Meeting and Regular JDA Meeting; Process signed documents; Correspondence with State and Walton Co regarding plan review process	7.50	\$150.00	\$1,125.00
Service	12/21/2023	Conferences with Kirk F, Andrew Capezzuto and Byron K regarding turnover and site study review process; Conference with Rivian team regarding plan review process; Review and update county payout spreadsheet and forward same to Steve Jordan and Don Jernigan; Correspondence with Holly Henderson regarding site studies; Upload minutes, meeting packet and videos of JDA meeting to website; Receipt and review of correspondence regarding Rivian bond matters	4.00	\$150.00	\$600.00
Service	12/22/2023	Conference with Kirk F. regarding turnover and site studies; Correspondence with Rivian counsel regarding status of court matters; Correspondence with Ted Baker regarding contract amendment; Coordination with Ben Sheidler regarding media inquiry and response	1.60	\$150.00	\$240.00
Service	12/23/2023	Review and respond to email from Byron K regarding turnover status and next steps	0.40	\$150.00	\$60.00
Service	12/27/2023	Correspondence with Tyler Cunningham regarding title policy; Correspondence with Pat Malcom regarding DCA registration; Finalize registration	0.50	\$150.00	\$75.00
Service	12/28/2023	Correspondence with State team regarding turnover agreement; Correspondence with Debra Smith regarding invoices for grant draw	0.40	\$150.00	\$60.00
Service	12/29/2023	Conference with Serra Hall regarding project updates; Correspondence with State and Rivian teams regarding turnover agreement	0.70	\$150.00	\$105.00
Service	01/02/2024	Correspondence with Tyler Cunningham regarding title policy; Correspondence with Debra Smith and Andrew Capezzuto regarding grant funding status and final accounting; Receipt, review and comment on NOI; Correspondence with Byron Kirkpatrick regarding same; Correspondence with JDA regarding updates; Conferences with PR teams and correspondence regarding responses to media inquiries; Conferences with Serra Hall; Conferences with Andrew Capezzuto; Conference with JDA and State legal teams regarding site turnover; Conference with Rivian and State legal teams regarding turnover;	4.50	\$150.00	\$675.00
Service	01/03/2024	Coordination with PR team regarding media inquiries regarding court order; Conference with Serra Hall regarding court order; Conference with GPB regarding court order	1.80	\$150.00	\$270.00

Service	01/04/2024	Conference with Alisa Bishop regarding insurance applications; Prepare responses to forms and forward same to Alisa; Receipt, review and forward POA invoice; Conference with Sara Gershon regarding site access and review agreements regarding same; Conference with Serra Hall regarding pending site matters; Review legal fees associated with litigation matters	2.60	\$150.00	\$390.00
Service	01/05/2024	Correspondence with Mike Hopkins regarding access issues; Correspondence with Marty Orr regarding update; Correspondence with Charlie Peeler regarding fee calculation;	1.60	\$150.00	\$240.00
Service	01/08/2024	Conference with Mike Hopkins and Hillary Edgar regarding Pollard property; Correspondence with Hillary Edgar regarding same; Conference with Ben Riden regarding pending matters; Conference with Bob Hughes regarding pending matters; Conference with Sara Gershon regarding site access; Conference with JDA site team regarding project status; Conferences with Kirk Fjelstul regarding site turnover and correspondence with team regarding same; Correspondence with Debra Smith regarding REBA grant documentation; Conference with Serra Hall regarding turnover	5.00	\$150.00	\$750.00
Service	01/09/2024	Conference with JDA, State and Rivian legal teams regarding site turnover; Correspondence with JDA and State teams regarding state permit compliance and hydrology study; Correspondence with Kevin Forbes regarding site; Correspondence with Charlie Peeler; Correspondence with Mike Hopkins regarding meeting facility dates; Conference with Serra Hall regarding pending project matters; Conferences with Kirk Fjelstul regarding site conditions	3.70	\$150.00	\$555.00
Service	01/10/2024	Conferences with Kevin Forbes and Kirk Fjelstul regarding site conditions; Receipt and review of letter from Takeda; Correspondence with Ben Brooks regarding updated agreement	1.60	\$150.00	\$240.00
Service	01/11/2024	Conference with Shane Short regarding Darel Drive; Conference with Kevin Forbes regarding same; Conferences with Serra Hall regarding site conditions; Conference with Charna Parker regarding review process; Correspondence with Byron Kirkpatrick regarding same; Conference with broker regarding properties around Stanton Springs	2.80	\$150.00	\$420.00
Service	01/12/2024	Prepare draft Agenda and forward to Jerry Silvio for review; Conferences and correspondence regarding site conditions and permitting; Conference with legal teams regarding general updates and strategy; Conference with Serra Hall regarding JDA meeting prep and site conditions	3.50	\$150.00	\$525.00

Service	01/15/2024	Correspondence with Ralph Forbes regarding JDA meeting prep and invoicing	0.10	\$150.00	\$15.00
Service	01/16/2024	Draft Minutes for Finance Committee, Draft Minutes from regular Dec 19th meeting; Draft executive session minutes; Draft quarterly update; Conference with JDA and State site teams regarding site status; Receipt, review and respond to correspondence from Meta regarding the frontage road tie-in; Conference with Serra Hall regarding same; Prepare for Authority Meeting; Coordination with Sara Gershon regarding invoice and grant processing; Correspondence with Tyler Cunningham regarding title insurance refund to JDA	5.00	\$150.00	\$750.00
Quantity Subtotal					60.4
Quantity Total					60.4
Total					\$9,060.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
97	02/16/2024	\$9,060.00	\$0.00	\$9,060.00
Outstanding Balance				\$9,060.00
Total Amount Outstanding				\$9,060.00

Please make all amounts payable to: Andrea P. Gray, LLC

Please pay within 30 days.

Cornerstone Government Affairs

800 Maine Avenue, SW, 7th Floor
Washington, DC 20024
202-448-9565
accounting@cgagroup.com



INVOICE

BILL TO
Joint Development Authority of Jasper, Morgan, Newton, & Walton Counties
300 E Church Street
Monroe, GA 30655

INVOICE JDA-012024
DATE 01/12/2024
TERMS Net 30
DUE DATE 02/11/2024

DESCRIPTON AND SERVICE PERIOD	AMOUNT
Please remit for Public Affairs services rendered in January 2024.	5,000.00

Please reach out to Ryan Gottshall at 301-956-5854 or
accounting@cgagroup.com should you have any questions/concerns regarding
this invoice.

BALANCE DUE \$5,000.00


**SNAPPING
SHOALS**

ELECTRIC MEMBERSHIP CORPORATION

 P.O. Box 73
Covington GA 30015-0073

Message from SSEMC

 TAKE CONTROL of your account with the mySSEMC app.
Report outages, pay your bill and view your usage. Visit
www.ssemc.com to register and for more details.

Covington Office:
14750 Brown Bridge Road
Covington, GA 30016
Office Hours: 8:00 AM - 5:00 PM Monday - Friday

Ellenwood Office:
190 Fairview Road
Ellenwood, GA 30294

4 1774

 JOINT DEVELOPMENT AUTHORITY
300 EAST CHURCH ST
MONROE GA 30655-2508


REPORT AN OUTAGE: 678-814-4961
Automated Phone Service: 1-888-999-1416
Telephone: 770-786-3484 Website: www.ssemc.com

Bill Date: 01/04/2024



Account No.	Member No.	Service Location		Rate	Bill Type		Cycle
4283727	137412	13924 HWY 278		B1	Regular Bill		2
Meter Number	From Date	To Date	Prev Read	Pres Read	Mult	KWH Used	DMD Used
H88641360	12/01/2023	01/01/2024	9189	9405	1.0	216	0.0
<div>Account Messages</div> <p>Total charges of \$67.35 will be drafted on 02/01/2024.</p> <p>Your account is set up to receive an Electronic Statement. Thank you for going green; paperless billing saves paper and trees.</p>			Account Activity				Amount
			Previous Balance				60.22
			Payments - Thank You				-60.22
			Balance Before Billing				\$0.00
			Current Charges				
			Electric Service 216 kWh x 0.106				22.90
			Base Charge				35.00
			Power Cost Adj. 216 kWh x -0.017836				-3.85
			Sec LT 100 HPS Standard (Qty: 1)				8.90
			Newton County Tax - 7%				4.40
Total Current Charges (Due by 02/01/2024)				\$67.35			
Total Amount Due				\$67.35			

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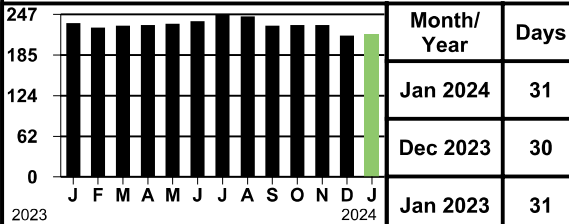
Month/
Year

Days

Jan 202431

Dec 202330

Jan 202331



Accounts not paid in full by 5pm on the due date will be charged a \$10.00 late fee.


**SNAPPING
SHOALS**

ELECTRIC MEMBERSHIP CORPORATION

Return This Portion With Your Payment

Bill Date: 01/04/2024 Account: 4283727

CURRENT CHARGES DUE BY 02/01/2024	\$67.35
TOTAL AMOUNT DUE	\$67.35
BANK DRAFT - DO NOT PAY	


 JOINT DEVELOPMENT AUTHORITY
300 EAST CHURCH ST
MONROE GA 30655-0000

Contact #: (678) 364-2384

☐ CHECK HERE TO INDICATE
ADDRESS OR PHONE NUMBER
CHANGE ON BACK.

 Snapping Shoals EMC
P.O. Box 73
Covington GA 30015-0073

2



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**SNAPPING
SHOALS**

ELECTRIC MEMBERSHIP CORPORATION

P.O. Box 73
Covington GA 30015-0073

Message from SSEMC

TAKE CONTROL of your account with the mySSEMC app.
Report outages, pay your bill and view your usage. Visit
www.ssemc.com to register and for more details.

Covington Office:
14750 Brown Bridge Road
Covington, GA 30016
Office Hours: 8:00 AM - 5:00 PM Monday - Friday

Ellenwood Office:
190 Fairview Road
Ellenwood, GA 30294

4 1773

JOINT DEVELOPMENT AUTHORITY
300 EAST CHURCH ST
MONROE GA 30655-2508



REPORT AN OUTAGE: 678-814-4961
Automated Phone Service: 1-888-999-1416
Telephone: 770-786-3484 Website: www.ssemc.com

Bill Date: 01/04/2024



Account No.	Member No.	Service Location			Rate	Bill Type		Cycle
4283669	137412	13924 HWY 278			B1	Regular Bill		2
Meter Number	From Date	To Date	Prev Read	Pres Read	Mult	KWH Used	DMD Used	
H75300928	12/01/2023	01/01/2024	18	18	1.0	0	0.0	
Account Messages Total charges of \$37.45 will be drafted on 02/01/2024. Your account is set up to receive an Electronic Statement. Thank you for going green; paperless billing saves paper and trees.			Account Activity				Amount	
			Previous Balance				29.96	
			Payments - Thank You				-29.96	
			Balance Before Billing				\$0.00	
			Current Charges					
			Base Charge				35.00	
			Newton County Tax - 7%				2.45	
			Total Current Charges (Due by 02/01/2024)				\$37.45	
			Total Amount Due				\$37.45	

Accounts not paid in full by 5pm on the due date will be charged a \$10.00 late fee.


**SNAPPING
SHOALS**

ELECTRIC MEMBERSHIP CORPORATION

Return This Portion With Your Payment

Bill Date: 01/04/2024 Account: 4283669

CURRENT CHARGES DUE BY 02/01/2024	\$37.45
TOTAL AMOUNT DUE	\$37.45
BANK DRAFT - DO NOT PAY	



JOINT DEVELOPMENT AUTHORITY
300 EAST CHURCH ST
MONROE GA 30655-0000

Snapping Shoals EMC
P.O. Box 73
Covington GA 30015-0073

2

Contact #: (678) 364-2384



☐ CHECK HERE TO INDICATE
ADDRESS OR PHONE NUMBER
CHANGE ON BACK.

00000042836690000003745000000000202402011



Stanton Springs Business Park Owners Association, Inc.
c/o TPA Group, LLC
1776 Peachtree St, NW, #100
Atlanta, GA 30309

STANTON SPRINGS

2024 Annual Invoice

Joint Development Authority
of Jasper, Morgan, Newton & Walton Counties
300 E. Church St
Monroe GA 30655

Invoice Date: January 1, 2024
Due Date: February 1, 2024
Property: Various Tracts
Joint Development Authority

Owner ID: jda709

email to: andrea@andreapgray.com

2024 Common Area Assessment/Acre: \$110
Total # of Assessed Acres: 0.9700

2024 Assessment Amount: \$106.70
2023 Year End Balance (Credit): \$0

Total due 2/1/2024 \$106.70

Please make checks payable to:

STANTON SPRINGS BUSINESS PARK OWNERS ASSOCIATION, INC.

Tax ID #: 46-0901569

c/o TPA Group, LLC

Suite 100

1776 Peachtree St, NW

Atlanta, GA 30309

770-436-3400

This is an annual invoice; no monthly invoices are sent. Amounts are due on the 1st day of the month and subject to late fees if not paid within 15 days of due date. The total annual amount may be submitted.

ACH PAYMENTS ARE STRONGLY ENCOURAGED

Please contact Allison Floyd afloyd@tpa-grp.com or Susan Utt sutt@tpa-grp.com
for our ACH banking information



W.O. NO. 23-674
DATE January 16, 2024
CUSTOMER ID Joint Development Authority

JOB Rivian Manufacturing Facility
Morgan and Walton Counties, GA

Make all checks payable to Pellicano Construction
THANK YOU FOR YOUR BUSINESS!

**Invoice for Professional Services***Allen-Smith Consulting, Inc.*405 Nunnally Farm Road, Monroe, GA 30655
(770) 207-0142

BILL TO
Joint Development Authority - Jasper, Morgan, Newton, & Walton P. O. Box 826 Monroe, GA 30655
Attn: Andrea Gray
andrea@andreagray.com

Invoice Date	Invoice #
January 23, 2024	13766

Job #:	JDA-728-22
Job Description:	JDA Jasper Morgan Newton Walton 2022 REBA #1 - Project Adventure
Grant #	22pd-MCR-5-5072

Grant Administration - 304

Grant administration services provided for this period, for the Joint Development Authority's 2022 REBA grant in accordance with our contract.

Phase	Code	Phase Fee	% Complete	Fee Earned To Date	Previously Billed	Current Billing
Grant Award Process	201	\$ 10,000.00	100%	\$ 10,000.00	\$ 10,000.00	\$ -
Project Financial Management	202	\$ 25,000.00	80%	\$ 20,000.00	\$ 18,750.00	\$ 1,250.00
General & Special Conditions Compliance	203	\$ 25,000.00	80%	\$ 20,000.00	\$ 18,750.00	\$ 1,250.00
Totals To Date:		\$ 60,000.00		\$ 50,000.00	\$ 47,500.00	\$ 2,500.00

Administration Fees (original contract & Addendum #1) Due This Invoice **\$ 2,500.00**

Phase	Code	Date	Services	Period	Billed	Billing
	205		\$ -	0.00		

Total Hourly Charges Due this Invoice **\$ -***Hourly Rate as per our contract is \$125.00***Total Current Invoice** **\$ 2,500.00**



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

January 17, 2024

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
300 East Church Street
Monroe, GA 30655

Re: JDA – Project Adventure
Covington, Georgia
Invoice # 252258
T&H Job # J-26900.0001
Breakdown of Expenditures
November 26, 2023 to December 30, 2023

Dear Ms. Gray:

Please find attached invoices for engineering services performed during the month of December. The projects, descriptions, and costs are itemized as follows:

General Consulting

A010 – Meetings / Calls

Consultant (Ralph Forbes)	13 hours @	\$ 280.00	=	\$ 3,640.00
Project Manager V (Garrison)	1 hour @	\$ 230.00	=	\$ 230.00
Project Manager II (K. Forbes)	16 hours @	\$ 185.00	=	\$ 2,960.00
				\$ 6,830.00

J010 – Adventure Coordination (Closeout; Punch List; Coordination with Rivian on items)

Consultant (Ralph Forbes)	5 hours @	\$ 280.00	=	\$ 1,400.00
Project Manager II (K. Forbes)	55.5 hours @	\$ 185.00	=	\$ 10,267.50
				\$ 11,667.50
				RLC Invoice
				\$ 608.06
				\$ 12,275.56

A720 – Construction Management – Pad Grading/ Pay App; CO Request Process; Budget coordination; Schedules; NPDES Reports and Corrective Action Reports – 7-day letters

Consultant (Ralph Forbes)	3 hours @	\$ 280.00	=	\$ 840.00
Project Manager IV (S. Greene)	6 hours @	\$ 210.00	=	\$ 1,260.00
Project Manager II (K. Forbes)	7 hours @	\$ 185.00	=	\$ 1,295.00
Engineering Technician (Greene)	6 hours @	\$ 160.00	=	\$ 960.00
				\$ 4,355.00

C720 – Record Drawings – Pad Grading

Project Manager II (K. Forbes)	6 hours @	\$ 185.00	=	\$ 1,110.00
Designer I (W. Webb)	6 hours @	\$ 125.00	=	\$ 750.00
				\$ 1,860.00

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
January 17, 2024
Page 2

Reimbursable Expenses: (mileage, site visits)	\$ 528.59
TOTAL INVOICE FOR J – 26900.0001	\$ 25,849.15

Please review the attached invoice and call our office with any questions or concerns.

Sincerely,

THOMAS & HUTTON



Ralph L. Forbes, P.E.

RLF/cts

Enclosures

Invoice

Atlanta | Brunswick | Savannah | **Georgia**
 Charleston | Columbia | Greenville | Myrtle Beach | **South Carolina**
 Charlotte | Raleigh-Durham | **North Carolina**
 Nashville | **Tennessee**

Remit to: P.O. Box 936164
Atlanta, GA 31193-6164
Phone: 912-234-5300

JDA - Jasper, Morgan, Newton & Walton County
 Attn: Andrea Gray
 300 E. Church Street
 Monroe, GA 30655

December 31, 2023
 Project No: 26900.0001
 Invoice No: 252258

JDA - Project Adventure Covington, GA**Professional Services from November 26, 2023 to December 30, 2023**

Phase / Task:	Description of work	Contract /Budget Amount	Previously Invoiced	Percent Complete/ Billed to Date	Current Invoice	Balance to Completion
0010	General Consulting					
A010	Meetings/Calls	\$240,000.00	\$228,112.50	\$234,942.50	\$6,830.00	\$5,057.50
B010	Schedules & GANT Charts	\$23,665.00	\$23,665.00	\$23,665.00	\$0.00	\$0.00
C010	Rezoning	\$17,701.25	\$17,701.25	\$17,701.25	\$0.00	\$0.00
D010	Phase 1 ESA	\$4,025.00	\$4,025.00	\$4,025.00	\$0.00	\$0.00
E010	(Preliminary only) Geotechnical	\$28,750.00	\$28,750.00	\$28,750.00	\$0.00	\$0.00
F010	Wetland Permit Drawings	\$35,707.50	\$35,707.50	\$35,707.50	\$0.00	\$0.00
G010	Wetland Delineation	\$40,250.00	\$40,250.00	\$40,250.00	\$0.00	\$0.00
H010	Phase 1 Cultural Resources Investigation	\$293,915.74	\$293,915.74	\$293,915.74	\$0.00	\$0.00
I010	GDOT Coordination	\$60,000.00	\$56,027.50	\$56,027.50	\$0.00	\$3,972.50
J010	Adventure Coordination	\$200,000.00	\$171,732.59	\$184,008.15	\$12,275.56	\$15,991.85
K010	Water & Sewer Coordination	\$16,000.00	\$15,470.00	\$15,470.00	\$0.00	\$530.00
L010	Natural Gas Coordination	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
M010	Power Coordination	\$1,000.00	\$450.00	\$450.00	\$0.00	\$550.00
N010	DRI	\$6,130.00	\$6,130.00	\$6,130.00	\$0.00	\$0.00
O010	Wetland Jurisdictional Request / Permit	\$127,873.95	\$127,873.95	\$127,873.95	\$0.00	\$0.00
P010	Threatened & Endangered Species	\$2,875.00	\$2,875.00	\$2,875.00	\$0.00	\$0.00
Q010	Buffer Variance Drawings	\$18,427.50	\$18,427.50	\$18,427.50	\$0.00	\$0.00
R010	Buffer Variance Request	\$60,509.57	\$60,509.57	\$60,509.57	\$0.00	\$0.00
0350	Geotechnical Report					
A350	Asbestos Survey / TCLP-Pb Testing and Reports	\$35,937.50	\$35,937.50	100%	\$0.00	\$0.00
B350	Limited Site Investigation (LSI)	\$11,356.25	\$11,356.25	100%	\$0.00	\$0.00
C350	LSI - Unity Gas Station	\$12,075.00	\$12,075.00	100%	\$0.00	\$0.00
D350	UST Removal / Closure Permitting	\$82,910.98	\$82,910.98	100%	\$0.00	\$0.00
0465	ALTA/NSPS Land Title Survey					
B465	ALTA Survey	\$1,280.00	\$1,280.00	\$1,280.00	\$0.00	\$0.00
0510	Engineering Design					
A510	Site Plan	\$7,947.50	\$7,947.50	\$7,947.50	\$0.00	\$0.00

Payment of this invoice constitutes acceptance of contract. A Service Charge of 1.5% (18% per annum) is charged on all accounts after 45 days. A 3% service charge will be added to all credit card transactions. **When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction**

Project	26900.0001	JDA - Project Adventure Covington, GA	Invoice	252258
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Phase / Task:	Description of work	Contract /Budget Amount	Previously Invoiced	Percent Complete/ Billed to Date	Current Invoice	Balance to Completion
	B510 Rough Grading Plans	\$184,419.00	\$184,419.00	\$184,419.00	\$0.00	\$0.00
	C510 Clearing & Erosion Control Design	\$94,305.00	\$94,305.00	\$94,305.00	\$0.00	\$0.00
	D510 Rail Spur Design	\$505.00	\$505.00	\$505.00	\$0.00	\$0.00
0610	Permits					
	B610 Walton Co - Rough Grading	\$2,910.00	\$2,910.00	\$2,910.00	\$0.00	\$0.00
	D610 EPD - Over 50 Acres	\$15,000.00	\$13,652.50	\$13,652.50	\$0.00	\$1,347.50
	E610 GSWCC - Rough Grading	\$7,930.00	\$7,930.00	\$7,930.00	\$0.00	\$0.00
	F610 NPDES	\$10,000.00	\$9,022.50	\$9,022.50	\$0.00	\$977.50
0720	Construction Observation					
	A720 Construction Management - Pad Grading	\$80,000.00	\$74,082.50	\$78,437.50	\$4,355.00	\$1,562.50
	B720 Construction Meetings - Pad Grading	\$120,000.00	\$118,400.00	\$118,400.00	\$0.00	\$1,600.00
	C720 Record Drawings - Pad Grading	\$10,000.00	\$2,435.00	\$4,295.00	\$1,860.00	\$5,705.00
	D720 Pad Turnover Assistance	\$18,000.00	\$4,870.00	\$4,870.00	\$0.00	\$13,130.00
9999	Reimbursable Expenses	\$11,000.00	\$9,906.58	\$10,435.17	\$528.59	\$564.83
Current Invoice Sub Totals:		\$1,882,906.74	\$1,805,568.41		\$25,849.15	\$51,489.18
Current Invoice Due					\$25,849.15	

Coordinator: Kevin Forbes

Project	26900.0001	JDA - Project Adventure Covington, GA	Invoice	252258
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Billing Details:

Professional Personnel:

	Hours	Rate	Total
0010 / A010 Meetings/Calls			
Consultant	13.00	\$280.00	\$3,640.00
Project Manager V	1.00	\$230.00	\$230.00
Project Manager II	16.00	\$185.00	\$2,960.00
Totals	30.00		\$6,830.00
0010 / J010 Adventure Coordination			
Consultant	5.00	\$280.00	\$1,400.00
Project Manager II	55.50	\$185.00	\$10,267.50
Totals	60.50		\$11,667.50
Consultant-Environmental (Wetlands)			
12/30/2023 Resource & Land Consultants			\$608.06
0720 / A720 Construction Management - Pad Grading			
Consultant	3.00	\$280.00	\$840.00
Project Manager IV	6.00	\$210.00	\$1,260.00
Project Manager II	7.00	\$185.00	\$1,295.00
Engineering Technician IV	6.00	\$160.00	\$960.00
Totals	22.00		\$4,355.00
0720 / C720 Record Drawings - Pad Grading			
Project Manager II	6.00	\$185.00	\$1,110.00
Designer I	6.00	\$125.00	\$750.00
Totals	12.00		\$1,860.00
9999 Reimbursable Expenses			
Mileage\Parking\Tolls			
12/12/2023			\$528.59



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January 17, 2024

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
300 East Church Street
Monroe, GA 30655

Re: JDA – Rivian 90 Acres Plus Pad
Covington, Georgia
Invoice #252259
T&H Job # J-26900.0006
Breakdown of Expenditures
November 26, 2023 to December 30, 2023

Dear Ms. Gray:

Please find attached invoices for engineering services performed during the month of December. The projects, descriptions, and costs are itemized as follows:

General Consulting

A010 – Meetings / Calls (Calls & Meetings with Rivian and Jacobs on new work & scope, limits, budgets, schedule)

Consultant (Forbes)	10 hours @	\$ 280.00	=	\$ 2,800.00
Project Manager II (K. Forbes)	4 hours @	\$ 185.00	=	\$ 740.00
				\$ 3,540.00

B810 – Construction Management

Consultant (Ralph Forbes)	8 hours @	\$ 280.00	=	\$ 2,240.00
Project Manager II (K. Forbes)	41.50 hours @	\$ 185.00	=	\$ 7,677.50
Engineering Technician (Greene)	10 hours @	\$ 160.00	=	\$ 1,600.00
				\$ 11,517.50

C810 – Construction Meetings

Consultant (Forbes)	8 hours @	\$ 280.00	=	\$ 2,240.00
Project Manager IV (S. Greene)	17 hours @	\$ 210.00	=	\$ 3,570.00
Project Manager II (K. Forbes)	28 hours @	\$ 185.00	=	\$ 5,180.00
Engineering Technician (Greene)	9 hours @	\$ 160.00	=	\$ 1,440.00
				\$ 12,430.00

D810 – Pad Turnover

Consultant (Ralph Forbes)	1 hour @	\$ 280.00	=	\$ 280.00
Project Manager II (K. Forbes)	6.5 hours @	\$ 185.00	=	\$ 1,205.50
Designer I (Webb)	7.5 hours @	\$ 125.00	=	\$ 937.50
				\$ 2,420.00

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
January 17, 2024
Page 2

TOTAL INVOICE FOR J – 26900.0006

\$ 29,907.50

Please review the attached invoice and call our office with any questions or concerns.

Sincerely,

THOMAS & HUTTON

A handwritten signature in blue ink, appearing to read 'R. Forbes', is written over the company name.

Ralph L. Forbes, P.E.

RLF/kts

Enclosures

Invoice

Atlanta | Brunswick | Savannah | **Georgia**
Charleston | Columbia | Greenville | Myrtle Beach | **South Carolina**
Charlotte | Raleigh-Durham | **North Carolina**
Nashville | **Tennessee**

Remit to: P.O. Box 936164
Atlanta, GA 31193-6164
Phone: 912-234-5300

JDA - Jasper, Morgan, Newton & Walton County
Attn: Andrea Gray
300 E. Church Street
Monroe, GA 30655

December 31, 2023
Project No: 26900.0006
Invoice No: 252259

JDA - Rivian - 90 Acres Plus Pad**Professional Services from November 26, 2023 to December 30, 2023**

Phase / Task:	Description of work	Contract /Budget Amount	Previously Invoiced	Percent Complete/ Billed to Date	Current Invoice	Balance to Completion
0010	General Consulting	\$29,500.00	\$25,382.50	\$28,922.50	\$3,540.00	\$577.50
0510	Engineering Design					
	A510 Site Plan / Calculate Limits	\$29,000.00	\$28,984.28	\$28,984.28	\$0.00	\$15.72
	B510 Rough Grading Plans	\$57,000.00	\$56,672.50	\$56,672.50	\$0.00	\$327.50
	C510 Soil Erosion Control Plans	\$9,500.00	\$9,007.50	\$9,007.50	\$0.00	\$492.50
0610	Permits	\$1,000.00	\$555.00	\$555.00	\$0.00	\$445.00
0810	Construction Management Services					
	A810 Pricing with Plateau	\$15,500.00	\$15,160.00	\$15,160.00	\$0.00	\$340.00
	B810 Construction Management	\$25,000.00	\$12,897.50	\$24,415.00	\$11,517.50	\$585.00
	C810 Construction Meetings	\$22,000.00	\$8,120.00	\$20,550.00	\$12,430.00	\$1,450.00
	D810 Pad Turnover	\$5,000.00	\$2,050.00	\$4,470.00	\$2,420.00	\$530.00
9999	Reimbursable Expenses	\$4,000.00	\$3,880.00	\$3,880.00	\$0.00	\$120.00
Current Invoice Sub Totals:		\$197,500.00	\$162,709.28		\$29,907.50	\$4,883.22
Current Invoice Due					\$29,907.50	

Coordinator: Kevin Forbes

Project	26900.0006	JDA - Rivian - 90 Acres Plus Pad	Invoice	252259
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Billing Details:

Professional Personnel:

		Hours	Rate	Total
0010	General Consulting			
	Consultant	10.00	\$280.00	\$2,800.00
	Project Manager II	4.00	\$185.00	\$740.00
	Totals	14.00		\$3,540.00
0810 / B810	Construction Management			
	Consultant	8.00	\$280.00	\$2,240.00
	Project Manager II	41.50	\$185.00	\$7,677.50
	Engineering Technician IV	10.00	\$160.00	\$1,600.00
	Totals	59.50		\$11,517.50
0810 / C810	Construction Meetings			
	Consultant	8.00	\$280.00	\$2,240.00
	Project Manager IV	17.00	\$210.00	\$3,570.00
	Project Manager II	28.00	\$185.00	\$5,180.00
	Engineering Technician IV	9.00	\$160.00	\$1,440.00
	Totals	62.00		\$12,430.00
0810 / D810	Pad Turnover			
	Consultant	1.00	\$280.00	\$280.00
	Project Manager II	6.50	\$185.00	\$1,202.50
	Designer I	7.50	\$125.00	\$937.50
	Totals	15.00		\$2,420.00



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January 17, 2024

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
300 East Church Street
Monroe, GA 30655

Re: JDA – Rivian 90 Acres Plus Pad
Additional Inspection and Material Testing
Covington, Georgia
Invoice # 252261
T&H Job # J-26900.0007
Breakdown of Expenditures
November 26, 2023 to December 30, 2023

Dear Ms. Gray:

Please find attached invoices for engineering services performed during the month of December. The projects, descriptions, and costs are itemized as follows:

A010 – Miscellaneous Consulting

Project Manager II (K. Forbes)	2 hours @	\$ 185.00	=	\$ 370.00
				\$ 370.00

0350 – Geotechnical Report

A350 – Soils / Utility Backfill

Terracon Invoice TK45129		\$ 34,620.75
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B350 – NPDES Services

Terracon Invoice TK45129		\$ 7,101.25
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C350 – Special Inspections and Material Testing

Terracon Invoice TK45129		\$ 2,324.44
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TOTAL INVOICE FOR J – 26900.0007		\$ 44,416.44
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Please review the attached invoice and call our office with any questions or concerns.

Sincerely,

THOMAS & HUTTON

Ralph L. Forbes, P.E.

RLF/kts
Enclosures

Invoice

Atlanta | Brunswick | Savannah | **Georgia**
Charleston | Columbia | Greenville | Myrtle Beach | **South Carolina**
Charlotte | Raleigh-Durham | **North Carolina**
Nashville | **Tennessee**

Remit to: P.O. Box 936164
Atlanta, GA 31193-6164
Phone: 912-234-5300

JDA - Jasper, Morgan, Newton & Walton County
Attn: Andrea Gray
300 E. Church Street
Monroe, GA 30655

December 31, 2023
Project No: 26900.0007
Invoice No: 252261

JDA - Rivian - 90 Acre Pad Additional Inspection & Material Testing**Professional Services from November 26, 2023 to December 30, 2023**

Phase / Task:	Description of work	Contract /Budget Amount	Previously Invoiced	Percent Complete/ Billed to Date	Current Invoice	Balance to Completion
0010	General Consulting					
	A010 Miscellaneous Consulting	\$9,800.00	\$0.00	\$370.00	\$370.00	\$9,430.00
0350	Geotechnical Report					
	A350 Soils / Utility Backfill	\$115,000.00	\$39,892.06	\$74,512.81	\$34,620.75	\$40,487.19
	B350 NPDES Services	\$20,700.00	\$4,628.75	\$11,730.00	\$7,101.25	\$8,970.00
	C350 Special Inspections & Materials Testing	\$17,250.00	\$3,073.38	\$5,397.82	\$2,324.44	\$11,852.18
Current Invoice Sub Totals:		\$162,750.00	\$47,594.19		\$44,416.44	\$70,739.37
Current Invoice Due					\$44,416.44	

Coordinator: Kevin Forbes

Project	26900.0007	JDA - Rivian - 90 Acre Pad Additional In	Invoice	252261
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Billing Details:

Professional Personnel:		Hours	Rate	Total
0010 / A010	Miscellaneous Consulting			
	Project Manager II	2.00	\$185.00	\$370.00
0350 / A350	Soils / Utility Backfill			
	Consultant-Environmental (Wetlands)			
	12/30/2023 Terracon Consultants Inc			\$34,620.75
0350 / B350	NPDES Services			
	Consultant-Environmental (Wetlands)			
	12/30/2023 Terracon Consultants Inc			\$7,101.25
0350 / C350	Special Inspections & Materials Testing			
	Consultant-Environmental (Wetlands)			
	12/30/2023 Terracon Consultants Inc			\$2,324.44



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January 17, 2024

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
300 East Church Street
Monroe, GA 30655

Re: JDA – Project Adventure ALTA Survey
Invoice # 252257
T&H Job # J-29287.0001
Breakdown of Expenditures
November 26, 2023 to December 30, 2023

Dear Andrea:

Please find attached invoices for engineering services performed during the month of December. The projects, descriptions, and costs are itemized as follows:

J465 – Final ALTA for Rivian (Frontage legals)

Staff Surveyor V (Hartley / Ugrin)	5 hours @	\$ 170.00	=	\$ 850.00
				\$ 850.00

Reimbursables (Delivery Services)		\$	116.96
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TOTAL INVOICE FOR J – 29287.0001		\$	966.96
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Please review the attached invoice and call our office with any questions or concerns.

Sincerely,

THOMAS & HUTTON

Ralph L. Forbes, P.E.

RLF/ks

Enclosures

Invoice

Atlanta | Brunswick | Savannah | **Georgia**
 Charleston | Columbia | Greenville | Myrtle Beach | **South Carolina**
 Charlotte | Raleigh-Durham | **North Carolina**
 Nashville | **Tennessee**

Remit to: P.O. Box 936164
Atlanta, GA 31193-6164
Phone: 912-234-5300

JDA - Jasper, Morgan, Newton & Walton County
 Attn: Steve Jordan
 PO Box 89
 Monroe, GA 30655

December 31, 2023
 Project No: 29287.0001
 Invoice No: 252257

JDA - Project Adventure ALTA Survey**Professional Services from November 26, 2023 to December 30, 2023**

Phase / Task:	Description of work	Contract /Budget Amount	Previously Invoiced	Percent Complete/ Billed to Date	Current Invoice	Balance to Completion
0465	ALTA/NSPS Land Title Survey					
A465	ALTA Survey	\$311,382.12	\$311,382.12	\$311,382.12	\$0.00	\$0.00
B465	Title Commitment Review	\$2,935.00	\$2,935.00	\$2,935.00	\$0.00	\$0.00
C465	Road Quit Claim Exhibits and Legals	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	\$0.00
D465	State Property Commission Exhibits	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00
E465	Final ALTA for Rivian (late in year)	\$54,300.00	\$54,162.85	\$54,279.81	\$116.96	\$20.19
G465	Recombination Plat	\$15,000.00	\$11,350.00	\$11,350.00	\$0.00	\$3,650.00
H465	Staking of Frontage Road	\$24,000.00	\$24,000.00	\$24,000.00	\$0.00	\$0.00
I465	Rivian Training Center Boundary Survey	\$12,000.00	\$11,957.50	\$11,957.50	\$0.00	\$42.50
J465	Subdivision Plat Services	\$10,200.00	\$9,317.30	\$10,167.30	\$850.00	\$32.70
K465	Interchange Subdivision Plat	\$8,500.00	\$0.00	\$0.00	\$0.00	\$8,500.00
Current Invoice Sub Totals:		\$455,817.12	\$442,604.77		\$966.96	\$12,245.39
Current Invoice Due					\$966.96	

Coordinator: Kevin Forbes

Project	29287.0001	JDA - Project Adventure ALTA Survey	Invoice	252257
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Billing Details:

Professional Personnel:

		Hours	Rate	Total
0465 / E465	Final ALTA for Rivian (late in year)			
	Reproductions			
12/30/2023	Cannon Delivery Service, Inc			\$116.96
0465 / J465	Subdivision Plat Services			
	Staff Surveyor V	5.00	\$170.00	\$850.00



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January 17, 2024

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
300 East Church Street
Monroe, GA 30655

Re: JDA – Rivian
Special Inspection and Materials Testing
Invoice # 252260
T&H Job # J-26900.0003
Breakdown of Expenditures
November 26, 2023 to December 30, 2023

Dear Andrea:

Please find attached invoices for engineering services performed during the month of December. The projects, descriptions, and costs are itemized as follows:

General Consulting

A010 – Miscellaneous Consulting

Consultant (Ralph Forbes)	2 hours @	\$ 280.00	=	\$ 560.00
Project Manager IV (S. Greene)	1 hour @	\$ 210.00	=	\$ 210.00
Project Manager II (K. Forbes)	2 hours @	\$ 185.00	=	\$ 370.00
				<u>\$ 1,140.00</u>

E725 – Nutrient Management Plan

Terracon Invoice TK45129 **\$ 2,726.94**

TOTAL INVOICE FOR J – 26900.0003 \$ 3,866.94

Please review the attached invoice and call our office with any questions or concerns.

Sincerely,

THOMAS & HUTTON

Ralph L. Forbes, P.E.

RLF/kts

Enclosures

Invoice

Atlanta | Brunswick | Savannah | **Georgia**
Charleston | Columbia | Greenville | Myrtle Beach | **South Carolina**
Charlotte | Raleigh-Durham | **North Carolina**
Nashville | **Tennessee**

Remit to: P.O. Box 936164
Atlanta, GA 31193-6164
Phone: 912-234-5300

JDA - Jasper, Morgan, Newton & Walton County
Attn: Andrea Gray
300 E. Church Street
Monroe, GA 30655

December 31, 2023
Project No: 26900.0003
Invoice No: 252260

JDA - Rivian - Special Inspection and Material Testing**Professional Services from November 26, 2023 to December 30, 2023**

Phase / Task:	Description of work	Contract /Budget Amount	Previously Invoiced	Percent Complete/ Billed to Date	Current Invoice	Balance to Completion
0010	General Consulting					
A010	Miscellaneous Consulting	\$40,000.00	\$37,185.00	\$38,325.00	\$1,140.00	\$1,675.00
0725	Geotechnical Construction Services					
A725	Soils / Utility Backfill	\$364,700.00	\$315,687.94	\$315,687.94	\$0.00	\$49,012.06
B725	Special Inspection Oversight, Project Management / Coordination, Report Review	\$43,000.00	\$30,302.53	\$30,302.53	\$0.00	\$12,697.47
C725	Asbestos Abatement, Monitoring, Visual Clearance	\$83,000.00	\$83,000.00	100%	\$0.00	\$0.00
D725	National Pollutant Discharge Elimination System (NPDES) Services	\$90,000.00	\$84,108.13	\$84,108.13	\$0.00	\$5,891.87
E725	Nutrient Management Plan	\$55,000.00	\$47,641.41	\$50,368.35	\$2,726.94	\$4,631.65
F725	Construction Drilling	\$7,300.00	\$7,285.25	\$7,285.25	\$0.00	\$14.75
Current Invoice Sub Totals:		\$683,000.00	\$605,210.26		\$3,866.94	\$73,922.80
Current Invoice Due					\$3,866.94	

Coordinator: Kevin Forbes

Project	26900.0003	JDA - Rivian - Special Inspection and Ma	Invoice	252260
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Billing Details:

Professional Personnel:

		Hours	Rate	Total
0010 / A010	Miscellaneous Consulting			
	Consultant	2.00	\$280.00	\$560.00
	Project Manager IV	1.00	\$210.00	\$210.00
	Project Manager II	2.00	\$185.00	\$370.00
	Totals	5.00		\$1,140.00
0725 / E725	Nutrient Management Plan			
	Consultant-Environmental (Wetlands)			
12/30/2023	Terracon Consultants Inc			\$2,726.94



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

January 18, 2024

Mrs. Andrea P. Gray
I-20 JDA
300 East Church Street
Monroe, GA 30655

Re: Stanton Springs North Rough Grade
Social Circle, Georgia
Pay Request #15 & 16
J-26900.0001

Dear Mrs. Gray:

Thomas & Hutton is currently monitoring site work construction and has reviewed the enclosed Pay Applications #15 and 16. We recommend a payment of \$321,510.50 for application 15 and \$5,636,853.92 for application 16 to Plateau Excavation, Inc.

If you have any questions or concerns, please do not hesitate to call us at 912-667-4210.

Sincerely,

THOMAS & HUTTON

Kevin P. Forbes

KPF/kts
Enclosures

cc: Mr. Jason O. Chambless, P.E., Thomas & Hutton
Mr. Scott C. Greene, P.E., Thomas & Hutton
Mr. Ralph L. Forbes, P.E., Thomas & Hutton

TO CONTRACTOR:
Joint Deleevopment Authority
2105 Lee S. SW Covington, Ga. 30014

PROJECT: Rivian

JOB NO.: 22041
APPLICATION NO: Fifteen
PERIOD TO: 01/31/2024

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM SUBCONTRACTOR:
Plateau Excavation, Inc.
375 Lee Industrial Blvd.
Austell, Ga. 30167

VIA ARCHITECT:

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	42,340,247.61
2. Net change by Change Orders	\$	14,028,291.59
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	56,368,539.20
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	56,368,539.20
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	5,636,853.92
b. 10 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	5,636,853.92
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	50,731,685.28
7. LESS PREVIOUS PAYMENTS RECEIVED	\$	50,410,174.78
8. CURRENT PAYMENT DUE	\$	321,510.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	5,636,853.92

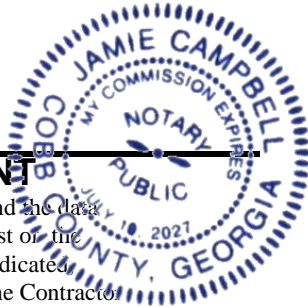
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$24,575,107.78	\$8,017,259.38
Total approved this Month	\$0.00	\$2,529,556.81
TOTALS	\$24,575,107.78	\$10,546,816.19
NET CHANGES by Change Order	\$14,028,291.59	

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: Plateau Excavation, Inc.

By: John W. Ostlund Date: January 18, 2024

State of: Georgia County of: Cobb
Subscribed and sworn to before me this 18 day of January 2024
Notary Public: Jamie Campbell
My Commission expires: 7/10/2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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.

Continuation Sheet
JOB # 22041
Rivian
**MONTHLY REQUISITION REPORT
AIA DOCUMENT G703**
**APPLICATION NUMBER: Fifteen
APPLICATION DATE: 1/18/2024
PERIOD TO: 1/31/2024
ARCH PROJECT NO.:**

A	B	C	D	E	F	G		H	I
ITEM NUMBER	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
			PREVIOUS PERIOD	THIS PERIOD					
2	Phase 1								
3	Mobilization	1,737,800.00	1,737,800.00	0.00		1,737,800.00	100%	0.00	173,780.00
4	Erosion, Sediment, Pollution	1,304,710.00	1,304,710.00	0.00		1,304,710.00	100%	0.00	130,471.00
5	Demolition	1,040,263.00	1,040,263.00	0.00		1,040,263.00	100%	0.00	104,026.30
6	Well Abandonment	50,000.00	50,000.00	0.00		50,000.00	100%	0.00	5,000.00
7	Clearing & Grubbing	1,518,000.00	1,518,000.00	0.00		1,518,000.00	100%	0.00	151,800.00
8	Add'l Area Beyond Plan	483,000.00	483,000.00	0.00		483,000.00	100%	0.00	48,300.00
9	Topsoil Strip & Stockpile	1,496,972.10	1,496,972.10	0.00		1,496,972.10	100%	0.00	149,697.21
12	Earthwork	24,070,000.00	24,070,000.00	0.00		24,070,000.00	100%	0.00	2,407,000.00
13	Soil Cement Treatment	950,000.00	179,835.00	770,165.00		950,000.00	100%	0.00	95,000.00
14	Mass Rock Excavation	1,500,000.00	1,395,000.00	105,000.00		1,500,000.00	100%	0.00	150,000.00
15	Phase 2 COP #2								
16	Erosion/Sedimentation & Pollution Control	153,375.00	153,375.00	0.00		153,375.00	100%	0.00	15,337.50
17	Add'l Clearing/Grubbing	310,500.00	310,500.00	0.00		310,500.00	100%	0.00	31,050.00
18	Add'l Striping/Stockpile	-33,005.70	-33,005.70	0.00		-33,005.70	100%	0.00	-3,300.57
19	Earthwork (Measured Cut)	749,336.45	749,336.45	0.00		749,336.45	100%	0.00	74,933.65
20	Settlement Plates	30,000.00	30,000.00	0.00		30,000.00	100%	0.00	3,000.00
21	Respread Topsoil at Slopes	134,925.00	134,925.00	0.00		134,925.00	100%	0.00	13,492.50
22	Muck/Replace Unsuitable Material	600,000.00	600,000.00	0.00		600,000.00	100%	0.00	60,000.00
23	Slope Matting	446,482.40	446,482.00	0.40		446,482.40	100%	0.00	44,648.24
24	Slope Drains	306,533.75	306,533.75	0.00		306,533.75	100%	0.00	30,653.38
25	Stone for Creek Bottoms	0.00	0.00	0.00		0.00	0%	0.00	0.00
28	Non-Woven Geotextile Lining	61,333.33	61,333.33	0.00		61,333.33	100%	0.00	6,133.33
29	#4 Stone	214,104.00	214,104.00	0.00		214,104.00	100%	0.00	21,410.40
30	Control Structures	664,000.00	664,000.00	0.00		664,000.00	100%	0.00	66,400.00
31	Rip-Rap Spillways	46,800.00	46,800.00	0.00		46,800.00	100%	0.00	4,680.00
32	Grassing-Seed for 474 AC Main Pad	308,940.00	308,940.00	0.00		308,940.00	100%	0.00	30,894.00
33	Phase 3 COP #3								
34	Earthwork/Grading	1,271,554.50	884,741.50	386,813.00		1,271,554.50	100%	0.00	127,155.45
35	Storm Drainage	-664,000.00	-664,000.00	0.00		-664,000.00	100%	0.00	-66,400.00

Continuation Sheet
JOB # 22041
Rivian
**MONTHLY REQUISITION REPORT
AIA DOCUMENT G703**
**APPLICATION NUMBER: Fifteen
APPLICATION DATE: 1/18/2024
PERIOD TO: 1/31/2024
ARCH PROJECT NO.:**

A	B	C	D	E	F	G		H	I
ITEM NUMBER	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
			PREVIOUS PERIOD	THIS PERIOD					
36	Storm Drainage	459,594.00	459,570.00	24.00		459,594.00	100%	0.00	45,959.40
37	Well Closures	35,000.00	35,000.00	0.00		35,000.00	100%	0.00	3,500.00
38	Weekly Downtime Costs	941,720.00	941,720.00	0.00		941,720.00	100%	0.00	94,172.00
39	Temporary Grass	132,479.20	132,479.20	0.00		132,479.20	100%	0.00	13,247.92
40	Lime for Dying @ 2.5%	2,255,000.00	2,255,000.00	0.00		2,255,000.00	100%	0.00	225,500.00
41	Trench Rock with Hammer	120,000.00	5,000.00	115,000.00		120,000.00	100%	0.00	12,000.00
43	COP #4								
44	Weekly Time Down Costs	941,720.00	941,720.00	0.00		941,720.00	100%	0.00	94,172.00
45	COP #1	-57,326.52	-57,326.52	0.00		-57,326.52	100%	0.00	-5,732.65
46	COP #2	27,953.27	27,953.27	0.00		27,953.27	100%	0.00	2,795.33
47	COP #3	31,859.43	31,859.43	0.00		31,859.43	100%	0.00	3,185.94
48	COP #4	6,592.04	6,592.04	0.00		6,592.04	100%	0.00	659.20
49	COP #5								
50	Weekly Downtime Costs	1,177,150.00	1,177,150.00	0.00		1,177,150.00	100%	0.00	117,715.00
51	Additional House Demo	34,090.00	34,090.00	0.00		34,090.00	100%	0.00	3,409.00
52	Pond One Double Handle Mat	53,988.00	53,988.00	0.00		53,988.00	100%	0.00	5,398.80
53	Undercut Access Road	6,933.30	6,933.30	0.00		6,933.30	100%	0.00	693.33
54	COP #5	8,905.13	8,905.13	0.00		8,905.13	100%	0.00	890.51
55	COP #6								
56	Weekly Downtime Costs	323,520.00	323,520.00	0.00		323,520.00	100%	0.00	32,352.00
57	10" French Drain Pipe	117,885.00	117,885.00	0.00		117,885.00	100%	0.00	11,788.50
58	12" French Drain Pipe	152,553.00	152,553.00	0.00		152,553.00	100%	0.00	15,255.30
59	French Drain Pipe Fittings/Reducers	10,000.00	10,000.00	0.00		10,000.00	100%	0.00	1,000.00
60	French Drain Stone	281,600.00	281,600.00	0.00		281,600.00	100%	0.00	28,160.00
61	French Drain Fabric	18,668.00	18,668.00	0.00		18,668.00	100%	0.00	1,866.80
62	P&P Bond COP #6	6,329.58	6,329.58	0.00		6,329.58	100%	0.00	632.96
63	COP #7								
64	Temporay Water Line	220,532.78	220,532.78	0.00		220,532.78	100%	0.00	22,053.28
65	Mucking Dry out Area	284,425.00	284,425.00	0.00		284,425.00	100%	0.00	28,442.50
66	Stone Bedding	411,504.33	411,504.33	0.00		411,504.33	100%	0.00	41,150.43
67	COP #7 P&P Bond	6,415.23	6,415.23	0.00		6,415.23	100%	0.00	641.52
68	COP #8								

Continuation Sheet**JOB # 22041****Rivian****MONTHLY REQUISITION REPORT
AIA DOCUMENT G703**APPLICATION NUMBER: Fifteen
APPLICATION DATE: 1/18/2024
PERIOD TO: 1/31/2024
ARCH PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NUMBER	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
			PREVIOUS PERIOD	THIS PERIOD					
69	Clearing and Grading	2,271,688.00	2,271,687.70	0.30		2,271,688.00	100%	0.00	227,168.80
70	Contingency Scope Items	829,894.00	0.00	829,894.00		829,894.00	100%	0.00	82,989.40
71	Storm Drainage Revisions	-33,060.00	-33,060.00	0.00		-33,060.00	100%	0.00	-3,306.00
72	COP #8 P&P Bond	21,479.65	21,479.65	0.00		21,479.65	100%	0.00	2,147.97
73	COP #9								
74	Clearing and Grading	8,405,280.34	8,405,280.34	0.00		8,405,280.34	100%	0.00	840,528.03
75	Contingency Scope Items	679,894.00	0.00	679,894.00		679,894.00	100%	0.00	67,989.40
76	Stone Bedding	54,640.00	54,640.00	0.00		54,640.00	100%	0.00	5,464.00
77	Storm Drainage Revisions	48,550.00	48,550.00	0.00		48,550.00	100%	0.00	4,855.00
78	COP #8 P&P Bond	64,318.55	64,318.55	0.00		64,318.55	100%	0.00	6,431.86
79	COP #10								
80	Stone for Creek Bottoms CO#007	-274,018.00	-274,018.00	0.00		-274,018.00	100%	0.00	-27,401.80
81	Demolition	67,922.00	67,922.00	0.00		67,922.00	100%	0.00	6,792.20
82	Water	2,220.00	2,220.00	0.00		2,220.00	100%	0.00	222.00
83	COP #10 P&P Bond	-1,427.13	-1,427.13	0.00		-1,427.13	100%	0.00	-142.71
84	COP #11								
85	Clearing and Grading	-2,858.00	0.00	-2,858.00		-2,858.00	100%	0.00	-285.80
86	Contingency Scope Items	-2,384,953.00	0.00	-2,384,953.00		-2,384,953.00	100%	0.00	-238,495.30
87	Storm Drainage	-9,162.00	0.00	-9,162.00		-9,162.00	100%	0.00	-916.20
88	Rock Excavation	-115,000.00	0.00	-115,000.00		-115,000.00	100%	0.00	-11,500.00
89	COP #11 P&P Bond	-17,583.81	0.00	-17,583.81		-17,583.81	100%	0.00	-1,758.38
	TOTALS	56,368,539.20	56,011,305.31	357,233.89	0.00	56,368,539.20	100%	0.00	5,636,853.92

TO CONTRACTOR:
Joint Deleevopment Authority
2105 Lee S. SW Covington, Ga. 30014

PROJECT: Rivian

JOB NO.: 22041
APPLICATION NO: Sixteen - Final Retainage
PERIOD TO: 01/31/2024

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM SUBCONTRACTOR:
Plateau Excavation, Inc.
375 Lee Industrial Blvd.
Austell, Ga. 30167

VIA ARCHITECT:

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

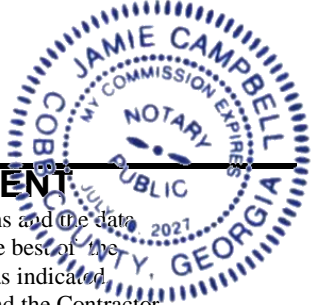
1. ORIGINAL CONTRACT SUM	\$	42,340,247.61
2. Net change by Change Orders	\$	14,028,291.59
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	56,368,539.20
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	56,368,539.20
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. 10 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	56,368,539.20
7. LESS PREVIOUS PAYMENTS RECEIVED	\$	50,731,685.28
8. CURRENT PAYMENT DUE	\$	5,636,853.92
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$24,575,107.78	\$10,546,816.19
Total approved this Month	\$0.00	\$0.00
TOTALS	\$24,575,107.78	\$10,546,816.19
NET CHANGES by Change Order	\$14,028,291.59	

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: Plateau Excavation, Inc.

By: John W. Ostlund Date: January 18, 2024
State of: Georgia County of: Cobb
Subscribed and sworn to before me this 18 day of January 2024
Notary Public: Jamie Campbell
My Commission expires: 7/10/2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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.

Continuation Sheet
JOB # 22041
Rivian
**MONTHLY REQUISITION REPORT
AIA DOCUMENT G703**
APPLICATION NUMBER: Sixteen
APPLICATION DATE: 1/18/2024
PERIOD TO: 1/31/2024
ARCH PROJECT NO.:
Final Retainage

A	B	C	D	E	F	G		H	I
ITEM NUMBER	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
			PREVIOUS PERIOD	THIS PERIOD					
2	Phase 1								
3	Mobilization	1,737,800.00	1,737,800.00	0.00		1,737,800.00	100%	0.00	0.00
4	Erosion, Sediment, Pollution	1,304,710.00	1,304,710.00	0.00		1,304,710.00	100%	0.00	0.00
5	Demolition	1,040,263.00	1,040,263.00	0.00		1,040,263.00	100%	0.00	0.00
6	Well Abandonment	50,000.00	50,000.00	0.00		50,000.00	100%	0.00	0.00
7	Clearing & Grubbing	1,518,000.00	1,518,000.00	0.00		1,518,000.00	100%	0.00	0.00
8	Add'l Area Beyond Plan	483,000.00	483,000.00	0.00		483,000.00	100%	0.00	0.00
9	Topsoil Strip & Stockpile	1,496,972.10	1,496,972.10	0.00		1,496,972.10	100%	0.00	0.00
12	Earthwork	24,070,000.00	24,070,000.00	0.00		24,070,000.00	100%	0.00	0.00
13	Soil Cement Treatment	950,000.00	950,000.00	0.00		950,000.00	100%	0.00	0.00
14	Mass Rock Excavation	1,500,000.00	1,500,000.00	0.00		1,500,000.00	100%	0.00	0.00
15	Phase 2 COP #2								
16	Erosion/Sedimentation & Pollution Control	153,375.00	153,375.00	0.00		153,375.00	100%	0.00	0.00
17	Add'l Clearing/Grubbing	310,500.00	310,500.00	0.00		310,500.00	100%	0.00	0.00
18	Add'l Striping/Stockpile	-33,005.70	-33,005.70	0.00		-33,005.70	100%	0.00	0.00
19	Earthwork (Measured Cut)	749,336.45	749,336.45	0.00		749,336.45	100%	0.00	0.00
20	Settlement Plates	30,000.00	30,000.00	0.00		30,000.00	100%	0.00	0.00
21	Respread Topsoil at Slopes	134,925.00	134,925.00	0.00		134,925.00	100%	0.00	0.00
22	Muck/Replace Unsuitable Material	600,000.00	600,000.00	0.00		600,000.00	100%	0.00	0.00
23	Slope Matting	446,482.40	446,482.40	0.00		446,482.40	100%	0.00	0.00
24	Slope Drains	306,533.75	306,533.75	0.00		306,533.75	100%	0.00	0.00
25	Stone for Creek Bottoms	0.00	0.00	0.00		0.00	0%	0.00	0.00
28	Non-Woven Geotextile Lining	61,333.33	61,333.33	0.00		61,333.33	100%	0.00	0.00
29	#4 Stone	214,104.00	214,104.00	0.00		214,104.00	100%	0.00	0.00
30	Control Structures	664,000.00	664,000.00	0.00		664,000.00	100%	0.00	0.00
31	Rip-Rap Spillways	46,800.00	46,800.00	0.00		46,800.00	100%	0.00	0.00
32	Grassing-Seed for 474 AC Main Pad	308,940.00	308,940.00	0.00		308,940.00	100%	0.00	0.00
33	Phase 3 COP #3								
34	Earthwork/Grading	1,271,554.50	1,271,554.50	0.00		1,271,554.50	100%	0.00	0.00
35	Storm Drainage	-664,000.00	-664,000.00	0.00		-664,000.00	100%	0.00	0.00

Continuation Sheet
JOB # 22041
Rivian
**MONTHLY REQUISITION REPORT
AIA DOCUMENT G703**
APPLICATION NUMBER: Sixteen
APPLICATION DATE: 1/18/2024
PERIOD TO: 1/31/2024
ARCH PROJECT NO.:
Final Retainage

A	B	C	D	E	F	G		H	I
ITEM NUMBER	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
			PREVIOUS PERIOD	THIS PERIOD					
36	Storm Drainage	459,594.00	459,594.00	0.00		459,594.00	100%	0.00	0.00
37	Well Closures	35,000.00	35,000.00	0.00		35,000.00	100%	0.00	0.00
38	Weekly Downtime Costs	941,720.00	941,720.00	0.00		941,720.00	100%	0.00	0.00
39	Temporary Grass	132,479.20	132,479.20	0.00		132,479.20	100%	0.00	0.00
40	Lime for Dying @ 2.5%	2,255,000.00	2,255,000.00	0.00		2,255,000.00	100%	0.00	0.00
41	Trench Rock with Hammer	120,000.00	120,000.00	0.00		120,000.00	100%	0.00	0.00
43	COP #4								
44	Weekly Time Down Costs	941,720.00	941,720.00	0.00		941,720.00	100%	0.00	0.00
45	COP #1	-57,326.52	-57,326.52	0.00		-57,326.52	100%	0.00	0.00
46	COP #2	27,953.27	27,953.27	0.00		27,953.27	100%	0.00	0.00
47	COP #3	31,859.43	31,859.43	0.00		31,859.43	100%	0.00	0.00
48	COP #4	6,592.04	6,592.04	0.00		6,592.04	100%	0.00	0.00
49	COP #5								
50	Weekly Downtime Costs	1,177,150.00	1,177,150.00	0.00		1,177,150.00	100%	0.00	0.00
51	Additional House Demo	34,090.00	34,090.00	0.00		34,090.00	100%	0.00	0.00
52	Pond One Double Handle Mat	53,988.00	53,988.00	0.00		53,988.00	100%	0.00	0.00
53	Undercut Access Road	6,933.30	6,933.30	0.00		6,933.30	100%	0.00	0.00
54	COP #5	8,905.13	8,905.13	0.00		8,905.13	100%	0.00	0.00
55	COP #6								
56	Weekly Downtime Costs	323,520.00	323,520.00	0.00		323,520.00	100%	0.00	0.00
57	10" French Drain Pipe	117,885.00	117,885.00	0.00		117,885.00	100%	0.00	0.00
58	12" French Drain Pipe	152,553.00	152,553.00	0.00		152,553.00	100%	0.00	0.00
59	French Drain Pipe Fittings/Reducers	10,000.00	10,000.00	0.00		10,000.00	100%	0.00	0.00
60	French Drain Stone	281,600.00	281,600.00	0.00		281,600.00	100%	0.00	0.00
61	French Drain Fabric	18,668.00	18,668.00	0.00		18,668.00	100%	0.00	0.00
62	P&P Bond COP #6	6,329.58	6,329.58	0.00		6,329.58	100%	0.00	0.00
63	COP #7								
64	Temporay Water Line	220,532.78	220,532.78	0.00		220,532.78	100%	0.00	0.00
65	Mucking Dry out Area	284,425.00	284,425.00	0.00		284,425.00	100%	0.00	0.00
66	Stone Bedding	411,504.33	411,504.33	0.00		411,504.33	100%	0.00	0.00
67	COP #7 P&P Bond	6,415.23	6,415.23	0.00		6,415.23	100%	0.00	0.00
68	COP #8								

Continuation Sheet**JOB # 22041****Rivian****MONTHLY REQUISITION REPORT
AIA DOCUMENT G703**

APPLICATION NUMBER: Sixteen

APPLICATION DATE: 1/18/2024

PERIOD TO: 1/31/2024

ARCH PROJECT NO.:

Final Retainage

A	B	C	D	E	F	G		H	I
ITEM NUMBER	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
			PREVIOUS PERIOD	THIS PERIOD					
69	Clearing and Grading	2,271,688.00	2,271,688.00	0.00		2,271,688.00	100%	0.00	0.00
70	Contingency Scope Items	829,894.00	829,894.00	0.00		829,894.00	100%	0.00	0.00
71	Storm Drainage Revisions	-33,060.00	-33,060.00	0.00		-33,060.00	100%	0.00	0.00
72	COP #8 P&P Bond	21,479.65	21,479.65	0.00		21,479.65	100%	0.00	0.00
73	COP #9								
74	Clearing and Grading	8,405,280.34	8,405,280.34	0.00		8,405,280.34	100%	0.00	0.00
75	Contingency Scope Items	679,894.00	679,894.00	0.00		679,894.00	100%	0.00	0.00
76	Stone Bedding	54,640.00	54,640.00	0.00		54,640.00	100%	0.00	0.00
77	Storm Drainage Revisions	48,550.00	48,550.00	0.00		48,550.00	100%	0.00	0.00
78	COP #8 P&P Bond	64,318.55	64,318.55	0.00		64,318.55	100%	0.00	0.00
79	COP #10								
80	Stone for Creek Bottoms CO#007	-274,018.00	-274,018.00	0.00		-274,018.00	100%	0.00	0.00
81	Demolition	67,922.00	67,922.00	0.00		67,922.00	100%	0.00	0.00
82	Water	2,220.00	2,220.00	0.00		2,220.00	100%	0.00	0.00
83	COP #10 P&P Bond	-1,427.13	-1,427.13	0.00		-1,427.13	100%	0.00	0.00
84	COP #11								
85	Clearing and Grading	-2,858.00	-2,858.00	0.00		-2,858.00	100%	0.00	0.00
86	Contingency Scope Items	-2,384,953.00	-2,384,953.00	0.00		-2,384,953.00	100%	0.00	0.00
87	Storm Drainage	-9,162.00	-9,162.00	0.00		-9,162.00	100%	0.00	0.00
88	Rock Excavation	-115,000.00	-115,000.00	0.00		-115,000.00	100%	0.00	0.00
89	COP #11 P&P Bond	-17,583.81	-17,583.81	0.00		-17,583.81	100%	0.00	0.00
	TOTALS	56,368,539.20	56,368,539.20	0.00	0.00	56,368,539.20	100%	0.00	0.00

**STANTON SPRING NORTH ROUGH GRADING
PHASE 1A AND PHASE 1B
STANTON SPRINGS, GEORGIA**

**CHANGE ORDER NO. 11
J-26900.0001**

PROJECT: Stanton Spring North Rough Grade Phase 1A and Phase 1B

PROJECT NO.: J - 26900.0001 DATE: 1.16.2024

OWNER: Joint Development Authority

CONTRACTOR: Plateau Excavation, Inc.

The Contractor is hereby requested to comply with the following changes from the contract plans and specifications:

This Change Order #11 will release scope of work as outlined in Exhibit "A".

As part of this project scope of work, Contractor shall give preference to local businesses and use its best efforts to utilize subcontractors and materials which are local to Jasper, Morgan, Newton, and Walton Counties.

Additionally, Contractor will be solely responsible for the safety of its equipment and employees.


This document shall become an amendment to contract and all provisions of the contract will apply hereto.

ACCEPTED BY: _____ DATE: _____
Contractor

RECOMMENDED BY:  _____ DATE: 1.16.2024
Thomas & Hutton

REVIEWED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Owner

Project: Stanton Springs North Rough Grade Phase 1A & 1B Date: 1/16/2024 Location: Social Circle, GA Job No.: 26900.0001					
					
CHANGE ORDER #11 - EXHIBIT A					
Item	Description	Qty	UoM	Unit Rate	Total
CLEARING AND GRADING					
	Hay Bale Check Dams	117	LF	\$ 10.00	\$ 1,170.00
	Silt Fence - NS	162	LF	\$ 6.00	\$ 972.00
	Well Abandonment:	-1	EA	\$ 5,000.00	\$ (5,000.00)
Sub-Total, Clearing and Grading					-\$2,858.00
CONTINGENCY SCOPE ITEMS					
	Quick Lime - Material	-2000	TON	\$ 350.00	\$ (700,000.00)
	Quick Lime - Manipulation (12" Depth)	-211,640	SY	\$ 1.70	\$ (359,788.00)
	Soil Cement Treatment – 6% cement /SY @ 12" depth	-81,070	SY	\$ 9.50	\$ (770,165.00)
	Mass Rock Excavation	-37,000	CY	\$ 15.00	\$ (555,000.00)
Sub-Total, Contingency Scope Items					-\$2,384,953.00
STORM DRAINAGE					
	18" RCP - Class III	-225	LF	\$ 70.00	-\$15,750.00
	24" RCP - Class III	-48	LF	\$ 90.00	-\$4,320.00
	Rip-Rap Spillways	1,212	SY	\$9.00	\$10,908.00
Sub-Total, Storm Drainage					-\$9,162.00
Rock Excavation					
1	Rock Hammer	-32	HOURL	\$ 500.00	-\$16,000.00
2	Trench Rock (Blast & Waste Onsite)	-990	CY	\$ 100.00	-\$99,000.00
Sub-Total, Rock Excavation					-\$115,000.00
PLATEAU P&P BOND RECONCILIATION					
	COP #11	-2,511,973	\$	\$ 0.01	-\$17,583.81
Sub-Total, Bond Reconciliation					-\$17,583.81
TOTAL CONSTRUCTION COSTS:					-\$2,529,556.81

Original Contract Price:	\$42,340,247.61
Adjustments from Change Order #1:	-\$8,189,502.51
Adjustments from Change Order #2:	\$3,993,324.23
Adjustments from Change Order #3:	\$4,551,347.70
Adjustments from Change Order #4:	\$950,798.22
Adjustments from Change Order #5:	\$1,281,066.43
Adjustments from Change Order #6:	\$910,555.58
Adjustments from Change Order #7:	\$922,877.34
Adjustments from Change Order #8:	\$3,090,001.65
Adjustments from Change Order #9:	\$9,252,682.89
Adjustments from Change Order #10:	-\$205,303.13
Adjustments from Change Order #11:	-\$2,529,556.81

New Contract Price:	\$56,368,539.21
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JDA Quarterly Report – October – December 2023

Report covering Quarter 4

Stanton Springs

Marketing Activity/Prospects:

- Marketing efforts focused on potential prospects for 88 acres on Hwy 278 south of Shire Parkway

Current Tenants:

- Takeda is working with the JDA and Newton County on several requests including speed bumps, signage, and the parkway name.
- Meta's two campuses are under construction and final certificates of occupancy have been issued on three buildings on the Morning Hornet campus.
- The Newton County Water & Sewer Authority continues construction of water/sewer lines and held a groundbreaking ceremony for the water reclamation facility in Stanton Springs South.

Financial:

- The final grading pay request is expected in January. The total grading budget is now \$59,103,399.15.
- Litigation expenses continue with pending lawsuits.
- The closing with Rivian generated revenues including:
 - \$4.5 million bond fee
 - \$1.5 million PILOT payment
 - \$700K+ reimbursement of legal fees to the JDA
- PILOT payments from Meta are paid in April. Based on the certificates of occupancy as of December 31st, Meta will pay \$3 million.
- Walton County reported collecting taxes from the Takeda project in 2023 in the amount of \$5,494,412.55 which will be distributed by Walton County to the Counties and School Boards per the Revenue Sharing Agreement in March 2024
- The Finance Committee met in December and will meet again in January to update the current year budget based on new revenues and obligations associated with the frontage road.

Rivian

- On November 9, 2023, the JDA and Rivian officially closed. The JDA issued \$5 billion in bonds and Rivian executed the Rental Agreement giving it rights to the site.
- Grading at the site concluded in December and Rivian took control of the site as of December 31, 2023.
- Ongoing grassing and other stabilization measures continue as Rivian prepares for vertical construction.
- JDA/State prevailed on their joint Motion to Dismiss in the zoning-related lawsuit before Judge Bradley in Morgan County.
- GDOT is ahead of schedule on completion of the frontage road which will be turned over to the JDA by June 2024.
- Georgia Transmission continues planning and preparing for substation work.
- Various litigation matters are pending but work on the site continues.

Activities Anticipated in First Quarter of 2024:

- Takeda tax revenues distributed to the Counties and School Boards
- Morning Hornet to pay \$3 mill in PILOTs in April
- Rivian to pay \$1.5 mill in PILOTs in March
- Rivian to commence its construction on the site.

DRAFT