



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

Regular Meeting

June 27, 2023
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. **Approval of Minutes**
 - a. Regular Session Minutes from Regular Meeting on May 23, 2023 **p. 3-8**
 - b. Executive Session Minutes from Regular Meeting on May 23, 2023
6. **Committee Chairman Reports:**
 - a. Park Management Committee Bob Hughes
 - i. Takeda Update
 - 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. 9-30**
 - ii. Invoices **p. 31-60**
 - iii. Annual Audit **p. 61-69**

7. Insurance **p. 70-73**
8. Rivian Matters
 - a. T&H Contract
 - b. Grading
 - i. Pay Request #9 **p. 74-76** Kevin/Ralph Forbes
9. Public Comment – limited to 20 minutes total with a maximum of 2 minutes per speaker
10. Board Comments
11. Executive Session - Land Acquisition and Litigation
12. Adjourn

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

**May 23, 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 May 23, 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
Marcello Banes, Newton County
Bob Hughes, Morgan County
David Thompson, Walton County
Mike Owens, Walton County

Directors Absent:

Ben Riden, Morgan County
Gerald Stunkel, Jasper County

Guests Present:

Andrea Gray, Attorney
David Dyer
Serra Hall
Shane Short
Wayne Tamplin
Kevin Forbes

*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. David Thompson led the pledge of allegiance.

4. Approval or Amendment to Agenda

Mr. Bob Hughes made a motion to add item No 7a to be “Resolution regarding REBA Grant Award”. The motion was seconded by Mr. David Thompson and unanimously approved.

Mr. Thompson made a motion to add item No 9a to address Walton County permitting and inspections on the Rivian site. The motion was seconded by Mr. Mike Owens and unanimously approved.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on April 25, 2023: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on April 25, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Steve Jordan and unanimously approved, the Minutes were approved as presented.
- c. Regular Session Minutes from the Called Meeting on May 5, 2023: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Mike Owens and unanimously approved, the Minutes were approved as presented.
- d. Executive Session Minutes from the Called Meeting on May 5, 2023: On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens and unanimously approved, the Minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

- i. Takeda Updates – no updates to report
- ii. Meta/Baymare/Morning Hornet Updates- Mr. Silvio reported that Katie Comer with Meta emailed a report regarding Meta's engagement with the local community. He stated that in his opinion Meta continues to exceed the call of duty on local partnership. Mr. Hughes reported that Ms. Comer came to a recent Morgan County Board of Commissioners meeting and gave an update on the agricultural barn project and the community action grant awards.
- iii. Security- no updates to report
- iv. New Matters- None

b. Marketing Committee

Mr. Thompson stated that there is nothing new to report and that Cornerstone handles public relations. We are moving forward with the Rivian project.

c. Economic Development Committee

Mr. Thompson stated that the Stanton Springs activity is robust and the second data center seems to be ahead of schedule. Mr. Short reported that there are no new updates from Walton County. Ms. Hall reported that there are no new updates from Newton County. Mr. Hughes reported that there are no new updates but activities remain robust in Morgan County. Mr. Dyer introduced the new Jasper County Chamber of Commerce President and intern.

Mr. Thompson reported that Walton County has taken actions to address the concerns expressed by residents on Darel Drive. The public works department dug ditches along the right of way and removed a driveway. They also installed video cameras. Trespassers have been identified and turned over to the sheriff's office. They will also install no trespassing signs.

d. Finance Committee

i. Financial Report

Mr. Steve Jordan provided the financial report for April and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the April financials.

ii. Invoices

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

1. \$8,386.25 from Andrea P. Gray, LLC for general legal services
2. \$67,335.38 from Thomas and Hutton for Rivian-related work (Reimbursable through grant).
3. \$10,640.00 from Thomas and Hutton for survey work related to Rivian (Reimbursable through grant)
4. \$2,000.00 from Allen Smith Consulting for grant administration services- Rivian
5. \$63.65 from Snapping Shoals electric
6. \$29.96 from Snapping Shoals electric
7. \$10,000 from Cornerstone for public relations services
8. Legal fees for litigation
 - o \$66,536.06 to Smith Gambrell and Russell
 - o \$6,499.00 to Holland and Knight
 - o \$9,479.70 to Andrea P. Gray, LLC

On a motion duly made by Mr. David Thompson seconded by Mr. Bob Hughes and unanimously approved, the invoices were approved for payment.

7. Second Amendment to Intergovernmental Agreement with the Georgia Department of Economic Development

Ms. Gray presented the Second Amendment to Intergovernmental Agreement with the Georgia Department of Economic Development which was included in the meeting packet. She stated that the amendment reallocates the \$3 million the JDA previously agreed to pay towards the purchase of mitigation credits associated with the Rivian project to grading expenses. The reason for this reallocation is that the mitigation credit payment became due earlier than anticipated, and before the JDA received PILOT funds, and GDED allowed the JDA to pay for the credits using grant funds with the understanding the JDA's \$3 million would then go towards grading. Mr. Thompson requested clarification on which funds from which it will be paid. Ms. Gray stated that it would come from the JDA's general funds. Mr. Bob Hughes made a motion to approve the second amendment; Mr. Mike Owens seconded the motion. Mr. Silvio called for a vote and the motion was approved by a vote of five to one with Mr. David Thompson voting against.

7a. Resolution regarding REBA Grant Award

Ms. Gray presented the Resolution and explained that due to the increase in costs for site work on the Rivian project, the amount of the original REBA grant would need to be increased. The Resolution provides the Chairman and Secretary authorization to execute the necessary documents to achieve this increase and authorizes opening an additional bank account to hold these funds if so required. On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens and unanimously approved, the Resolution was approved as presented.

8. Rivian Updates

a. Grading

i. Status Update

ii. Grading- Pay Request #8

Mr. Kevin Forbes presented Pay Request #8 which includes \$3,189,889.79 for Plateau's work and \$26,488.44 for Thomas and Hutton's work in overseeing Terracon's testing. He stated that grading is approximately 45% complete. Mr. Owens asked whether the \$26,488.44 is already in the budget to which Mr. Forbes responded in the affirmative.

On a motion duly made by Mr. David Thompson seconded by Mr. Bob Hughes and unanimously approved, Pay Request #8 was approved.

9. Memorandum of Understanding with GDOT regarding Old Mill Interchange

Ms. Gray presented the MOU which was in the meeting packet. She showed the map which is an exhibit in the agreement and explained the JDA responsibilities shown thereon. The MOU is limited to responsibilities for mowing, maintenance and lighting on the new Old Mill interchange. JDA will be responsible for mowing, maintenance of lighting and energizing lighting in the areas shown on the map. GDOT will pay for construction of the interchange and installation of the lights. If the JDA fails to energize the system, it must pay GDOT for the initial cost of the lighting system. If the JDA fails to repair the lights, GDOT can step in and make the repairs at the JDA's expense. Ms. Gray also stated that the JDA can assign these responsibilities to another local government in the future. Mr. Thompson asked for clarification on these responsibilities versus the frontage road. Ms. Gray stated that the JDA will own the frontage road but not the interchange which will remain in GDOT's ownership. This is why a MOU is required on the interchange but not the frontage road. Mr. Hughes asked to confirm that the agreement is for 50 years and confirmed that the JDA can contract with other counties to do the work. Ms. Gray confirmed both. Mr. David Thompson made a motion to approve the MOU which was seconded by Mr. Bob Hughes. Mr. Banes asked Mr. Hughes to clarify his statement about hiring Morgan County to do the maintenance. Mr. Hughes clarified that any of the counties could contract with the JDA for this work. Mr. Banes stated that Newton County and Walton County maintain the other roads associated with Stanton Springs and interchange without payment. Mr. Thompson stated that it should be treated like Stanton Springs south where there is a POA and each tenant pays into a fund which goes to maintain the roads/landscaping. Mr. Jordan asked to confirm that the JDA is not being asked to determine who will do the work today, rather it is being asked to accept responsibility for mowing, maintenance and lighting. Ms. Gray confirmed. Mr. Silvio called for a vote. The motion passed five to one with Mr. Banes voting against.

9.a Walton County permitting and inspection

Mr. Thompson stated that Walton County is providing the onsite inspector for Stanton Springs North who is onsite but there has been complaints that he is not being kept in the loop. Mr. Thompson requested better communication on the site. He asked Thomas and Hutton to update him immediately because they are fielding questions from Morgan County and other groups and they need to stay in the loop. The inspector is Mike Martin who is the retired director from Walton County (and previously DeKalb County). Ms. Gray clarified that Walton County is not issuing any permits but that they are looking after the site as though they were. All actual permits come through the State.

10. 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.

1. Matt Bray – Mr. Bray questioned the status of discussions regarding Fire and EMS responses. He asked whether any of our existing structures could handle over 300 fire calls and 22 police responses in a calendar year which is what the numbers were at Rivian in Illinois. He asked where the suggestions are that were supposed to come out of the State committees. He cannot find anything posted online or publicly. He requested a copy of the meeting packet to be available prior to the meeting or a hard copy at the meeting.

2. Chas Moore – Mr. Moore stated that another unresolved issue is what will be done with the 6,300 tons of trash that will be generated by this project. Do we have a plan for where this trash will go? He also stated that the JDA spent \$3 mill of the \$4 mill in PILOT funds and that although the counties get funds from Takeda, the jobs the JDA recruits are causing the counties to grow. He expressed frustration with increases in property taxes which he believes are attributed to the JDA's development projects which generate jobs. Speculation of properties is driving up values and taxes. He stated that a rollback/millage rate change is needed.

3. Joellen Artz – Mrs. Artz stated that there is mud on Hwy 278 at the construction entrance. She is working with GDOT on this issue and has already contacted the project manager who is speaking with the logging company that is responsible for the mud which is illegal. GDOT inspected the site on Sunday.

4. Kenneth Morris – Mr. Morris stated that he lives in Rutledge. His career was spent in safety primarily related to transportation with some specialty in hazardous materials. He stated that a lithium fire requires a specialized type of firefighting. A large, specialized fire crew onsite is the best option. Rivian should support the cost for this type of response, and it should support the community in upgrading its fire and emergency services.

5. Fred Smith – Mr. Smith stated that he lives in Conyers but he works in the area. He requested that the Rivian contract require that 10-20% of the contractors it hires be local small businesses. He requested that permanent "speed bump" signs be placed prior to the speedbumps on Shire Parkway.

6. Joanie Fitzgerald – Ms. Fitzgerald stated that she has cancer and believes that Bard in Covington gave people cancer. She expressed concerns for air quality, cutting trees, making the area hotter, impacts to wells, release of silt into water, chicken manure in ponds releasing salmonella, and lithium batteries. She questioned who is going to take responsibility for these impacts to people and asked the board to use its conscience and think twice about this.

11. Board Comments-

There were no board comments.

12. Executive Session – Land acquisition, Litigation

On a motion duly made by Mr. Marcello Banes seconded by Mr. David Thompson and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:48 pm.

On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the Authority moved out of Executive Session at 2:31 pm.

13. Adjourn

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 2:31 pm.

Attest:

Chairman

Secretary

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

	<u>May 31, 23</u>	<u>May 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Checking - Truist	48,243.05	87,006.38	-38,763.33	-44.55%
Bk of Madison-MMA	2,763,642.73	2,726,144.59	37,498.14	1.38%
Bk of Madison-Cap Proj-Checking	709,794.11	488,600.91	221,193.20	45.27%
Bk of Madison-Cap Proj-MMA	3,387,374.66	3,656,188.83	-268,814.17	-7.35%
Bk of Madison-JMNV Disbursement	151,544.87	57,915,969.07	-57,764,424.20	-99.74%
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>7,060,691.28</u>	<u>64,874,001.64</u>	<u>-57,813,310.36</u>	<u>-89.12%</u>
Accounts Receivable				
Accounts Receivable	39,290.86	0.00	39,290.86	100.0%
Total Accounts Receivable	<u>39,290.86</u>	<u>0.00</u>	<u>39,290.86</u>	<u>100.0%</u>
Total Current Assets	<u>7,099,982.14</u>	<u>64,874,001.64</u>	<u>-57,774,019.50</u>	<u>-89.06%</u>
TOTAL ASSETS	<u>7,099,982.14</u>	<u>64,874,001.64</u>	<u>-57,774,019.50</u>	<u>-89.06%</u>
LIABILITIES & EQUITY				
Equity				
Restricted Fund Balance	1,500,000.00	0.00	1,500,000.00	100.0%
Fund Balance	36,736,443.11	5,682,657.59	31,053,785.52	546.47%
Net Income	-31,136,460.97	59,191,344.05	-90,327,805.02	-152.6%
Total Equity	<u>7,099,982.14</u>	<u>64,874,001.64</u>	<u>-57,774,019.50</u>	<u>-89.06%</u>
TOTAL LIABILITIES & EQUITY	<u>7,099,982.14</u>	<u>64,874,001.64</u>	<u>-57,774,019.50</u>	<u>-89.06%</u>

Joint Dev. Auth of Jasper, Morgan, Newton & Walton Counties
Profit & Loss Budget vs. Actual
 July 2022 through June 2023

	Jul '22 - Jun 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Intergovernmental Revenue			
Social Circle - Inter Govt	0.00	0.00	0.00
NCWSA - Inter Govt	401,697.02	34,008.00	367,689.02
Inter Govt - Other	2,775,897.66		
Total Intergovernmental Revenue	3,177,594.68	34,008.00	3,143,586.68
Land sales			
Land Sale - NCWSA	0.00	380,838.00	-380,838.00
Reimbursement of costs	65.50		
Total Land sales	65.50	380,838.00	-380,772.50
Grant income			
2022 REBA Grant	41,743,282.96	91,307,760.00	-49,564,477.04
2023 REBA Grant	0.00	20,000,000.00	-20,000,000.00
Grant income - Other	0.00	0.00	0.00
Total Grant income	41,743,282.96	111,307,760.00	-69,564,477.04
Hunting lease income	0.00	4,500.00	-4,500.00
PILOT Payments	2,000,000.00	2,000,000.00	0.00
Underwriting fee - Bond fee	0.00	4,500,000.00	-4,500,000.00
Miscellaneous income	41,790.86	5,500,000.00	-5,458,209.14
Reserves from Prior Years	0.00	6,100,000.00	-6,100,000.00
Total Income	46,962,734.00	129,827,106.00	-82,864,372.00
Expense			
Association fees	0.00	0.00	0.00
Bank charges	15.00	0.00	15.00
Distribution to Counties	0.00	0.00	0.00
Hunting lease expense	0.00	4,500.00	-4,500.00
Insurance expense	0.00	6,100.00	-6,100.00
Marketing expense	0.00	25,000.00	-25,000.00
Meeting expense	0.00	3,000.00	-3,000.00
Reimb NCIDA & DAWC	1,260,792.00	0.00	1,260,792.00
Miscellaneous expense	785.94	2,500.00	-1,714.06
Owners Assoc fees	87.30	2,000.00	-1,912.70
Professional			
Accounting expense	34,440.00	35,000.00	-560.00
Audit expense	11,032.00	12,000.00	-968.00
Consulting	180.00	0.00	180.00
Engineering expense			
Engineering exp	877.50	25,000.00	-24,122.50
Total Engineering expense	877.50	25,000.00	-24,122.50

	Jul '22 - Jun 23	Budget	\$ Over Budget
Legal expense	54,195.00	75,000.00	-20,805.00
Litigation expense	1,001,270.37	2,000,000.00	-998,729.63
Total Professional	1,101,994.87	2,147,000.00	-1,045,005.13
Property taxes	77,612.90	0.00	77,612.90
Reimbursement to S.C.	0.00	0.00	0.00
Training	0.00	2,400.00	-2,400.00
Utilities	1,039.24	1,200.00	-160.76
Debt Service			
02 GEFA Principal	33,230.06	33,230.00	0.06
02 GEFA Interest expense	777.67	780.00	-2.33
Total Debt Service	34,007.73	34,010.00	-2.27
Total Expense	2,476,334.98	2,227,710.00	248,624.98
Net Ordinary Income	44,486,399.02	127,599,396.00	-83,112,996.98
Other Income/Expense			
Other Income			
Interest income			
Interest income - banks	68,866.10	1,000.00	67,866.10
Interest income - NCWSA debt	11,425.13	11,426.00	-0.87
Interest income - Other	0.00	0.00	0.00
Total Interest income	80,291.23	12,426.00	67,865.23
Total Other Income	80,291.23	12,426.00	67,865.23
Other Expense			
Capital Outlay			
Engineering - General Consult	0.00	0.00	0.00
Land purchase			
North Stanton Springs	34,037,386.08	0.00	34,037,386.08
Land acquisition cost	-120,000.00	1,400,000.00	-1,520,000.00
Total Land purchase	33,917,386.08	1,400,000.00	32,517,386.08
Stanton Springs North			
Stanton Sp North - Engineering	0.00	0.00	0.00
Stanton Sp North - Construction	21,470,476.11	7,000,000.00	14,470,476.11
Rivian - Expenses	389,624.04	114,557,760.00	-114,168,135.96
Rivian - Reimbursable Expenses	3,914,430.63	0.00	3,914,430.63
Rivian - State Reimbursements	16,011,234.36		
Total Stanton Springs North	41,785,765.14	121,557,760.00	-79,771,994.86
Total Capital Outlay	75,703,151.22	122,957,760.00	-47,254,608.78
Total Other Expense	75,703,151.22	122,957,760.00	-47,254,608.78
Net Other Income	-75,622,859.99	-122,945,334.00	47,322,474.01
Net Income	-31,136,460.97	4,654,062.00	-35,790,522.97

Joint Dev. Auth of Jasper, Morgan, N
Profit & Loss Budget vs. Actual
 July 2022 through June 2023

	% of Budget
Ordinary Income/Expense	
Income	
Intergovernmental Revenue	
Social Circle - Inter Govt	0.0%
NCWSA - Inter Govt	1,181.18%
Inter Govt - Other	
Total Intergovernmental Revenue	9,343.67%
Land sales	
Land Sale - NCWSA	0.0%
Reimbursement of costs	
Total Land sales	0.02%
Grant income	
2022 REBA Grant	45.72%
2023 REBA Grant	0.0%
Grant income - Other	0.0%
Total Grant income	37.5%
Hunting lease income	0.0%
PILOT Payments	100.0%
Underwriting fee - Bond fee	0.0%
Miscellaneous income	0.76%
Reserves from Prior Years	0.0%
Total Income	36.17%
Expense	
Association fees	0.0%
Bank charges	100.0%
Distribution to Counties	0.0%
Hunting lease expense	0.0%
Insurance expense	0.0%
Marketing expense	0.0%
Meeting expense	0.0%
Reimb NCIDA & DAWC	100.0%
Miscellaneous expense	31.44%
Owners Assoc fees	4.37%
Professional	
Accounting expense	98.4%
Audit expense	91.93%
Consulting	100.0%
Engineering expense	
Engineering exp	3.51%
Total Engineering expense	3.51%

	% of Budget
Legal expense	72.26%
Litigation expense	50.06%
Total Professional	51.33%
Property taxes	100.0%
Reimbursement to S.C.	0.0%
Training	0.0%
Utilities	86.6%
Debt Service	
02 GEFA Principal	100.0%
02 GEFA Interest expense	99.7%
Total Debt Service	99.99%
Total Expense	111.16%
Net Ordinary Income	34.86%
Other Income/Expense	
Other Income	
Interest income	
Interest income - banks	6,886.61%
Interest income - NCWSA debt	99.99%
Interest income - Other	0.0%
Total Interest income	646.16%
Total Other Income	646.16%
Other Expense	
Capital Outlay	
Engineering - General Consult	0.0%
Land purchase	
North Stanton Springs	100.0%
Land acquisition cost	-8.57%
Total Land purchase	2,422.67%
Stanton Springs North	
Stanton Sp North - Engineering	0.0%
Stanton Sp North - Construction	306.72%
Rivian - Expenses	0.34%
Rivian - Reimbursable Expenses	100.0%
Rivian - State Reimbursements	
Total Stanton Springs North	34.38%
Total Capital Outlay	61.57%
Total Other Expense	61.57%
Net Other Income	61.51%
Net Income	-669.02%

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

General Ledger

As of May 31, 2023

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Checking - Truist								86,552.69
Check	07/06/2022	ACH	Snapping Shoals	Acct 4283727	Utilities		67.09	86,485.60
Check	07/06/2022	ACH	Snapping Shoals	acct 7283669	Utilities		24.89	86,460.71
Check	07/13/2022	Draft	GEFA	Qtrly GEFA drafted payment	-SPLIT-		11,336.70	75,124.01
Bill Pmt -Check	07/25/2022	1067a	Andrea P. Gray, LLC		Accounts Payable		1,830.00	73,294.01
Check	07/25/2022	1067b	Andrea P. Gray, LLC	Inv #79	Legal expense		1,695.00	71,599.01
Check	08/03/2022	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	71,569.05
Check	08/03/2022	ACH	Snapping Shoals	Acct 4283727	Utilities		68.05	71,501.00
Check	08/23/2022	1068	Andrea P. Gray, LLC	Inv 80	Legal expense		3,015.00	68,486.00
Deposit	08/24/2022	Deposit	Social Circle	Pymt due back after payoff in May 22	Social Circle - Inter Govt	906.94		69,392.94
Check	09/01/2022	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	69,362.98
Check	09/01/2022	ACH	Snapping Shoals	Acct 4283727	Utilities		68.28	69,294.70
Check	09/27/2022	1069	Andrea P. Gray, LLC	Inv 81	Legal expense		6,105.00	63,189.70
Check	10/04/2022	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	63,159.74
Check	10/04/2022	ACH	Snapping Shoals	Acct 4283727	Utilities		65.97	63,093.77
Check	10/11/2022	ACH	GEFA	Qtrly GEFA drafted payment	-SPLIT-		11,336.70	51,757.07
Deposit	10/20/2022	Deposit	Newton Co W & S	Qtr deposit	NCWSA - Inter Govt	10,429.76		62,186.83
Check	10/25/2022	1071	Social Circle	Reimbursement of add'l GEFA pymt made even after notification to end	Social Circle - Inter Govt		906.94	61,279.89
Check	10/26/2022	1070	Andrea P. Gray, LLC	Inv 82	Legal expense		6,975.00	54,304.89
Check	11/01/2022	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	54,274.93
Check	11/01/2022	ACH	Snapping Shoals	Acct 4283727	Utilities		66.30	54,208.63
Check	11/22/2022	1072	Andrea P. Gray, LLC	Inv 83	Legal expense		5,745.00	48,463.63
Check	12/01/2022	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	48,433.67
Check	12/01/2022	ACH	Snapping Shoals	Acct 4283727	Utilities		64.90	48,368.77
Check	12/20/2022	1073	Andrea P. Gray, LLC		Legal expense		7,215.00	41,153.77
Deposit	12/20/2022	Deposit	Newton Co W & S	Qtr deposit	NCWSA - Inter Govt	10,429.76		51,583.53
Check	01/03/2023	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	51,553.57
Check	01/03/2023	ACH	Snapping Shoals	Acct 4283727	Utilities		63.93	51,489.64
Check	01/10/2023	ACH	GEFA	Final pymt	-SPLIT-		11,334.33	40,155.31
Check	01/24/2023	1074	Andrea P. Gray, LLC	Inv 85	Legal expense		7,320.00	32,835.31
Check	01/24/2023	1075	Jerry Silvio	Reimbursement	Miscellaneous expense		785.94	32,049.37
Check	02/01/2023	AC	Snapping Shoals	Acct 4283669	Utilities		29.96	32,019.41
Check	02/01/2023	ACH	Snapping Shoals	Acct 4283727	Utilities		62.83	31,956.58
Check	02/28/2023	1076	Andrea P. Gray, LLC	Inv 86	Legal expense		8,565.00	23,391.58
Check	02/28/2023	1077	Allen Smith Consulting Inc	Inv Takeda contact	Consulting		180.00	23,211.58
Check	03/07/2023	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	23,181.62
Check	03/07/2023	ACH	Snapping Shoals	Acct 4283727	Utilities		62.23	23,119.39
Check	03/28/2023	1078	Andrea P. Gray, LLC	Inv 87	Legal expense		7,560.00	15,559.39
Check	04/04/2023	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	15,529.43
Check	04/04/2023	ACH	Snapping Shoals	Acct 4283727	Utilities		62.54	15,466.89
Deposit	04/20/2023	Trnsf	Bank of Madison	Transfer from Cap Proj Ck to Truist Operating	Bk of Madison-Cap Proj-Checking	50,000.00		65,466.89
Check	04/25/2023	1079	Andrea P. Gray, LLC	Inv 88	Litigation expense		8,730.00	56,736.89
Check	05/02/2023	ACH	Snapping Shoals	Acct 4283669	Utilities		29.96	56,706.93

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	05/02/2023	ACH	Snapping Shoals	Acct 4283727	Utilities		62.63	56,644.30
Check	05/22/2023	1080	Andrea P. Gray, LLC	Inv 89 General representation	Litigation expense		8,386.25	48,258.05
Check	05/22/2023	Draft	Truist	May 23 Svc chg	Bank charges		15.00	48,243.05
Total Checking - Truist						71,766.46	110,076.10	48,243.05
Bk of Madison-MMA								2,726,652.52
Deposit	07/31/2022	Deposit	Bank of Madison	July interest	Interest income - banks	762.07		2,727,414.59
Deposit	08/31/2022	Deposti	Bank of Madison	August interest	Interest income - banks	1,390.20		2,728,804.79
Deposit	09/30/2022	Deposit	Bank of Madison	September interest	Interest income - banks	1,888.37		2,730,693.16
Deposit	10/31/2022	Deposit	Bank of Madison	Octobe interest	Interest income - banks	2,061.87		2,732,755.03
Deposit	11/30/2022	Deposit	Bank of Madison	November interest	Interest income - banks	2,246.99		2,735,002.02
Deposit	12/31/2022	Deposit	Bank of Madison	December interest	Interest income - banks	2,680.07		2,737,682.09
Deposit	01/31/2023	Deposit	Bank of Madison	Jan Interest	Interest income - banks	3,245.82		2,740,927.91
Deposit	02/28/2023	Deposit	Bank of Madison	Feb interest	Interest income - banks	3,681.98		2,744,609.89
Deposit	03/31/2023	Deposit	Bank of Madison	March interest	Interest income - banks	5,212.01		2,749,821.90
Deposit	04/30/2023	Deposit	Bank of Madison	April interest	Interest income - banks	6,788.47		2,756,610.37
Deposit	05/31/2023	Deposit	Bank of Madison	May interest	Interest income - banks	7,032.36		2,763,642.73
Total Bk of Madison-MMA						36,990.21	0.00	2,763,642.73
Bk of Madison-Cap Proj-Checking								554,489.89
Deposit	07/08/2022	Deposit	Callaway Title Escrow, LLC	Option pymnt returned at closing	Land acquisition cost	100,000.00		654,489.89
Bill Pmt -Check	07/26/2022	1193	Thomas & Hutton		Accounts Payable		32,515.24	621,974.65
Bill Pmt -Check	07/26/2022	1195	Thomas & Hutton	May 29 - June 25, 2022	Accounts Payable		29,992.50	591,982.15
Check	07/26/2022	1192	Allen Smith Consulting Inc	Inv 13228 EDGE grant admin	Rivian - Expenses		180.00	591,802.15
Check	07/26/2022	1194	Cornerstone Government Affairs, Inc.	Inv 072022 Monthly services	Rivian - Expenses		20,000.00	571,802.15
Deposit	07/31/2022	Deposit	Bank of Madison	July interest	Interest income - banks	67.20		571,869.35
Deposit	08/04/2022	Deposit	Callaway Title Escrow, LLC	Option payment returned at closing	Land acquisition cost	10,000.00		581,869.35
Deposit	08/11/2022	Transfer	Bank of Madison	Transfer of REBA fds after rec'd from state	Bk of Madison-JMNW REBA #1	242,068.74		823,938.09
Deposit	08/11/2022	Deposit	Callaway Title Escrow, LLC	Option payment returned at closing	Land acquisition cost	10,000.00		833,938.09
Check	08/23/2022	1196	Allen Smith Consulting Inc	Inv #13227	Rivian - Expenses		2,000.00	831,938.09
Check	08/23/2022	1197	Allen Smith Consulting Inc	Inv #13237	Rivian - Expenses		2,200.00	829,738.09
Check	08/23/2022	1198	Thomas & Hutton	Inv #0225151 Project Adventure	-SPLIT-		55,064.94	774,673.15
Check	08/23/2022	1199	Thomas & Hutton	Inv #0225373 ALTA survey	Rivian - Expenses		9,135.00	765,538.15
Check	08/23/2022	1200	Cornerstone Government Affairs, Inc.	Inv 082022 Monthly services	Rivian - Expenses		20,000.00	745,538.15
Deposit	08/23/2022	Deposit	Sandra Latimer	Refund from closing difference	North Stanton Springs	2.34		745,540.49
Deposit	08/31/2022	Deposit	Bank of Madison	August interest	Interest income - banks	127.92		745,668.41
Check	09/19/2022	Transfer	Bank of Madison	Transfer to JNMW disbursement acct from cap proj ck	Bk of Madison-JMNW Disbursement		169,519.42	576,148.99
Check	09/27/2022	1201	Thomas & Hutton	Inv #0223345 ALTA survey	Rivian - Reimbursable		17,266.35	558,882.64
Check	09/27/2022	1202	Thomas & Hutton	Inv #0226607 ALTA survey dated July 7	Rivian - Reimbursable Expenses		13,180.00	545,702.64
Check	09/27/2022	1203	Thomas & Hutton	Inv #0226671 Project adventure reimbursed	-SPLIT-		54,462.49	491,240.15
Check	09/27/2022	1204	Cornerstone Government Affairs, Inc.	Inv 092022 Monthly services	Rivian - Expenses		20,000.00	471,240.15
Check	09/27/2022	1205	Treadwell, Tamplin & Co, CPA	Inv 182997 yearly services	Accounting expense		34,440.00	436,800.15

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	09/27/2022	1206	Allen Smith Consulting Inc	Inv 13263 REBA Project Adventure admin	Rivian - Expenses		1,800.00	435,000.15
Check	09/27/2022	1207	Newton Co Economic Development Auth	Commission for sale of land - Rivian	Reimb NCIDA & DAWC		630,396.00	-195,395.85
Check	09/27/2022	1208	Development Authority of Walton Co	Commission for sale of land - Rivian	Reimb NCIDA & DAWC		630,396.00	-825,791.85
Deposit	09/27/2022	Transfer	Bank of Madison	Transfer from Cap Proj MMA to Ck	Bk of Madison-Cap Proj-MMA	1,500,000.00		674,208.15
Deposit	09/30/2022	Deposit	Bank of Madison	September interest	Interest income - banks	145.96		674,354.11
Check	10/25/2022	1209	Allen Smith Consulting Inc	Inv 13284	Rivian - Expenses		2,000.00	672,354.11
Check	10/25/2022	1210	Cornerstone Government Affairs, Inc.	Inv 102022 Monthly servicves	Rivian - Expenses		20,000.00	652,354.11
Check	10/25/2022	1211	Thomas & Hutton	Inv #0227531 Proj Adv ALTA Survey	Rivian - Reimbursable Expenses		12,666.40	639,687.71
Check	10/25/2022	1212	Thomas & Hutton	Inv # 0228335 Proj Adventure reimbursed	-SPLIT-		148,031.36	491,656.35
Check	10/25/2022	Transfer	Bank of Madison	Transfer small closing amt back to Disbursement acct	Bk of Madison-JMNBW Disbursement		2.34	491,654.01
Deposit	10/31/2022	Deposit	Bank of Madison	October interest	Interest income - banks	130.57		491,784.58
Check	11/22/2022	1213	Thomas & Hutton	Inv #0229809 General Consulting	-SPLIT-		52,069.55	439,715.03
Check	11/22/2022	1214	Thomas & Hutton	Inv #0228954 ALTA survey	Rivian - Reimbursable		34,126.25	405,588.78
Check	11/22/2022	1215	Thomas & Hutton	Inv #0229810 Rivian	Rivian - Reimbursable		125,379.69	280,209.09
Check	11/22/2022	1216	Cornerstone Government Affairs, Inc.	Inv 112022 Monthly services	Rivian - Expenses		10,000.00	270,209.09
Check	11/22/2022	1217	Precision Planning Inc	Inv 68483 Map revisions	Engineering exp		877.50	269,331.59
Check	11/22/2022	1218	Andrea P. Gray, LLC	Inv #6 Reimb Project Exp	Rivian - Reimbursable		8,650.00	260,681.59
Check	11/22/2022	1219	Andrea P. Gray, LLC	Inv #1 Rivian Zoning	Rivian - Reimbursable		11,310.00	249,371.59
Check	11/22/2022	1220	Andrea P. Gray, LLC	Inv #2 Project Adventure Bonds	Rivian - Reimbursable Expenses		4,110.00	245,261.59
Check	11/22/2022	1221	Andrea P. Gray, LLC	Inv #1 Rivian Bond Validation Appeal	Rivian - Reimbursable Expenses		1,200.00	244,061.59
Deposit	11/30/2022	Deposit	Bank of Madison	November interest	Interest income - banks	98.70		244,160.29
Deposit	12/13/2022	Transfer	Bank of Madison	Reimbursement from Grant	Bk of Madison-JMNBW REBA	130,418.53		374,578.82
Check	12/20/2022	1222	Thomas & Hutton		Rivian - Reimbursable		29,777.32	344,801.50
Check	12/20/2022	1223	Allen Smith Consulting Inc		Rivian - Expenses		1,000.00	343,801.50
Check	12/20/2022	1224	Cornerstone Government Affairs, Inc.		Rivian - Expenses		10,000.00	333,801.50
Check	12/20/2022	1225	Holland & Knight LLP	Inv 33003985	Litigation expense		27,593.45	306,208.05
Check	12/20/2022	1226	Holland & Knight LLP	Inv 33029690	Litigation expense		155,378.92	150,829.13
Check	12/20/2022	1227	Smith Gambrell & Russell LLP	Inv 1092097	Litigation expense		39,290.86	111,538.27
Check	12/20/2022	1228	Smith Gambrell & Russell LLP	Inv 1092099	Litigation expense		120,705.61	-9,167.34
Check	12/20/2022	1229	Smith Gambrell & Russell LLP	Inv 1092098	Litigation expense		189,765.95	-198,933.29
Deposit	12/20/2022	Transfer	Bank of Madison	Transfer funds	Bk of Madison-Cap Proj-MMA	500,000.00		301,066.71
Check	12/20/2022	1230	Thomas & Hutton	Inv 0231073 ALTA survey	Rivian - Reimbursable		2,565.00	298,501.71
Check	12/20/2022	1231	Thomas & Hutton	Inv 0231072	Rivian - Reimbursable		1,990.00	296,511.71
Check	12/20/2022	1232	Thomas & Hutton	Inv 0231074	-SPLIT-		136,397.85	160,113.86
Deposit	12/31/2022	Deposit	Bank of Madison	Dec interest	Interest income - banks	58.44		160,172.30
Deposit	01/19/2023			Deposit	Undeposited Funds	2,735,897.66		2,896,069.96
Deposit	01/20/2023	Trnsf	Bank of Madison	Transfer from REBA grants funds to reimburse JDA expenses	Bk of Madison-JMNBW REBA #1	518,067.81		3,414,137.77
Check	01/20/2023	Wire	Georgia-Alabama Land Trust Inc	Mitigation credits purchased	Rivian - Reimbursable		2,920,000.00	494,137.77

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	01/24/2023	1233	Cornerstone Government Affairs, Inc.		Rivian - Expenses		10,000.00	484,137.77
Check	01/24/2023	1234	Stanton Springs	Annual invoice for Property Owners Assoc	Owners Assoc fees		87.30	484,050.47
Check	01/24/2023	1235	Thomas & Hutton	Inv 0233052 ALTA survey	Rivian - Reimbursable		1,910.00	482,140.47
Check	01/24/2023	1236	Thomas & Hutton	Inv 0232770 Project Adventure	Rivian - Reimbursable		45,381.48	436,758.99
Check	01/24/2023	1237	Allen Smith Consulting Inc	Inv 13370 Grant adminb	Rivian - Expenses		600.00	436,158.99
Check	01/24/2023	1238	McNair, McLemore, Middlebrooks & Co	Inv 111594	Audit expense		11,032.00	425,126.99
Check	01/24/2023	1239	Andrea P. Gray, LLC	Inv 1 Stream Buffer Variance	Rivian - Reimbursable		1,005.00	424,121.99
Check	01/24/2023	1240	Andrea P. Gray, LLC	Inv 2 Rivian Zoning Litigation	Rivian - Reimbursable		4,125.00	419,996.99
Check	01/24/2023	1241	Andrea P. Gray, LLC	Inv 86 Rivian Bond Validation Appeal	Rivian - Reimbursable Expenses		2,280.00	417,716.99
Check	01/24/2023	1242	Andrea P. Gray, LLC	Inv 7 Reimbursable Project Expenses	Rivian - Reimbursable Expenses		3,060.00	414,656.99
Check	01/24/2023	1243	Smith Gambrell & Russell LLP	Inv 1095517 Bond Validation appeal	Litigation expense		52,810.20	361,846.79
Check	01/24/2023	1244	Smith Gambrell & Russell LLP	Inv 1095518 Zoning Litigation	Litigation expense		23,031.50	338,815.29
Check	01/24/2023	1245	Smith Gambrell & Russell LLP	Inv 1097060 Bond financing matters	Litigation expense		1,051.64	337,763.65
Deposit	01/31/2023	Dep	Bank of Madison	Jan interest	Interest income - banks	99.93		337,863.58
Deposit	02/02/2023	Wire	First American Title	First Amer Title Insurance ??	Miscellaneous income	2,500.00		340,363.58
Deposit	02/21/2023	Trnsfr	Bank of Madison	Transfer	Bk of Madison-JMNW REBA	18,408.44		358,772.02
Check	02/28/2023	1246	Allen Smith Consulting Inc	Inv 13307 Grant Admin	Rivian - Expenses		1,000.00	357,772.02
Check	02/28/2023	1247	Allen Smith Consulting Inc	Inv 13409	Rivian - Expenses		1,350.00	356,422.02
Check	02/28/2023	1248	Allen Smith Consulting Inc	Inv 13410	Rivian - Expenses		700.00	355,722.02
Check	02/28/2023	1249	Cornerstone Government Affairs, Inc.	Inc JDA-022023	Rivian - Expenses		10,000.00	345,722.02
Check	02/28/2023	1250	Andrea P. Gray, LLC	Inv 8 REimburseable Project expenses	Litigation expense		615.00	345,107.02
Check	02/28/2023	1251	Andrea P. Gray, LLC	Inv 2 Rivian Zoning Litigation	Litigation expense		1,335.00	343,772.02
Check	02/28/2023	1252	Andrea P. Gray, LLC	Inv 89 Rivian Bond Validation Appeal	Litigation expense		1,515.00	342,257.02
Check	02/28/2023	1253	Andrea P. Gray, LLC	Inv 2 Stream Buffer VAriance	Litigation expense		6,045.00	336,212.02
Check	02/28/2023	1254	Smith Gambrell & Russell LLP	Jan 23	Litigation expense		57,182.92	279,029.10
Check	02/28/2023	1255	Holland & Knight LLP	Dec-22 thru Feb 23	Litigation expense		122,655.91	156,373.19
Check	02/28/2023	1256	Thomas & Hutton	Inv 0232797 Rivian Special Inspection	Rivian - Expenses		18,408.44	137,964.75
Check	02/28/2023	1257	Thomas & Hutton	Inv 0233899 Rivian Special Inspection	Rivian - Expenses		27,800.19	110,164.56
Deposit	02/28/2023	Deposit	Bank of Madison	Feb interest	Interest income - banks	94.55		110,259.11
Deposit	03/01/2023	Transfer	Bank of Madison	Transfer of funds	Bk of Madison-Cap Proj-MMA	300,000.00		410,259.11
Deposit	03/09/2023	Deposti	First American Title	Deposit	Reimbursement of costs	65.50		410,324.61
Check	03/28/2023	1258	Thomas & Hutton	In 0235438 Project Adventure General	Rivian - Reimbursable Expenses		62,601.53	347,723.08
Check	03/28/2023	1259	Thomas & Hutton	Inv 0235474 ALTA survey	Rivian - Reimbursable		3,936.25	343,786.83
Check	03/28/2023	1260	Allen Smith Consulting Inc	Inv 13450 REBA #1 Grant Admin	Rivian - Expenses		600.00	343,186.83
Check	03/28/2023	1261	Cornerstone Government Affairs, Inc.	Inv JDA-032023	Rivian - Expenses		10,000.00	333,186.83
Check	03/28/2023	1262	Thomas & Hutton	INv 0235446 Rivian Speical Inspection & mat'l testing	Rivian - Expenses		19,173.06	314,013.77
Check	03/28/2023	1263	Andrea P. Gray, LLC	Inv 3 Stream Buffer Variance	Litigation expense		720.00	313,293.77
Check	03/28/2023	1264	Andrea P. Gray, LLC	Inv 3 Rivian Zoning Litigation	Litigation expense		1,755.00	311,538.77

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	03/28/2023	1265	Andrea P. Gray, LLC	Inv 9 Reimburse	Litigation expense		315.00	311,223.77
Check	03/28/2023	1266	Smith Gambrell & Russell LLP	Inv 114283 Stream Buffer	Litigation expense		30,841.00	280,382.77
Check	03/28/2023	1267	Smith Gambrell & Russell LLP	Inv 1104281 Zoning litigation	Litigation expense		26,740.20	253,642.57
Check	03/28/2023	1268	Smith Gambrell & Russell LLP	Inv 1104280 Bond Validation	Litigation expense		31,379.20	222,263.37
Check	03/28/2023	1269	Holland & Knight LLP	Inv 33080221 Zoning litigation	Litigation expense		4,400.00	217,863.37
Check	03/28/2023	1270	Holland & Knight LLP	Inv 33080220 Rivian Bond Litigation	Litigation expense		6,513.00	211,350.37
Deposit	03/29/2023	Transfer	Bank of Madison	Transfer for reimbursment of funds	Bk of Madison-JMNW REBA #1	166,763.05		378,113.42
Check	03/29/2023	ACH	Georgia-Alabama Land Trust Inc	Mitigation credit purchase	Rivian - Reimbursable		40,000.00	338,113.42
Deposit	03/31/2023	Deposit	Bank of Madison	March Interest	Interest income - banks	142.88		338,256.30
Deposit	04/10/2023	Trnsf	Bank of Madison	Transfer from Disbursement to Cap Proj reimb for pd items	Bk of Madison-JMNW Disbursment	315.00		338,571.30
Deposit	04/10/2023	Trnsf	Bank of Madison	Transfer Disbursement to Cap Proj reimbfor pd items	Bk of Madison-JMNW Disbursment	9,265.00		347,836.30
Deposit	04/12/2023			Deposit GDOT	Undeposited Funds	40,000.00		387,836.30
Deposit	04/20/2023	Trnsf	Bank of Madison	Transfer from Cap Proj Ck to Truist Operating	Checking - Truist		50,000.00	337,836.30
Deposit	04/20/2023	Trnsf	Bank of Madison	Transfer from REBA 1 to reimb items pd	Bk of Madison-JMNW REBA #1	66,464.54		404,300.84
Check	04/25/2023	1271	Cornerstone Government Affairs, Inc.	JDA 042023	Rivian - Expenses		10,000.00	394,300.84
Check	04/25/2023	1272	Allen Smith Consulting Inc	Inv 13481	Rivian - Expenses		1,100.00	393,200.84
Check	04/25/2023	1273	Thomas & Hutton	Inv 0237431 Project Adventure	Rivian - Reimbursable		74,137.66	319,063.18
Check	04/25/2023	1274	Thomas & Hutton	Inv 0236731 ALTA Survey	Rivian - Reimbursable		7,087.50	311,975.68
Check	04/25/2023	1275	Thomas & Hutton	Inv 0233900 Project Adventure	Rivian - Reimbursable		111,260.98	200,714.70
Deposit	04/25/2023	Deposit	Newton Co W & S	Deposit	-SPLIT-	392,262.63		592,977.33
Deposit	04/30/2023	Deposit	Bank of Madison	April interest income	Interest income - banks	156.71		593,134.04
Check	05/12/2023	1283	Holland & Knight LLP		-SPLIT-		6,499.00	586,635.04
Deposit	05/12/2023	Trsnfr	Bank of Madison	Transfer from REBA 1 to Cap Proj	Bk of Madison-JMNW REBA #1	288,900.80		875,535.84
Check	05/23/2023	1276	Thomas & Hutton	Inv 02391863 Project Adventure	Rivian - Reimbursable Expenses		67,335.38	808,200.46
Check	05/23/2023	1277	Thomas & Hutton	Inv 0239328 ALTA survey	Rivian - Reimbursable		10,640.00	797,560.46
Check	05/23/2023	1278	Allen Smith Consulting Inc	Inv 13515	Rivian - Reimbursable		2,000.00	795,560.46
Check	05/23/2023	1279	Cornerstone Government Affairs, Inc.	Inv JDA052023	Rivian - Expenses		10,000.00	785,560.46
Check	05/23/2023	1280	Andrea P. Gray, LLC	VOID:	Litigation expense	0.00		785,560.46
Check	05/23/2023	1281	Andrea P. Gray, LLC	Inv 90 Bond Validation	-SPLIT-		9,478.70	776,081.76
Check	05/23/2023	1282	Smith Gambrell & Russell LLP		-SPLIT-		66,536.06	709,545.70
Deposit	05/31/2023	dep	Bank of Madison	May interest	Interest income - banks	248.41		709,794.11
Total Bk of Madison-Cap Proj-Checking						7,032,771.31	6,877,467.09	709,794.11
Bk of Madison-Cap Proj-MMA								3,656,870.04
Deposit	07/31/2022	Deposit	Bank of Madison	July interest	Interest income - banks	1,022.06		3,657,892.10
Deposit	08/10/2022	Transfer	Bank of Madison	Transfer from REBA 1 after rec'd fds from state	Bk of Madison-JMNW REBA #1	2,830,480.58		6,488,372.68
Check	08/11/2022	Wire	Callaway Title Escrow, LLC	Wire to for land acquisition	North Stanton Springs		2,830,480.58	3,657,892.10
Deposit	08/31/2022	Deposit	Bank of Madison	August interest	Interest income - banks	1,817.94		3,659,710.04
Deposit	09/27/2022	Transfer	Bank of Madison	Transfer from Cap Proj MMA to Ck	Bk of Madison-Cap Proj-Checking		1,500,000.00	2,159,710.04
Deposit	09/30/2022	Deposit	Bank of Madison	September interest	Interest income - banks	2,392.83		2,162,102.87
Deposit	10/31/2022	Deposit	Bank of Madison	October interest	Interest income - banks	1,632.54		2,163,735.41
Deposit	11/30/2022	Deposit	Bank of Madison	November interest	Interest income - banks	1,779.12		2,165,514.53

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Deposit	12/20/2022	Transfer	Bank of Madison	Transfer funds	Bk of Madison-Cap Proj-		500,000.00	1,665,514.53
Deposit	12/31/2022	Deposit	Bank of Madison	December interest	Interest income - banks	2,036.40		1,667,550.93
Deposit	01/31/2023	Deposit	Bank of Madison	January interest	Interest income - banks	1,977.07		1,669,528.00
Deposit	02/28/2023	Deposit	Bank of Madison	February interest	Interest income - banks	2,242.74		1,671,770.74
Deposit	03/01/2023	Transfer	Bank of Madison	Transfer of funds	Bk of Madison-Cap Proj-		300,000.00	1,371,770.74
Deposit	03/31/2023	Deposit	Bank of Madison	March interest	Interest income - banks	2,604.99		1,374,375.73
Deposit	04/25/2023			Deposit	Undeposited Funds	2,000,000.00		3,374,375.73
Deposit	04/30/2023	Deposit	Bank of Madison	April interest	Interest income - banks	4,379.42		3,378,755.15
Deposit	05/31/2023	Deposit		May interest	Interest income - banks	8,619.51		3,387,374.66
Total Bk of Madison-Cap Proj-MMA						4,860,985.20	5,130,480.58	3,387,374.66
Bk of Madison-JMNB Disbursement								31,276,123.85
Check	07/08/2022	Wire	WSG Land, LLC	Purchase of approx 272.50ac	North Stanton Springs		18,313,356.49	12,962,767.36
Check	08/04/2022	Wire	Sara Tuell, Thomas Verner, William Verner	2058 Darel Dr Walton Co	North Stanton Springs		12,819,566.13	143,201.23
Check	09/02/2022	Wire	Callaway Title Escrow, LLC	Purchase of approx 486.356ac	North Stanton Springs		74,000.00	69,201.23
Check	09/19/2022	Transfer	Bank of Madison	Morgan Co	North Stanton Springs			
				Purchase land?	North Stanton Springs		74,000.00	69,201.23
				Transfer to JNMW disbursement acct from cap proj ck	Bk of Madison-Cap Proj-Checking	169,519.42		238,720.65
Deposit	09/28/2022	Deposit	Callaway Title Escrow, LLC	Return of overage on closing - Jerry Felton Gowden	North Stanton Springs	6.43		238,727.08
Deposit	09/28/2022	Deposit	Callaway Title Escrow, LLC	Return of overage on closing - Tonia Paramore	North Stanton Springs	8.35		238,735.43
Check	10/25/2022	Transfer	Bank of Madison	Transfer small closing amt back to Disbursement acct	Bk of Madison-Cap Proj-Checking	2.34		238,737.77
Check	10/31/2022	1100	Morgan County Tax Commissioner	Prop tax pymt for N Stanton Springs property	Property taxes		25,145.29	213,592.48
Check	11/07/2022	1102	Social Circle	Prop tax pymt for N Stanton Springs property	Property taxes		17,473.61	196,118.87
Check	01/25/2023	1101	Walton County Tax Commissioner	Prop tax pymt for N Stanton Springs property	Property taxes		34,994.00	161,124.87
Deposit	04/10/2023	Trnsf	Bank of Madison	Transfer from Disbursement to Cap Proj reimb for pd items	Bk of Madison-Cap Proj-Checking		315.00	160,809.87
Deposit	04/10/2023	Trnsf	Bank of Madison	Transfer Disbursement to Cap Proj reimbfor pd items	Bk of Madison-Cap Proj-Checking		9,265.00	151,544.87
Total Bk of Madison-JMNB Disbursement						169,536.54	31,294,115.52	151,544.87
Bk of Madison-JMNB REBA #1								0.00
Deposit	08/10/2022	Transfer	Bank of Madison	Transfer from REBA 1 after rec'd fds from state	Bk of Madison-Cap Proj-MMA		2,830,480.58	-2,830,480.58
Deposit	08/10/2022	Deposit	Georgia Housing and Fin Authority	DD #4 for reimbursement of JDA expenses	2022 REBA Grant	3,072,549.32		242,068.74
Deposit	08/11/2022	Transfer	Bank of Madison	Transfer of REBA fds after rec'd from state	Bk of Madison-Cap Proj-Checking		242,068.74	0.00
Deposit	11/15/2022	Deposit	Georgia Housing and Fin Authority	DD #5 for reimbursement of JDA expenses	2022 REBA Grant	3,836,673.00		3,836,673.00
Check	11/16/2022	ACH	Plateau Excavation Inc	App #1 Wire #1	Stanton Sp North -		1,500,000.00	2,336,673.00
Check	11/16/2022	ACH	Plateau Excavation Inc	App #1 Wire #2	Stanton Sp North -		1,500,000.00	836,673.00
Check	11/16/2022	ACH	Plateau Excavation Inc	App #1 Wire #3	Stanton Sp North -		836,673.00	0.00
Deposit	12/06/2022	Deposit	Georgia Housing and Fin Authority	DD #6 for reimbursement of JDA expenses	2022 REBA Grant	130,418.53		130,418.53
Deposit	12/13/2022	Transfer	Bank of Madison	Reimbursement from Grant	Bk of Madison-Cap Proj-		130,418.53	0.00
Deposit	12/15/2022	Deposit	Georgia Housing and Fin Authority	DD #7 for payment of Plateau invoices	2022 REBA Grant	3,220,310.50		3,220,310.50
Check	12/16/2022	Wire	Plateau Excavation Inc	App #2 Wire #1 grading work	Stanton Sp North -		1,500,000.00	1,720,310.50

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	12/16/2022	Wire	Plateau Excavation Inc	App #2 Wire #2 grading work	Stanton Sp North -		1,500,000.00	220,310.50
Check	12/16/2022	Wire	Plateau Excavation Inc	App #2 Wire #3 grading work	Stanton Sp North -		220,310.50	0.00
Deposit	01/11/2023	Wire	Georgia Housing and Fin Authority	DD#8 for payment o Plateau, mitigation credits and reimburse JDA	2022 REBA Grant	18,968,040.94		18,968,040.94
Check	01/13/2023	Wire	Plateau Excavation Inc	App #3 Wire Site work	Stanton Sp North -		2,438,738.77	16,529,302.17
Check	01/13/2023	Wire	Wright Brothers Construction Co LLC	REBA grant mitigation credit purchase	Rivian - State Reimbursements		2,553,895.85	13,975,406.32
Check	01/13/2023	Wire	Hard Labor Creek Mitigation LLC	REBA grant mitigation credit purchase	Rivian - State Reimbursements		3,011,764.00	10,963,642.32
Check	01/13/2023	Wire	Savannah River Basin Group LLC	REBA grant mitigation credit purchase	Rivian - State Reimbursements		4,702,670.07	6,260,972.25
Check	01/13/2023	Wire	Little Sandy Creed Mitigation 2 LLC	REBA grant mitigation credit purchase	Rivian - State Reimbursements		5,742,904.44	518,067.81
Deposit	01/20/2023	Trnsf	Bank of Madison	Transfer from REBA grants funds to reimburse JDA expenses	Bk of Madison-Cap Proj-Checking		518,067.81	0.00
Deposit	02/21/2023	Trnsfr	Bank of Madison	Transfer	Bk of Madison-Cap Proj-		18,408.44	-18,408.44
Deposit	02/21/2023	Deposit	Georgia Housing and Fin Authority	DD #9 Plateau and reimburse JDA	2022 REBA Grant	3,632,926.93		3,614,518.49
Check	02/21/2023	Wire	Plateau Excavation Inc	App # 4 Wire	Stanton Sp North -		3,614,518.49	0.00
Deposit	03/29/2023	Transfer	Bank of Madison	Transfer for reimbursment of funds	Bk of Madison-Cap Proj-Checking		166,763.05	-166,763.05
Deposit	03/29/2023	Deposit	Georgia Housing and Fin Authority	DD#10 Plateau and reimburse JDA	2022 REBA Grant	2,905,995.24		2,739,232.19
Check	03/29/2023	Wire	Plateau Excavation Inc	App #5 Wire	Stanton Sp North -		2,739,232.19	0.00
Deposit	04/18/2023	Deposit	Georgia Housing and Fin Authority	DD #11 Plateau and Reimb JDA	2022 REBA Grant	3,051,676.93		3,051,676.93
Check	04/18/2023	Wire	Plateau Excavation Inc	App #6 Wire	Stanton Sp North -		2,985,212.39	66,464.54
Deposit	04/20/2023	Trnsf	Bank of Madison	Transfer from REBA 1 to reimb items pd	Bk of Madison-Cap Proj-Checking		66,464.54	0.00
Deposit	05/12/2023	Trnsnfr	Bank of Madison	Transfer from REBA 1 to Cap Proj	Bk of Madison-Cap Proj-Checking		288,900.80	-288,900.80
Deposit	05/12/2023	Deposit	Georgia Housing and Fin Authority	DD #12 Plateau & reimburse JDA	2022 REBA Grant	2,924,691.57		2,635,790.77
Check	05/15/2023	Wire	Plateau Excavation Inc	App # 7 wire	Stanton Sp North -		2,635,790.77	0.00
Total Bk of Madison-JMNW REBA #1						41,743,282.96	41,743,282.96	0.00
Bank of Madison-Tax Revenue								0.61
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								0.00
Invoice	12/16/2022	101	Georgia Department of Transportation		Inter Govt - Other	2,735,897.66		2,735,897.66
Payment	01/19/2023		Georgia Department of Transportation		Undeposited Funds		2,735,897.66	0.00
Invoice	01/26/2023	102	Rivian Horizon, LLC		Miscellaneous income	39,290.86		39,290.86
Invoice	03/22/2023	103	Georgia Department of Transportation		Inter Govt - Other	40,000.00		79,290.86
Payment	04/12/2023	266180	Georgia Department of Transportation		Undeposited Funds		40,000.00	39,290.86
Invoice	04/20/2023	104	Morning Hornet		PILOT Payments	2,000,000.00		2,039,290.86

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Payment	04/25/2023		Morning Hornet		Undeposited Funds		2,000,000.00	39,290.86
Total Accounts Receivable						4,815,188.52	4,775,897.66	39,290.86
Undeposited Funds								0.00
Payment	01/19/2023		Georgia Department of Transportation		Accounts Receivable	2,735,897.66		2,735,897.66
Deposit	01/19/2023		Georgia Department of Transportation	Deposit	Bk of Madison-Cap Proj-Checking		2,735,897.66	0.00
Payment	04/12/2023	266180	Georgia Department of Transportation		Accounts Receivable	40,000.00		40,000.00
Deposit	04/12/2023	266180	Georgia Department of Transportation	Reimburse for mitigation credits	Bk of Madison-Cap Proj-Checking		40,000.00	0.00
Payment	04/25/2023		Morning Hornet		Accounts Receivable	2,000,000.00		2,000,000.00
Deposit	04/25/2023		Morning Hornet	PILOT pymt	Bk of Madison-Cap Proj-MMA		2,000,000.00	0.00
Total Undeposited Funds						4,775,897.66	4,775,897.66	0.00
Accounts Payable								-64,337.74
Bill Pmt -Check	07/25/2022	1067a	Andrea P. Gray, LLC		Checking - Truist	1,830.00		-62,507.74
Bill Pmt -Check	07/26/2022	1193	Thomas & Hutton		Bk of Madison-Cap Proj-	32,515.24		-29,992.50
Bill Pmt -Check	07/26/2022	1195	Thomas & Hutton	May 29 - June 25, 2022	Bk of Madison-Cap Proj-	29,992.50		0.00
Total Accounts Payable						64,337.74	0.00	0.00
Restricted Fund Balance								0.00
General Journal	07/01/2022	TTC-23-1		To reclass Facebook money held for road	Fund Balance		1,500,000.00	-1,500,000.00
Total Restricted Fund Balance						0.00	1,500,000.00	-1,500,000.00
Fund Balance								-38,236,443.11
General Journal	07/01/2022	TTC-23-1		To reclass Facebook money held for road	Restricted Fund Balance	1,500,000.00		-36,736,443.11
Total Fund Balance						1,500,000.00	0.00	-36,736,443.11
Intergovernmental Revenue								0.00
Social Circle - Inter Govt								0.00
Deposit	08/24/2022	Deposit	Social Circle	Pymt due back after payoff in May 22	Checking - Truist		906.94	-906.94
Check	10/25/2022	1071	Social Circle	Reimbursement of add'l GEFA pymt made even after notification to end	Checking - Truist	906.94		0.00
Total Social Circle - Inter Govt						906.94	906.94	0.00
NCWSA - Inter Govt								0.00
Deposit	10/20/2022	Deposit	Newton Co W & S	Qtr deposit	Checking - Truist		10,429.76	-10,429.76
Deposit	12/20/2022	Deposit	Newton Co W & S	Qtr deposit	Checking - Truist		10,429.76	-20,859.52
Deposit	04/25/2023	Deposit	Newton Co W & S	Principal portion of annual pymt	Bk of Madison-Cap Proj-Checking		380,837.50	-401,697.02
Total NCWSA - Inter Govt						0.00	401,697.02	-401,697.02
Inter Govt - Other								0.00
Invoice	12/16/2022	101	Georgia Department of Transportation	Purchase of Stream Mitigation Credits for Rivian Frontage Road	Accounts Receivable		2,735,897.66	-2,735,897.66
Invoice	03/22/2023	103	Georgia Department of Transportation	Purchase of Wetland Mitigation Credits for Rivian Frontage Road	Accounts Receivable		40,000.00	-2,775,897.66
Total Inter Govt - Other						0.00	2,775,897.66	-2,775,897.66
Total Intergovernmental Revenue						906.94	3,178,501.62	-3,177,594.68
Land sales								0.00
Reimbursement of costs								0.00

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Deposit	03/09/2023	Deposi	First American Title	Deposit	Bk of Madison-Cap Proj-		65.50	-65.50
Total Reimbursement of costs						0.00	65.50	-65.50
Total Land sales						0.00	65.50	-65.50
Grant income								0.00
2022 REBA Grant								0.00
Deposit	08/10/2022	Deposit	Georgia Housing and Fin Authority	DD #4 for reimbursement of JDA expenses	Bk of Madison-JMNW REBA #1		3,072,549.32	-3,072,549.32
Deposit	11/15/2022	Deposit	Georgia Housing and Fin Authority	DD #5 for reimbursement of JDA expenses	Bk of Madison-JMNW REBA #1		3,836,673.00	-6,909,222.32
Deposit	12/06/2022	Deposit	Georgia Housing and Fin Authority	DD #6 for reimbursement of JDA expenses	Bk of Madison-JMNW REBA #1		130,418.53	-7,039,640.85
Deposit	12/15/2022	Deposit	Georgia Housing and Fin Authority	DD #7 for payment of Plateau invoices	Bk of Madison-JMNW REBA #1		3,220,310.50	-10,259,951.35
Deposit	01/11/2023	Wire	Georgia Housing and Fin Authority	DD#8 for payment o Plateau, mitigation credits and reimburse JDA	Bk of Madison-JMNW REBA #1		18,968,040.94	-29,227,992.29
Deposit	02/21/2023	Deposit	Georgia Housing and Fin Authority	DD #9 Plateau and reimburse JDA	Bk of Madison-JMNW REBA #1		3,632,926.93	-32,860,919.22
Deposit	03/29/2023	Deposit	Georgia Housing and Fin Authority	DD#10 Plateau and reimburse JDA	Bk of Madison-JMNW REBA #1		2,905,995.24	-35,766,914.46
Deposit	04/18/2023	Deposit	Georgia Housing and Fin Authority	DD #11 Plateau and Reimb JDA	Bk of Madison-JMNW REBA #1		3,051,676.93	-38,818,591.39
Deposit	05/12/2023	Deposit	Georgia Housing and Fin Authority	DD #12 Plateau & reimburse JDA	Bk of Madison-JMNW REBA #1		2,924,691.57	-41,743,282.96
Total 2022 REBA Grant						0.00	41,743,282.96	-41,743,282.96
Total Grant income						0.00	41,743,282.96	-41,743,282.96
PILOT Payments								0.00
Invoice	04/20/2023	104	Morning Hornet	Morning Hornet 2 - PILOT payment	Accounts Receivable		2,000,000.00	-2,000,000.00
Total PILOT Payments						0.00	2,000,000.00	-2,000,000.00
Miscellaneous income								0.00
Invoice	01/26/2023	102	Rivian Horizon, LLC	Reimbursement of legal fees per invoice from Smith, Gambrell & Russell, LLP	Accounts Receivable		39,290.86	-39,290.86
Deposit	02/02/2023	Wire	First American Title	First Amer Title Insurance ??	Bk of Madison-Cap Proj-Checking		2,500.00	-41,790.86
Total Miscellaneous income						0.00	41,790.86	-41,790.86
Bank charges								0.00
Check	05/22/2023	Draft	Truist	May 23 Svc chg	Checking - Truist	15.00		15.00
Total Bank charges						15.00	0.00	15.00
Reimb NCIDA & DAWC								0.00
Check	09/27/2022	1207	Newton Co Economic Development Auth	Commission for sale of land - Rivian	Bk of Madison-Cap Proj-Checking	630,396.00		630,396.00
Check	09/27/2022	1208	Development Authority of Walton Co	Commission for sale of land - Rivian	Bk of Madison-Cap Proj-Checking	630,396.00		1,260,792.00
Total Reimb NCIDA & DAWC						1,260,792.00	0.00	1,260,792.00
Miscellaneous expense								0.00
Check	01/24/2023	1075	Jerry Silvio	Reimbursement	Checking - Truist	785.94		785.94
Total Miscellaneous expense						785.94	0.00	785.94
Owners Assoc fees								0.00
Check	01/24/2023	1234	Stanton Springs	Annual invoice for Property Owners Assoc	Bk of Madison-Cap Proj-Checking	87.30		87.30
Total Owners Assoc fees						87.30	0.00	87.30

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Professional								0.00
Accounting expense								0.00
Check	09/27/2022	1205	Treadwell, Tamplin & Co, CPA	Inv 182997 yearly services	Bk of Madison-Cap Proj-Checking	34,440.00		34,440.00
Total Accounting expense						34,440.00	0.00	34,440.00
Audit expense								0.00
Check	01/24/2023	1238	McNair, McLemore, Middlebrooks & Co	Inv 111594	Bk of Madison-Cap Proj-Checking	11,032.00		11,032.00
Total Audit expense						11,032.00	0.00	11,032.00
Consulting								0.00
Check	02/28/2023	1077	Allen Smith Consulting Inc	Inv Takeda contact	Checking - Truist	180.00		180.00
Total Consulting						180.00	0.00	180.00
Engineering expense								0.00
Engineering exp								0.00
Check	11/22/2022	1217	Precision Planning Inc	Inv 68483 Map revisions	Bk of Madison-Cap Proj-Checking	877.50		877.50
Total Engineering exp						877.50	0.00	877.50
Total Engineering expense						877.50	0.00	877.50
Legal expense								0.00
Check	07/25/2022	1067b	Andrea P. Gray, LLC	Inv #79	Checking - Truist	1,695.00		1,695.00
Check	08/23/2022	1068	Andrea P. Gray, LLC	Inv 80	Checking - Truist	3,015.00		4,710.00
Check	09/27/2022	1069	Andrea P. Gray, LLC	Inv 81	Checking - Truist	6,105.00		10,815.00
Check	10/26/2022	1070	Andrea P. Gray, LLC	Inv 82	Checking - Truist	6,975.00		17,790.00
Check	11/22/2022	1072	Andrea P. Gray, LLC	Inv 83	Checking - Truist	5,745.00		23,535.00
Check	12/20/2022	1073	Andrea P. Gray, LLC		Checking - Truist	7,215.00		30,750.00
Check	01/24/2023	1074	Andrea P. Gray, LLC	Inv 85	Checking - Truist	7,320.00		38,070.00
Check	02/28/2023	1076	Andrea P. Gray, LLC	Inv 86	Checking - Truist	8,565.00		46,635.00
Check	03/28/2023	1078	Andrea P. Gray, LLC	Inv 87	Checking - Truist	7,560.00		54,195.00
Total Legal expense						54,195.00	0.00	54,195.00
Litigation expense								0.00
Check	12/20/2022	1225	Holland & Knight LLP	Inv 33003985	Bk of Madison-Cap Proj-Checking	27,593.45		27,593.45
Check	12/20/2022	1226	Holland & Knight LLP	Inv 33029690	Bk of Madison-Cap Proj-Checking	155,378.92		182,972.37
Check	12/20/2022	1227	Smith Gambrell & Russell LLP	Inv 1092097	Bk of Madison-Cap Proj-Checking	39,290.86		222,263.23
Check	12/20/2022	1228	Smith Gambrell & Russell LLP	Inv 1092099	Bk of Madison-Cap Proj-Checking	120,705.61		342,968.84
Check	12/20/2022	1229	Smith Gambrell & Russell LLP	Inv 1092098	Bk of Madison-Cap Proj-Checking	189,765.95		532,734.79
Check	01/24/2023	1243	Smith Gambrell & Russell LLP	Inv 1095517 Bond Validation appeal	Bk of Madison-Cap Proj-Checking	52,810.20		585,544.99
Check	01/24/2023	1244	Smith Gambrell & Russell LLP	Inv 1095518 Zoning Litigation	Bk of Madison-Cap Proj-Checking	23,031.50		608,576.49
Check	01/24/2023	1245	Smith Gambrell & Russell LLP	Inv 1097060 Bond financing matters	Bk of Madison-Cap Proj-Checking	1,051.64		609,628.13
Check	02/28/2023	1250	Andrea P. Gray, LLC	Inv 8 REimburseable Project expenses	Bk of Madison-Cap Proj-Checking	615.00		610,243.13
Check	02/28/2023	1251	Andrea P. Gray, LLC	Inv 2 Rivian Zoning Litigation	Bk of Madison-Cap Proj-Checking	1,335.00		611,578.13
Check	02/28/2023	1252	Andrea P. Gray, LLC	Inv 89 Rivian Bond Validation Appeal	Bk of Madison-Cap Proj-Checking	1,515.00		613,093.13

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	02/28/2023	1253	Andrea P. Gray, LLC	Inv 2 Stream Buffer VAriance	Bk of Madison-Cap Proj-Checking	6,045.00		619,138.13
Check	02/28/2023	1254	Smith Gambrell & Russell LLP	Jan 23	Bk of Madison-Cap Proj-Checking	57,182.92		676,321.05
Check	02/28/2023	1255	Holland & Knight LLP	Dec-22 thru Feb 23	Bk of Madison-Cap Proj-Checking	122,655.91		798,976.96
Check	03/28/2023	1263	Andrea P. Gray, LLC	Inv 3 Stream Buffer Variance	Bk of Madison-Cap Proj-Checking	720.00		799,696.96
Check	03/28/2023	1264	Andrea P. Gray, LLC	Inv 3 Rivian Zoning Litigation	Bk of Madison-Cap Proj-Checking	1,755.00		801,451.96
Check	03/28/2023	1265	Andrea P. Gray, LLC	Inv 9 Reimburse	Bk of Madison-Cap Proj-Checking	315.00		801,766.96
Check	03/28/2023	1266	Smith Gambrell & Russell LLP	Inv 114283 Stream Buffer	Bk of Madison-Cap Proj-Checking	30,841.00		832,607.96
Check	03/28/2023	1267	Smith Gambrell & Russell LLP	Inv 1104281 Zoning litigation	Bk of Madison-Cap Proj-Checking	26,740.20		859,348.16
Check	03/28/2023	1268	Smith Gambrell & Russell LLP	Inv 1104280 Bond Validation	Bk of Madison-Cap Proj-Checking	31,379.20		890,727.36
Check	03/28/2023	1269	Holland & Knight LLP	Inv 33080221 Zoning litigation	Bk of Madison-Cap Proj-Checking	4,400.00		895,127.36
Check	03/28/2023	1270	Holland & Knight LLP	Inv 33080220 Rivian Bond Litigation	Bk of Madison-Cap Proj-Checking	6,513.00		901,640.36
Check	04/25/2023	1079	Andrea P. Gray, LLC	Inv 88	Checking - Truist	8,730.00		910,370.36
Check	05/12/2023	1283	Holland & Knight LLP	Inv 33104481 Bond litigation	Bk of Madison-Cap Proj-Checking	5,711.50		916,081.86
Check	05/12/2023	1283	Holland & Knight LLP	Inv 33105928 Stream Buffer challenge	Bk of Madison-Cap Proj-Checking	787.50		916,869.36
Check	05/22/2023	1080	Andrea P. Gray, LLC	Inv 89 General representation	Checking - Truist	8,386.25		925,255.61
Check	05/23/2023	1280	Andrea P. Gray, LLC	VOID:	Bk of Madison-Cap Proj-Checking	0.00		925,255.61
Check	05/23/2023	1281	Andrea P. Gray, LLC	Inv 90 Bond Validation	Bk of Madison-Cap Proj-Checking	2,280.00		927,535.61
Check	05/23/2023	1281	Andrea P. Gray, LLC	Inv 1 Clean Water lawsuit	Bk of Madison-Cap Proj-Checking	2,505.00		930,040.61
Check	05/23/2023	1281	Andrea P. Gray, LLC	Inv 4 Stream Buffer Challenge	Bk of Madison-Cap Proj-Checking	3,224.70		933,265.31
Check	05/23/2023	1281	Andrea P. Gray, LLC	Inv 4 Zoning litigation	Bk of Madison-Cap Proj-Checking	1,469.00		934,734.31
Check	05/23/2023	1282	Smith Gambrell & Russell LLP	Inv 1115724 Bond Validation	Bk of Madison-Cap Proj-Checking	17,732.80		952,467.11
Check	05/23/2023	1282	Smith Gambrell & Russell LLP	Inv 1115272 Clean Water claim	Bk of Madison-Cap Proj-Checking	7,593.50		960,060.61
Check	05/23/2023	1282	Smith Gambrell & Russell LLP	Inv 1115271 Stream Buffer appeal	Bk of Madison-Cap Proj-Checking	11,190.38		971,250.99
Check	05/23/2023	1282	Smith Gambrell & Russell LLP	Inv 1115270 Zoning litigation	Bk of Madison-Cap Proj-Checking	21,609.50		992,860.49
Check	05/23/2023	1282	Smith Gambrell & Russell LLP	Inv 1111341 Stream Buffer	Bk of Madison-Cap Proj-Checking	8,409.88		1,001,270.37
Total Litigation expense						1,001,270.37	0.00	1,001,270.37
Total Professional						1,101,994.87	0.00	1,101,994.87
Property taxes								0.00
Check	10/31/2022	1100	Morgan County Tax Commissioner	Prop tax pymt for N Stanton Springs property	Bk of Madison-JMNW Disbursement	25,145.29		25,145.29
Check	11/07/2022	1102	Social Circle	Prop tax pymt for N Stanton Springs property	Bk of Madison-JMNW Disbursement	17,473.61		42,618.90
Check	01/25/2023	1101	Walton County Tax Commissioner	Prop tax pymt for N Stanton Springs property	Bk of Madison-JMNW Disbursement	34,994.00		77,612.90

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total Property taxes						77,612.90	0.00	77,612.90
Utilities								0.00
Check	07/06/2022	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	67.09		67.09
Check	07/06/2022	ACH	Snapping Shoals	acct 7283669	Checking - Truist	24.89		91.98
Check	08/03/2022	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		121.94
Check	08/03/2022	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	68.05		189.99
Check	09/01/2022	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		219.95
Check	09/01/2022	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	68.28		288.23
Check	10/04/2022	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		318.19
Check	10/04/2022	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	65.97		384.16
Check	11/01/2022	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		414.12
Check	11/01/2022	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	66.30		480.42
Check	12/01/2022	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		510.38
Check	12/01/2022	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	64.90		575.28
Check	01/03/2023	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		605.24
Check	01/03/2023	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	63.93		669.17
Check	02/01/2023	AC	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		699.13
Check	02/01/2023	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	62.83		761.96
Check	03/07/2023	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		791.92
Check	03/07/2023	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	62.23		854.15
Check	04/04/2023	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		884.11
Check	04/04/2023	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	62.54		946.65
Check	05/02/2023	ACH	Snapping Shoals	Acct 4283669	Checking - Truist	29.96		976.61
Check	05/02/2023	ACH	Snapping Shoals	Acct 4283727	Checking - Truist	62.63		1,039.24
Total Utilities						1,039.24	0.00	1,039.24
Debt Service								0.00
02 GEFA Principal								0.00
Check	07/13/2022	Draft	GEFA	Qtrly GEFA drafted payment	Checking - Truist	10,951.46		10,951.46
Check	10/11/2022	ACH	GEFA	Qtrly GEFA drafted payment	Checking - Truist	11,075.58		22,027.04
Check	01/10/2023	ACH	GEFA	Final pymt	Checking - Truist	11,203.02		33,230.06
Total 02 GEFA Principal						33,230.06	0.00	33,230.06
02 GEFA Interest expense								0.00
Check	07/13/2022	Draft	GEFA	Qtrly GEFA drafted payment	Checking - Truist	385.24		385.24
Check	10/11/2022	ACH	GEFA	Qtrly GEFA drafted payment	Checking - Truist	261.12		646.36
Check	01/10/2023	ACH	GEFA	Final pymt	Checking - Truist	131.31		777.67
Total 02 GEFA Interest expense						777.67	0.00	777.67
Total Debt Service						34,007.73	0.00	34,007.73
Interest income								0.00
Interest income - banks								0.00
Deposit	07/31/2022	Deposit	Bank of Madison	July interest	Bk of Madison-Cap Proj- Checking		67.20	-67.20
Deposit	07/31/2022	Deposit	Bank of Madison	July interest	Bk of Madison-Cap Proj-MMA		1,022.06	-1,089.26
Deposit	07/31/2022	Deposit	Bank of Madison	July interest	Bk of Madison-MMA		762.07	-1,851.33
Deposit	08/31/2022	Deposti	Bank of Madison	August interest	Bk of Madison-MMA		1,390.20	-3,241.53
Deposit	08/31/2022	Deposit	Bank of Madison	August interest	Bk of Madison-Cap Proj- Checking		127.92	-3,369.45
Deposit	08/31/2022	Deposit	Bank of Madison	August interest	Bk of Madison-Cap Proj-MMA		1,817.94	-5,187.39
Deposit	09/30/2022	Deposit	Bank of Madison	September interest	Bk of Madison-MMA		1,888.37	-7,075.76

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Deposit	09/30/2022	Deposit	Bank of Madison	September interest	Bk of Madison-Cap Proj-Checking		145.96	-7,221.72
Deposit	09/30/2022	Deposit	Bank of Madison	September interest	Bk of Madison-Cap Proj-MMA		2,392.83	-9,614.55
Deposit	10/31/2022	Deposit	Bank of Madison	October interest	Bk of Madison-Cap Proj-Checking		130.57	-9,745.12
Deposit	10/31/2022	Deposit	Bank of Madison	October interest	Bk of Madison-Cap Proj-MMA		1,632.54	-11,377.66
Deposit	10/31/2022	Deposit	Bank of Madison	Octobe interest	Bk of Madison-MMA		2,061.87	-13,439.53
Deposit	11/30/2022	Deposit	Bank of Madison	November interest	Bk of Madison-MMA		2,246.99	-15,686.52
Deposit	11/30/2022	Deposit	Bank of Madison	November interest	Bk of Madison-Cap Proj-Checking		98.70	-15,785.22
Deposit	11/30/2022	Deposit	Bank of Madison	November interest	Bk of Madison-Cap Proj-MMA		1,779.12	-17,564.34
Deposit	12/31/2022	Deposit	Bank of Madison	Dec interest	Bk of Madison-Cap Proj-Checking		58.44	-17,622.78
Deposit	12/31/2022	Deposit	Bank of Madison	December interest	Bk of Madison-Cap Proj-MMA		2,036.40	-19,659.18
Deposit	12/31/2022	Deposit	Bank of Madison	December interest	Bk of Madison-MMA		2,680.07	-22,339.25
Deposit	01/31/2023	Deposit	Bank of Madison	Interest	Bk of Madison-MMA		3,245.82	-25,585.07
Deposit	01/31/2023	Dep	Bank of Madison	Jan interest	Bk of Madison-Cap Proj-Checking		99.93	-25,685.00
Deposit	01/31/2023	Deposit	Bank of Madison	January interest	Bk of Madison-Cap Proj-MMA		1,977.07	-27,662.07
Deposit	02/28/2023	Deposit	Bank of Madison	Feb interest	Bk of Madison-Cap Proj-Checking		94.55	-27,756.62
Deposit	02/28/2023	Deposit	Bank of Madison	Feb interest	Bk of Madison-MMA		3,681.98	-31,438.60
Deposit	02/28/2023	Deposti	Bank of Madison	February interest	Bk of Madison-Cap Proj-MMA		2,242.74	-33,681.34
Deposit	03/31/2023	Deposit	Bank of Madison	March Interest	Bk of Madison-Cap Proj-Checking		142.88	-33,824.22
Deposit	03/31/2023	Deposit	Bank of Madison	March interest	Bk of Madison-Cap Proj-MMA		2,604.99	-36,429.21
Deposit	03/31/2023	Deposit	Bank of Madison	March interest	Bk of Madison-MMA		5,212.01	-41,641.22
Deposit	04/30/2023	Deposit	Bank of Madison	April interest	Bk of Madison-MMA		6,788.47	-48,429.69
Deposit	04/30/2023	Deposit	Bank of Madison	April interest income	Bk of Madison-Cap Proj-Checking		156.71	-48,586.40
Deposit	04/30/2023	Deposit	Bank of Madison	April interest	Bk of Madison-Cap Proj-MMA		4,379.42	-52,965.82
Deposit	05/31/2023	dep	Bank of Madison	May interest	Bk of Madison-Cap Proj-Checking		248.41	-53,214.23
Deposit	05/31/2023	Deposit		May interest	Bk of Madison-Cap Proj-MMA		8,619.51	-61,833.74
Deposit	05/31/2023	Deposit	Bank of Madison	May interest	Bk of Madison-MMA		7,032.36	-68,866.10
Total Interest income - banks						0.00	68,866.10	-68,866.10
Interest income - NCWSA debt								0.00
Deposit	04/25/2023	Deposit	Newton Co W & S	Interest portion of annual pymt	Bk of Madison-Cap Proj-Checking		11,425.13	-11,425.13
Total Interest income - NCWSA debt						0.00	11,425.13	-11,425.13
Total Interest income						0.00	80,291.23	-80,291.23
Capital Outlay								0.00
Land purchase								0.00
North Stanton Springs								0.00
Check	07/08/2022	Wire	WSG Land, LLC	Purchase of approx 272.50ac 2058 Darel Dr Walton Co	Bk of Madison-JMNW Disbursement	18,313,356.49		18,313,356.49

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	08/04/2022	Wire	Sara Tuell, Thomas Verner, William Verner	Purchase of approx 486.356ac Morgan Co	Bk of Madison-JMNBW Disbursement	12,819,566.13		31,132,922.62
Check	08/11/2022	Wire	Callaway Title Escrow, LLC	Purchase of 39.984 Jenkins Old Mill Rd Morgan Co	Bk of Madison-Cap Proj-MMA	2,830,480.58		33,963,403.20
Deposit	08/23/2022	Deposit	Sandra Latimer	Refund from closing difference	Bk of Madison-Cap Proj-Checking		2.34	33,963,400.86
Check	09/02/2022	Wire	Callaway Title Escrow, LLC	Purchase land?	Bk of Madison-JMNBW Disbursement	74,000.00		34,037,400.86
Deposit	09/28/2022	Deposit	Callaway Title Escrow, LLC	Return of overage on closing - Jerry Felton Gowden	Bk of Madison-JMNBW Disbursement		6.43	34,037,394.43
Deposit	09/28/2022	Deposit	Callaway Title Escrow, LLC	Return of overage on closing - Tonia Paramore	Bk of Madison-JMNBW Disbursement		8.35	34,037,386.08
Total North Stanton Springs						34,037,403.20	17.12	34,037,386.08
Land acquisition cost								0.00
Deposit	07/08/2022	Deposit	Callaway Title Escrow, LLC	Option pymnt returned at closing	Bk of Madison-Cap Proj-Checking		100,000.00	-100,000.00
Deposit	08/04/2022	Deposit	Callaway Title Escrow, LLC	Option payment returned at closing	Bk of Madison-Cap Proj-Checking		10,000.00	-110,000.00
Deposit	08/11/2022	Deposit	Callaway Title Escrow, LLC	Option payment returned at closing	Bk of Madison-Cap Proj-Checking		10,000.00	-120,000.00
Total Land acquisition cost						0.00	120,000.00	-120,000.00
Total Land purchase						34,037,403.20	120,017.12	33,917,386.08
Stanton Springs North								0.00
Stanton Sp North - Construction								0.00
Check	11/16/2022	ACH	Plateau Excavation Inc	App #1 Wire #1	Bk of Madison-JMNBW REBA #1	1,500,000.00		1,500,000.00
Check	11/16/2022	ACH	Plateau Excavation Inc	App #1 Wire #2	Bk of Madison-JMNBW REBA #1	1,500,000.00		3,000,000.00
Check	11/16/2022	ACH	Plateau Excavation Inc	App #1 Wire #3	Bk of Madison-JMNBW REBA #1	836,673.00		3,836,673.00
Check	12/16/2022	Wire	Plateau Excavation Inc	App #2 Wire #1 grading work	Bk of Madison-JMNBW REBA #1	1,500,000.00		5,336,673.00
Check	12/16/2022	Wire	Plateau Excavation Inc	App #2 Wire #2 grading work	Bk of Madison-JMNBW REBA #1	1,500,000.00		6,836,673.00
Check	12/16/2022	Wire	Plateau Excavation Inc	App #2 Wire #3 grading work	Bk of Madison-JMNBW REBA #1	220,310.50		7,056,983.50
Check	01/13/2023	Wire	Plateau Excavation Inc	App #3 Wire Site work	Bk of Madison-JMNBW REBA #1	2,438,738.77		9,495,722.27
Check	02/21/2023	Wire	Plateau Excavation Inc	App # 4 Wire	Bk of Madison-JMNBW REBA #1	3,614,518.49		13,110,240.76
Check	03/29/2023	Wire	Plateau Excavation Inc	App #5 Wire	Bk of Madison-JMNBW REBA #1	2,739,232.19		15,849,472.95
Check	04/18/2023	Wire	Plateau Excavation Inc	App #6 Wire	Bk of Madison-JMNBW REBA #1	2,985,212.39		18,834,685.34
Check	05/15/2023	Wire	Plateau Excavation Inc	App # 7 wire	Bk of Madison-JMNBW REBA #1	2,635,790.77		21,470,476.11
Total Stanton Sp North - Construction						21,470,476.11	0.00	21,470,476.11
Rivian - Expenses								0.00
Check	07/26/2022	1192	Allen Smith Consulting Inc	Inv 13228 EDGE grant admin	Bk of Madison-Cap Proj-Checking	180.00		180.00
Check	07/26/2022	1194	Cornerstone Government Affairs, Inc.	Inv 072022 Monthly services	Bk of Madison-Cap Proj-Checking	20,000.00		20,180.00
Check	08/23/2022	1196	Allen Smith Consulting Inc	Inv #13227	Bk of Madison-Cap Proj-Checking	2,000.00		22,180.00
Check	08/23/2022	1197	Allen Smith Consulting Inc	Inv #13237	Bk of Madison-Cap Proj-Checking	2,200.00		24,380.00

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	08/23/2022	1199	Thomas & Hutton	Inv #0225373 ALTA survey	Bk of Madison-Cap Proj-Checking	9,135.00		33,515.00
Check	08/23/2022	1200	Cornerstone Government Affairs, Inc.	Inv 082022 Monthly services	Bk of Madison-Cap Proj-Checking	20,000.00		53,515.00
Check	08/23/2022	1198	Thomas & Hutton	Inv #0225151 Project Adventure	Bk of Madison-Cap Proj-Checking	6,250.00		59,765.00
Check	09/27/2022	1203	Thomas & Hutton	Inv #0226671 Project Adventure - JDA resp	Bk of Madison-Cap Proj-Checking	12,440.25		72,205.25
Check	09/27/2022	1204	Cornerstone Government Affairs, Inc.	Inv 092022 Monthly services	Bk of Madison-Cap Proj-Checking	20,000.00		92,205.25
Check	09/27/2022	1206	Allen Smith Consulting Inc	Inv 13263 REBA Project Adventure admin	Bk of Madison-Cap Proj-Checking	1,800.00		94,005.25
Check	10/25/2022	1209	Allen Smith Consulting Inc	Inv 13284	Bk of Madison-Cap Proj-Checking	2,000.00		96,005.25
Check	10/25/2022	1210	Cornerstone Government Affairs, Inc.	Inv 102022 Monthly servicves	Bk of Madison-Cap Proj-Checking	20,000.00		116,005.25
Check	10/25/2022	1212	Thomas & Hutton	Inv # 0228335 Proj Adventure reimbursed	Bk of Madison-Cap Proj-Checking	63,905.10		179,910.35
Check	11/22/2022	1216	Cornerstone Government Affairs, Inc.	Inv 112022 Monthly services	Bk of Madison-Cap Proj-Checking	10,000.00		189,910.35
Check	11/22/2022	1213	Thomas & Hutton	Inv #0229809 General Consulting	Bk of Madison-Cap Proj-Checking	4,180.00		194,090.35
Check	12/20/2022	1223	Allen Smith Consulting Inc		Bk of Madison-Cap Proj-Checking	1,000.00		195,090.35
Check	12/20/2022	1224	Cornerstone Government Affairs, Inc.		Bk of Madison-Cap Proj-Checking	10,000.00		205,090.35
Check	12/20/2022	1232	Thomas & Hutton	Inv 0231074	Bk of Madison-Cap Proj-Checking	63,802.00		268,892.35
Check	01/24/2023	1233	Cornerstone Government Affairs, Inc.		Bk of Madison-Cap Proj-Checking	10,000.00		278,892.35
Check	01/24/2023	1237	Allen Smith Consulting Inc	Inv 13370 Grant adminb	Bk of Madison-Cap Proj-Checking	600.00		279,492.35
Check	02/28/2023	1246	Allen Smith Consulting Inc	Inv 13307 Grant Admin	Bk of Madison-Cap Proj-Checking	1,000.00		280,492.35
Check	02/28/2023	1247	Allen Smith Consulting Inc	Inv 13409	Bk of Madison-Cap Proj-Checking	1,350.00		281,842.35
Check	02/28/2023	1248	Allen Smith Consulting Inc	Inv 13410	Bk of Madison-Cap Proj-Checking	700.00		282,542.35
Check	02/28/2023	1249	Cornerstone Government Affairs, Inc.	Inc JDA-022023	Bk of Madison-Cap Proj-Checking	10,000.00		292,542.35
Check	02/28/2023	1256	Thomas & Hutton	Inv 0232797 Rivian Special Inspection	Bk of Madison-Cap Proj-Checking	18,408.44		310,950.79
Check	02/28/2023	1257	Thomas & Hutton	Inv 0233899 Rivian Special Inspection	Bk of Madison-Cap Proj-Checking	27,800.19		338,750.98
Check	03/28/2023	1260	Allen Smith Consulting Inc	Inv 13450 REBA #1 Grant Admin	Bk of Madison-Cap Proj-Checking	600.00		339,350.98
Check	03/28/2023	1261	Cornerstone Government Affairs, Inc.	Inv JDA-032023	Bk of Madison-Cap Proj-Checking	10,000.00		349,350.98
Check	03/28/2023	1262	Thomas & Hutton	INv 0235446 Rivian Speical Inspection & mat'l testing	Bk of Madison-Cap Proj-Checking	19,173.06		368,524.04
Check	04/25/2023	1271	Cornerstone Government Affairs, Inc.	JDA 042023	Bk of Madison-Cap Proj-Checking	10,000.00		378,524.04
Check	04/25/2023	1272	Allen Smith Consulting Inc	Inv 13481	Bk of Madison-Cap Proj-Checking	1,100.00		379,624.04
Check	05/23/2023	1279	Cornerstone Government Affairs, Inc.	Inv JDA052023	Bk of Madison-Cap Proj-Checking	10,000.00		389,624.04
Total Rivian - Expenses						389,624.04	0.00	389,624.04

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Rivian - Reimbursable Expenses								
								0.00
Check	08/23/2022	1198	Thomas & Hutton	Inv #0225151 Project Adventure	Bk of Madison-Cap Proj-Checking	48,814.94		48,814.94
Check	09/27/2022	1201	Thomas & Hutton	Inv #0223345 ALTA survey	Bk of Madison-Cap Proj-Checking	17,266.35		66,081.29
Check	09/27/2022	1202	Thomas & Hutton	Inv #0226607 ALTA survey dated July 7	Bk of Madison-Cap Proj-Checking	13,180.00		79,261.29
Check	09/27/2022	1203	Thomas & Hutton	Inv #0226671 Project Adventure - REBA resp	Bk of Madison-Cap Proj-Checking	42,022.24		121,283.53
Check	10/25/2022	1211	Thomas & Hutton	Inv #0227531 Proj Adv ALTA Survey	Bk of Madison-Cap Proj-Checking	12,666.40		133,949.93
Check	10/25/2022	1212	Thomas & Hutton	Inv # 0228335 Proj Adventure reimbursed	Bk of Madison-Cap Proj-Checking	84,126.26		218,076.19
Check	11/22/2022	1213	Thomas & Hutton	Inv #0229809 General Consulting	Bk of Madison-Cap Proj-Checking	47,889.55		265,965.74
Check	11/22/2022	1214	Thomas & Hutton	Inv #0228954 ALTA survey	Bk of Madison-Cap Proj-Checking	34,126.25		300,091.99
Check	11/22/2022	1215	Thomas & Hutton	Inv #0229810 Rivian	Bk of Madison-Cap Proj-Checking	125,379.69		425,471.68
Check	11/22/2022	1218	Andrea P. Gray, LLC	Inv #6 Reimb Project Exp	Bk of Madison-Cap Proj-Checking	8,650.00		434,121.68
Check	11/22/2022	1219	Andrea P. Gray, LLC	Inv #1 Rivian Zoning	Bk of Madison-Cap Proj-Checking	11,310.00		445,431.68
Check	11/22/2022	1220	Andrea P. Gray, LLC	Inv #2 Project Adventure Bonds	Bk of Madison-Cap Proj-Checking	4,110.00		449,541.68
Check	11/22/2022	1221	Andrea P. Gray, LLC	Inv #1 Rivian Bond Validation Appeal	Bk of Madison-Cap Proj-Checking	1,200.00		450,741.68
Check	12/20/2022	1222	Thomas & Hutton		Bk of Madison-Cap Proj-Checking	29,777.32		480,519.00
Check	12/20/2022	1230	Thomas & Hutton	Inv 0231073 ALTA survey	Bk of Madison-Cap Proj-Checking	2,565.00		483,084.00
Check	12/20/2022	1231	Thomas & Hutton	Inv 0231072	Bk of Madison-Cap Proj-Checking	1,990.00		485,074.00
Check	12/20/2022	1232	Thomas & Hutton	Inv 0231074	Bk of Madison-Cap Proj-Checking	72,595.85		557,669.85
Check	01/20/2023	Wire	Georgia-Alabama Land Trust Inc	Mitigation credits purchased	Bk of Madison-Cap Proj-Checking	2,920,000.00		3,477,669.85
Check	01/24/2023	1235	Thomas & Hutton	Inv 0233052 ALTA survey	Bk of Madison-Cap Proj-Checking	1,910.00		3,479,579.85
Check	01/24/2023	1236	Thomas & Hutton	Inv 0232770 Project Adventure	Bk of Madison-Cap Proj-Checking	45,381.48		3,524,961.33
Check	01/24/2023	1239	Andrea P. Gray, LLC	Inv 1 Stream Buffer Variance	Bk of Madison-Cap Proj-Checking	1,005.00		3,525,966.33
Check	01/24/2023	1240	Andrea P. Gray, LLC	Inv 2 Rivian Zoning Litigation	Bk of Madison-Cap Proj-Checking	4,125.00		3,530,091.33
Check	01/24/2023	1241	Andrea P. Gray, LLC	Inv 86 Rivian Bond Validation Appeal	Bk of Madison-Cap Proj-Checking	2,280.00		3,532,371.33
Check	01/24/2023	1242	Andrea P. Gray, LLC	Inv 7 Reimbursable Project Expenses	Bk of Madison-Cap Proj-Checking	3,060.00		3,535,431.33
Check	03/28/2023	1258	Thomas & Hutton	In 0235438 Project Adventure General	Bk of Madison-Cap Proj-Checking	62,601.53		3,598,032.86
Check	03/28/2023	1259	Thomas & Hutton	Inv 0235474 ALTA survey	Bk of Madison-Cap Proj-Checking	3,936.25		3,601,969.11
Check	03/29/2023	ACH	Georgia-Alabama Land Trust Inc	Mitigation credit purchase	Bk of Madison-Cap Proj-Checking	40,000.00		3,641,969.11
Check	04/25/2023	1273	Thomas & Hutton	Inv 0237431 Project Adventure	Bk of Madison-Cap Proj-Checking	74,137.66		3,716,106.77

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	04/25/2023	1274	Thomas & Hutton	Inv 0236731 ALTA Survey	Bk of Madison-Cap Proj-Checking	7,087.50		3,723,194.27
Check	04/25/2023	1275	Thomas & Hutton	Inv 0233900 Project Adventure	Bk of Madison-Cap Proj-Checking	111,260.98		3,834,455.25
Check	05/23/2023	1276	Thomas & Hutton	Inv 02391863 Project Adventure	Bk of Madison-Cap Proj-Checking	67,335.38		3,901,790.63
Check	05/23/2023	1277	Thomas & Hutton	Inv 0239328 ALTA survey	Bk of Madison-Cap Proj-Checking	10,640.00		3,912,430.63
Check	05/23/2023	1278	Allen Smith Consulting Inc	Inv 13515	Bk of Madison-Cap Proj-Checking	2,000.00		3,914,430.63
Total Rivian - Reimbursable Expenses						3,914,430.63	0.00	3,914,430.63
Rivian - State Reimbursements								0.00
Check	01/13/2023	Wire	Wright Brothers Construction Co LLC	REBA grant mitigation credit purchase	Bk of Madison-JMNB REBA #1	2,553,895.85		2,553,895.85
Check	01/13/2023	Wire	Hard Labor Creek Mitigation LLC	REBA grant mitigation credit purchase	Bk of Madison-JMNB REBA #1	3,011,764.00		5,565,659.85
Check	01/13/2023	Wire	Savannah River Basin Group LLC	REBA grant mitigation credit purchase	Bk of Madison-JMNB REBA #1	4,702,670.07		10,268,329.92
Check	01/13/2023	Wire	Little Sandy Creed Mitigation 2 LLC	REBA grant mitigation credit purchase	Bk of Madison-JMNB REBA #1	5,742,904.44		16,011,234.36
Total Rivian - State Reimbursements						16,011,234.36	0.00	16,011,234.36
Total Stanton Springs North						41,785,765.14	0.00	41,785,765.14
Total Capital Outlay						75,823,168.34	120,017.12	75,703,151.22
TOTAL						143,371,166.86	143,371,166.86	0.00

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-062023
DATE 06/01/2023
TERMS Net 30
DUE DATE 07/01/2023

DESCRIPTON AND SERVICE PERIOD	AMOUNT
Please remit for Public Affairs services rendered in June 2023.	10,000.00

Please contact Alexandra Lopez at 787-590-6906 or via email at alopez@cgagroup.com should you have any questions/concerns.

BALANCE DUE **\$10,000.00**



INVOICE

Invoice # 90
Date: 06/21/2023
Due On: 07/21/2023

Law Office of Andrea 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	05/17/2023	Coordination regarding JDA meeting packet information; Conference with Debra Smith, Keeley Garrett, Ralph Forbes and Andrew Capezzuto regarding project budget and REBA grant updates; Review and revise IGA with State re costs; Correspondence with meta legal counsel regarding land transaction with Takeda; Review updated documents regarding same and provide guidance on approval requirements; Correspondence with John Buehner regarding same	2.20	\$150.00	\$330.00
Service	05/18/2023	Assemble and distribute JDA meeting packet; Coordination and correspondence with Pat Malcom, Kevin Forbes and Keeley Garrett regarding same; Correspondence with Keeley Garrett regarding REBA grant draws and payment; Conference with Ben Riden regarding budget; Conference with Mike Owens regarding meeting; Conference with Serra Hall regarding meeting prep; Correspondence with Rivian legal counsel regarding fees	4.30	\$150.00	\$645.00
Service	05/19/2023	Correspondence with meta legal counsel regarding estoppel certificate; Coordination with Mike Hopkins re JDA meeting; Post Agenda to website; Conference with Steve Jordan regarding payments and grant draws; Conference with Serra Hall regarding meeting prep;	1.90	\$150.00	\$285.00
Service	05/22/2023	Prepare for JDA meeting; Conference with John Brownlee regarding document collection; Conference with DCA and team regarding REBA grant amendment; Draft Resolution regarding same; Conference with	6.00	\$150.00	\$900.00

		project team regarding site updates; Conferences with Debra Smith regarding grant amendment; Conferences with Serra Hall regarding meeting prep and pending Rivian matters; Conference with Ralph Forbes regarding JDA meeting; Correspondence with Hank Evans regarding mitigation credit budget and totals; Correspondence and coordination with Rivian and T&H regarding survey files			
Service	05/23/2023	Correspondence with Daniel Green and Kevin Forbes regarding information for JDA meeting; Prepare for, travel and attend JDA meeting; Process documents approved at meeting; Receipt of correspondence from Tonya Bechtler regarding EPD adopt a stream information; Correspondence with Phil Copeland regarding GDOT closing with Takeda	5.10	\$150.00	\$765.00
Service	05/24/2023	Upload JDA meeting documents and video to website; Distribute signed documents and coordination regarding grant draw with Keeley Garrett; Correspondence with JDA members regarding document request; Multiple correspondences with Takeda legal counsel and closing attorney regarding closing with GDOT	3.00	\$150.00	\$450.00
Service	05/26/2023	Conference with Serra Hall regarding project updates; Correspondence with Keeley Garrett regarding grant draw	0.80	\$150.00	\$120.00
Service	05/30/2023	Conference with project team regarding recent site updates; Conference with Serra Hall regarding same; Conference with Ben Schiedler and Serra Hall regarding upcoming matters and public relations strategy; Correspondence with Alex Clay regarding title invoice; Coordination with State regarding execution of second amendment to IGA; Coordination regarding document request with JDA members; Correspondence with Keeley Garrett regarding documentation needed for grant draw	2.30	\$150.00	\$345.00
Service	05/31/2023	Compile documents responsive to records request and telephone conference regarding scope of same; Correspondence with GDOT regarding processing of MOU; Correspondence with GDOT regarding closing on Takeda right of way acquisition; Review and sort cost information relative to ongoing litigation matters; Correspondence with Keeley Garrett regarding documentation for grant draws and vendor payments; Receipt and review of Morgan County SDS verification	3.40	\$150.00	\$510.00
Service	06/01/2023	Coordination with Mike Owens regarding records request; Coordination with Shane Short regarding same; Coordination with GDOT regarding closing on Takeda right of way	0.70	\$150.00	\$105.00
Service	06/02/2023	Receipt and review of summary from Ben Sheidler; Correspondence regarding email access for record	0.40	\$150.00	\$60.00

		request			
Service	06/05/2023	Conference with site team regarding updates	0.50	\$150.00	\$75.00
Service	06/06/2023	Receipt and review of REBA grant amendment letters; Receipt and review of correspondence regarding spectrum request to Takeda; Receipt and review of correspondence regarding site security and Moore property	0.80	\$150.00	\$120.00
Service	06/07/2023	Conference with Marcello Banes regarding emails; Coordination with GDOT regarding execution of MOU; Receipt and review of correspondence from Takeda regarding cable agreement; Correspondence regarding grant draws and wires; Conference with Serra Hall regarding project updates	1.80	\$150.00	\$270.00
Service	06/08/2023	Conference with ACCG regarding insurance coverage; Preparation of correspondence to JDA regarding litigation updates, document request updates and insurance policy update; Conference with Steve Jordan regarding grant draw wires	1.00	\$150.00	\$150.00
Service	06/09/2023	Conference and correspondence with Steve Jordan regarding emails and wires needed for grading payment; Correspondence with Takeda attorney regarding closing on GDOT property and review closing documents regarding same, Review emails from Marcello Banes; Review emails from Jerry Sivio; Execute GDOT MOU permission; Correspondence with Calvin Shin regarding payment	1.80	\$150.00	\$270.00
Service	06/10/2023	Review and provide comments on site work status summary from Ben Sheidler	0.50	\$150.00	\$75.00
Service	06/12/2023	Conference with Jerry Silvio regarding project status, insurance, response to records request and upcoming JDA meeting; Correspondence with Pat Malcom regarding grant admin documentation; Conference with JDA and State site team regarding project status	1.50	\$150.00	\$225.00
Service	06/13/2023	Correspondence regarding Spectrum contract; Conferences regarding closing with GDOT and Takeda; Conference and correspondence regarding wires to T&H and grant processing; Receipt and review of correspondence regarding site work status	1.20	\$150.00	\$180.00
Service	06/14/2023	Conference with Takeda's attorney regarding closing with GDOT on right of way; Review and revise closing documents and forward same; Coordination with Newton County IT regarding email retrieval for document request; Download and review emails	1.80	\$150.00	\$270.00
Service	06/15/2023	Conference with GDOT closing attorney regarding finalization of closing documents; Coordination of drafts and obtaining JDA signatures on same; Conference with Bob Hughes regarding project updates;	0.90	\$150.00	\$135.00

		Correspondence with Keeley Garrett regarding wire confirmations for grant file			
Service	06/16/2023	Receipt, review and respond to email from Ted Baker regarding property; Correspondence with Takeda attorney regarding GDOT closing; Coordination with Serra Hall regarding same; Review update plat for SSN	1.00	\$150.00	\$150.00
Service	06/16/2023	Receipt, review and respond to email inquiry from Joellen Artz requesting legal opinion on Revenue Sharing Agreement	0.20	\$150.00	\$30.00
Service	06/19/2023	Conference with Serra Hall regarding preparation for JDA meeting and site updates; Receipt and review of correspondence from Ralph Forbes regarding UST closure; Review and revise site work summary from Ben Sheidler; Correspondence with Tim McCart regarding sound in JDA meeting space; Preparation of correspondence to Mike Owens regarding emails; Prepare draft Agenda for JDA meeting and forward to Jerry Silvio for review;	2.10	\$150.00	\$315.00
Service	06/20/2023	Draft Minutes from May meeting; Conference with Serra Hall regarding JDA meeting prep; Conference with site team regarding status of grading work and other pending matters; Receipt and review of recorded subdivision plat; Correspondence with Takeda attorney regarding closing with GDOT; Correspondence with JDA and State teams regarding summary of site work updates	2.90	\$150.00	\$435.00
Quantity Subtotal					48.1
Quantity Total					48.1
Total					\$7,215.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
90	07/21/2023	\$7,215.00	\$0.00	\$7,215.00
Outstanding Balance				\$7,215.00
Total Amount Outstanding				\$7,215.00

Please make all amounts payable to: Law Office of Andrea Gray, LLC

Please pay within 30 days.



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 #
June 21, 2023	13546

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	45%	\$ 11,250.00	\$ 10,000.00	\$ 1,250.00
General & Special Conditions Compliance	203	\$ 25,000.00	45%	\$ 11,250.00	\$ 10,000.00	\$ 1,250.00
Totals To Date:		\$ 60,000.00		\$ 32,500.00	\$ 30,000.00	\$ 2,500.00

Administration Fees (original contract & Addendum #1) Due This Invoice

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

June 15, 2023

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

Re: JDA – Project Adventure
 Covington, Georgia
 Invoice # 0240774
 T&H Job # J-26900.0001
 Breakdown of Expenditures
 April 30, 2023 to May 27, 2023

Dear Ms. Gray:

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

General Consulting

A010 – Meetings / Calls (Schedules, Budgets, Training Center Coordination Meetings, Weekly Calls)

Consultant (Forbes)	20 hours @	\$ 280.00	=	\$ 5,600.00
Project Manager II (K. Forbes)	4 hours @	\$ 185.00	=	\$ 740.00
Project Manager V (Chambless)	1 hours @	\$ 230.00	=	\$ 230.00
				\$ 6570.00

A010 – Legal – Calls on Lawsuits; Exhibits

Consultant (Forbes)	15 hours @	\$ 280.00	=	\$ 4,200.00
Project Manager II (K. Forbes)	8 hours @	\$ 185.00	=	\$ 1,480.00
Engineering Tech IV (Greene)	3 hours @	\$ 160.00	=	\$ 480.00
Project Manager IV (S. Greene)	6 hours @	\$ 210.00	=	\$ 1,260.00
Project Manager V (Chambless)	1.5 hours @	\$ 230.00	=	\$ 345.00
				\$ 7,765.00

I010 – GDOT Coordination (Consulted with CW Matthews/GDOT on Frontage Road)

Consultant (Forbes)	4 hours @	\$ 280.00	=	\$ 1,120.00
				\$ 1,120.00

J010 – Adventure Coordination (Site visit with Rivian team, coordinate new pond location, calls)

Consultant (Forbes)	10 hours @	\$ 280.00	=	\$ 2,800.00
Project Manager II (K. Forbes)	15 hours @	\$ 185.00	=	\$ 2,775.00
Engineering Tech IV (Greene)	22 hours @	\$ 160.00	=	\$ 3,520.00
Project Manager IV (S. Greene)	7 hours @	\$ 210.00	=	\$ 1,470.00
				\$ 10,565.00

K010 – Water & Sewer Coordination (Coordinate with NCWSA and Quickstation on Easements/Tank Location)

Consultant (Forbes)	6 hours @	\$ 280.00	=	\$ 1,680.00
Engineering Tech IV (Greene)	5 hours @	\$ 160.00	=	\$ 800.00
				\$ 2,480.00

O010 – Wetland Jurisdictional Request/Permit

RLC Invoice				\$ 3,621.06
RLC Invoice				\$ 270.25
				\$ 3,891.31

B510 – Rough Grading Plans (Resize and move ponds due to rock, consult with Rivian, revise plans/calculations, relocate ponds 5 & 6, correct pond 7)

Project Manager V (Chambless)	1 hours @	\$ 230.00	=	\$ 230.00
Project Manager II (K. Forbes)	8.5 hours @	\$ 185.00	=	\$ 1,572.50
Project Engineer I (Newsome)	3.5 hours @	\$ 170.00	=	\$ 595.00
Engineering Tech IV (Greene)	55 hours @	\$ 160.00	=	\$ 8,800.00
				\$ 11,197.50

C510 – Clearing & Erosion Control Design (Updated based on conditions/EPD comments/legal requests/3rd party review/grading revisions)

Consultant (Forbes)	1 hour @	\$ 280.00	=	\$ 280.00
Project Manager II (K. Forbes)	18 hours @	\$ 185.00	=	\$ 3,330.00
Engineering Tech IV (Greene)	14 hours @	\$ 160.00	=	\$ 2,240.00
				\$ 5,850.00

A720 – Construction Management – Pad Grading/ Pay App, CO Request Process, Pond Relocation, Schedules, Well Abandonment Coordination, Stone Bedding Discussion

Consultant (Forbes)	4 hours @	\$ 280.00	=	\$ 1,120.00
Project Manager II (K. Forbes)	31 hours @	\$ 185.00	=	\$ 5,735.00
				\$ 6,855.00

B720 – Construction Meetings – Pad Grading (Meeting with Plateau/weekly calls/on-site meetings on erosion control, field walk with Terracon/meetings with EPD)

Consultant (Forbes)	1 hour @	\$ 280.00	=	\$ 280.00
Project Manager V (Chambless)	1 hour @	\$ 230.00	=	\$ 230.00
Project Manager IV (S. Greene)	15 hours @	\$ 210.00	=	\$ 3,150.00
Project Manager II (K. Forbes)	17.5 hours @	\$ 185.00	=	\$ 3,237.50
Engineering Tech IV (Greene)	10 hours @	\$ 160.00	=	\$ 1,600.00
				\$ 8,497.50

9999 – Reimbursables

Mileage/Parking/Materials/Printing				\$ 703.34
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TOTAL INVOICE FOR J – 26900.0001 **\$ 65,494.65**

Ms. Andrea Gray
JDA – Jasper, Morgan, Newton & Walton County
June 15, 2023
Page 3

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 'RALPH L. FORBES', with a stylized flourish at the end.

Ralph L. Forbes, P.E.

RLF/fmb

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

June 15, 2023
Project No: 26900.0001
Invoice No: 0240774

JDA - Project Adventure Covington, GA
Professional Services from April 30, 2023 to May 27, 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	\$200,000.00	\$156,875.00	\$171,210.00	\$14,335.00	\$28,790.00
	B010 Schedules & GANT Charts	\$24,000.00	\$23,665.00	\$23,665.00	\$0.00	\$335.00
	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	\$54,907.50	\$56,027.50	\$1,120.00	\$3,972.50
	J010 Adventure Coordination	\$125,000.00	\$101,830.00	\$112,395.00	\$10,565.00	\$12,605.00
	K010 Water & Sewer Coordination	\$15,000.00	\$12,150.00	\$14,630.00	\$2,480.00	\$370.00
	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	\$130,000.00	\$123,230.83	\$127,122.14	\$3,891.31	\$2,877.86
	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	\$61,000.00	\$60,509.57	\$60,509.57	\$0.00	\$490.43
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
	B510 Rough Grading Plans	\$180,000.00	\$135,896.50	\$147,094.00	\$11,197.50	\$32,906.00

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**

Phase / Task:	Description of work	Contract /Budget Amount	Previously Invoiced	Percent Complete/ Billed to Date	Current Invoice	Balance to Completion
	C510 Clearing & Erosion Control Design	\$75,000.00	\$68,507.50	\$74,357.50	\$5,850.00	\$642.50
	D510 Rail Spur Design	\$1,000.00	\$505.00	\$505.00	\$0.00	\$495.00
0610	Permits					
	B610 Walton Co - Rough Grading	\$3,500.00	\$2,910.00	\$2,910.00	\$0.00	\$590.00
	D610 EPD - Over 50 Acres	\$12,265.00	\$12,265.00	\$12,265.00	\$0.00	\$0.00
	E610 GSWCC - Rough Grading	\$7,560.00	\$7,560.00	\$7,560.00	\$0.00	\$0.00
	F610 NPDES	\$3,600.00	\$2,715.00	\$2,715.00	\$0.00	\$885.00
0720	Construction Observation					
	A720 Construction Management - Pad Grading	\$75,000.00	\$36,210.00	\$43,065.00	\$6,855.00	\$31,935.00
	B720 Construction Meetings - Pad Grading	\$100,000.00	\$64,842.50	\$73,340.00	\$8,497.50	\$26,660.00
	C720 Record Drawings - Pad Grading	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
	D720 Pad Turnover Assistance	\$18,000.00	\$4,870.00	\$4,870.00	\$0.00	\$13,130.00
9999	Reimbursable Expenses	\$10,000.00	\$6,376.38	\$7,079.72	\$703.34	\$2,920.28
Current Invoice Sub Totals:		\$1,711,714.22	\$1,475,565.00		\$65,494.65	\$170,654.57
Current Invoice Due					\$65,494.65	

Coordinator: Ralph Forbes

Billing Details:
Professional Personnel:

		Hours	Rate	Total
0010 / A010	Meetings/Calls			
	Consultant	35.00	\$280.00	\$9,800.00
	Project Manager V	2.50	\$230.00	\$575.00
	Project Manager IV	6.00	\$210.00	\$1,260.00
	Project Manager II	12.00	\$185.00	\$2,220.00
	Engineering Technician IV	3.00	\$160.00	\$480.00
	Totals	58.50		\$14,335.00
0010 / I010	GDOT Coordination			
	Consultant	4.00	\$280.00	\$1,120.00
0010 / J010	Adventure Coordination			
	Consultant	10.00	\$280.00	\$2,800.00
	Project Manager IV	7.00	\$210.00	\$1,470.00
	Project Manager II	15.00	\$185.00	\$2,775.00
	Engineering Technician IV	22.00	\$160.00	\$3,520.00
	Totals	54.00		\$10,565.00
0010 / K010	Water & Sewer Coordination			
	Consultant	6.00	\$280.00	\$1,680.00
	Engineering Technician IV	5.00	\$160.00	\$800.00
	Totals	11.00		\$2,480.00
0010 / O010	Wetland Jurisdictional Request / Permit			
	Consultant-Environmental (Wetlands)			
	5/27/2023 Resource & Land Consultants LLC			\$3,621.06
	5/27/2023 Resource & Land Consultants LLC			\$270.25
0510 / B510	Rough Grading Plans			
	Project Manager V	1.00	\$230.00	\$230.00
	Project Manager II	8.50	\$185.00	\$1,572.50
	Project Engineer I	3.50	\$170.00	\$595.00
	Engineering Technician IV	55.00	\$160.00	\$8,800.00
	Totals	68.00		\$11,197.50
0510 / C510	Clearing & Erosion Control Design			
	Consultant	1.00	\$280.00	\$280.00
	Project Manager II	18.00	\$185.00	\$3,330.00
	Engineering Technician IV	14.00	\$160.00	\$2,240.00
	Totals	33.00		\$5,850.00
0720 / A720	Construction Management - Pad Grading			
	Consultant	4.00	\$280.00	\$1,120.00
	Project Manager II	31.00	\$185.00	\$5,735.00
	Totals	35.00		\$6,855.00
0720 / B720	Construction Meetings - Pad Grading			
	Consultant	1.00	\$280.00	\$280.00
	Project Manager V	1.00	\$230.00	\$230.00
	Project Manager IV	15.00	\$210.00	\$3,150.00
	Project Manager II	17.50	\$185.00	\$3,237.50
	Engineering Technician IV	10.00	\$160.00	\$1,600.00
	Totals	44.50		\$8,497.50
9999	Reimbursable Expenses			

Project	26900.0001	JDA - Project Adventure Covington, GA	Invoice	0240774
Mileage\Parking\Tolls				
5/9/2023				\$421.17
Materials				
5/23/2023				\$12.75
Reproductions				
5/23/2023				\$269.42
		Total Reimbursables		\$703.34

STATE PROJECT MANAGEMENT / ENGINEERING BUDGET AND BILLINGS
J - 26900.0001

Phase	Task	Budget	Adjustments	Revised Budget	Billed to Date	Remaining in Budget
A010	Meetings / Calls	\$ 76,000.00	\$ 124,000.00	\$ 200,000.00	\$ 171,210.00	\$ 28,790.00
B010	Schedules & GANT Charts	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 23,665.00	\$ 335.00
C010	Rezoning	\$ 12,000.00	\$ 5,701.25	\$ 17,701.25	\$ 17,701.25	\$ -
I010	GDOT Coordination	\$ 20,000.00	\$ 40,000.00	\$ 60,000.00	\$ 56,027.50	\$ 3,972.50
J010	Adventure Coordination	\$ 25,000.00	\$ 100,000.00	\$ 125,000.00	\$ 112,395.00	\$ 12,605.00
K010	Water & Sewer Coordination	\$ 20,000.00	\$ (5,000.00)	\$ 15,000.00	\$ 14,630.00	\$ 370.00
L010	Natural Gas Coordination	\$ 10,000.00	\$ (9,500.00)	\$ 500.00	\$ -	\$ 500.00
M010	Power Coordination	\$ 10,000.00	\$ (9,000.00)	\$ 1,000.00	\$ 450.00	\$ 550.00
N010	DRI	\$ 7,400.00	\$ (1,270.00)	\$ 6,130.00	\$ 6,130.00	\$ -
		\$ 204,400.00	\$ 244,931.25	\$ 449,331.25	\$ 402,208.75	\$ 47,122.50
A350	Asbestos Survey	\$ -	\$ 35,937.50	\$ 35,937.50	\$ 35,937.50	\$ -
B350	LSI - Residential Structures	\$ -	\$ 11,356.25	\$ 11,356.25	\$ 11,356.25	\$ -
C350	LSI - Unity Gas Station. (Add Svc)	\$ -	\$ 12,075.00	\$ 12,075.00	\$ 12,075.00	\$ -
D350	UST Removal / Closure Permitting	\$ -	\$ 82,910.98	\$ 82,910.98	\$ 82,910.98	\$ -
TOTALS		\$	142,279.73	\$ 142,279.73	\$ 142,279.73	
Survey - J-29287.0001						
	Early Surveying		\$ 1,280.00	\$ 1,280.00	\$ 1,280.00	\$ -
Design						
A510	Site Plan	\$ 7,947.50		\$ 7,947.50	\$ 7,947.50	\$ -
B510	Rough Grading Plans	\$ 30,000.00	\$ 150,000.00	\$ 180,000.00	\$ 147,094.00	\$ 32,906.00
C510	Clearing & Erosion Control Design	\$ 55,000.00	\$ 20,000.00	\$ 75,000.00	\$ 74,357.50	\$ 642.50
D510	Rail Spur Design	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 505.00	\$ 495.00
	TOTALS	\$ 93,947.50	\$ 170,000.00	\$ 263,947.50	\$ 229,904.00	\$ 34,043.50

STATE PROJECT MANAGEMENT / ENGINEERING BUDGET AND BILLINGS
J - 26900.0001

Phase	Task	Budget	Adjustments	Revised Budget	Billed to Date	Remaining in Budget
Permitting						
B610	Covington/Walton County - Rough Grading	\$ 13,200.00	\$ (9,700.00)	\$ 3,500.00	\$ 2,910.00	\$ 590.00
C610	Rail Spur Review	\$ 15,000.00	\$ (15,000.00)	\$ -	\$ -	\$ -
D610	EPD - Over 50 Acres	\$ 3,000.00	\$ 9,265.00	\$ 12,265.00	\$ 12,265.00	\$ -
E610	GSWCC - Rough Grading	\$ 6,000.00	\$ 1,560.00	\$ 7,560.00	\$ 7,560.00	\$ -
F610	NPDES	\$ 3,600.00		\$ 3,600.00	\$ 2,715.00	\$ 885.00
	TOTALS	\$ 40,800.00	\$ (13,875.00)	\$ 26,925.00	\$ 25,450.00	\$ 1,475.00
Construction						
A720	Construction Observation - Pad Grading	\$ 24,000.00	\$ 51,000.00	\$ 75,000.00	\$ 43,065.00	\$ 31,935.00
B720	Construction Meetings - Pad Grading	\$ 16,000.00	\$ 84,000.00	\$ 100,000.00	\$ 73,340.00	\$ 26,660.00
C720	Record Drawings - Pad Grading	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00
D720	Pad Turnover Assistance	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 4,870.00	\$ 13,130.00
E720	Construction Testing - Pad Grading	\$ 86,250.00	\$ (86,250.00)	\$ -	\$ -	\$ -
	TOTALS	\$ 154,250.00	\$ 48,750.00	\$ 203,000.00	\$ 121,275.00	\$ 81,725.00
Reimbursables						
	Reimbursables	\$ 3,500.00	\$ 5,500.00	\$ 10,000.00	\$ 7,079.72	\$ 2,920.28
	BUDGET TOTALS	\$ 496,897.50	\$ 597,585.98	\$ 1,096,763.48	\$ 928,197.20	\$ 120,163.78



JDA Due Diligence Budget / Billings
J - 26900.0001

Phase	Task	Budget	Adjustments	Revised Budget	Billed to Date	Remaining in Budget
D010		\$ 4,025.00	\$ -	\$ 4,025.00	\$ 4,025.00	\$ -
E010	Geotechnical (Preliminary Only)	\$ 28,750.00	\$ -	\$ 28,750.00	\$ 28,750.00	\$ -
F010	Wetland Permit Drawings	\$ 25,000.00	\$ 10,707.50	\$ 35,707.50	\$ 35,707.50	\$ -
G010	Wetland Delineation	\$ 40,250.00	\$ -	\$ 40,250.00	\$ 40,250.00	\$ -
H010	Phase I Cultural Resources Investigation	\$ 293,915.74	\$ -	\$ 293,915.74	\$ 293,915.74	\$ -
O010	Wetland Jurisdictional Request / Permit	\$ 58,650.00	\$ 71,350.00	\$ 130,000.00	\$ 127,122.14	\$ 2,877.86
P010	Threatened & Endangered Species	\$ 2,875.00	\$ -	\$ 2,875.00	\$ 2,875.00	\$ -
Q010	Buffer Variance Drawings	\$ 10,000.00	\$ 7,947.50	\$ 18,427.50	\$ 18,427.50	\$ -
R010	Buffer Variance Request	\$ 10,350.00	\$ 50,650.00	\$ 61,000.00	\$ 60,509.57	\$ 490.43
	TOTALS	\$ 473,815.74	\$ 140,655.00	\$ 614,950.74	\$ 611,582.45	\$ 3,368.29



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

June 15, 2023

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 # 0240773
T&H Job # J-26900.0003
Breakdown of Expenditures
April 30, 2023 to May 27, 2023

Dear Andrea:

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

General Consulting

A010 – Miscellaneous Consulting (NPDES, Settlement Plats, Coordination of Testing)

Consultant (Forbes)	7 hours @	\$ 280.00	=	\$ 1,960.00
Project Manager II (K. Forbes)	12.5 hours @	\$ 185.00	=	\$ 2,312.50
				\$ 4,272.50

A725 – Soils / Utility Backfill

Terracon Consultants, Inc. Invoice TJ37285 **\$ 23,996.19**

B725 – Special Inspections / Oversight

Terracon Consultants, Inc. Invoice TJ37285 **\$ 3,323.50**

D725 – NPDES

Terracon Consultants, Inc. Invoice TJ37285 **\$ 8,165.00**

TOTAL INVOICE FOR J – 26900.0003 \$ 39,757.19

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

Sincerely,

THOMAS & HUTTON

Ralph L. Forbes, P.E.

RLF/fmb

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

June 15, 2023
Project No: 26900.0003
Invoice No: 0240773

JDA - Rivian - Special Inspection and Material Testing
Professional Services from April 30, 2023 to May 27, 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	\$25,000.00	\$13,285.00	\$17,557.50	\$4,272.50	\$7,442.50
0725	Geotechnical Construction Services					
	A725 Soils / Utility Backfill	\$488,000.00	\$134,194.94	\$158,191.13	\$23,996.19	\$329,808.87
	B725 Special Inspection Oversight, Project Management / Coordination, Report Review	\$68,000.00	\$9,537.83	\$12,861.33	\$3,323.50	\$55,138.67
	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	\$50,000.00	\$36,886.25	\$45,051.25	\$8,165.00	\$4,948.75
Current Invoice Sub Totals:		\$714,000.00	\$276,904.02		\$39,757.19	\$397,338.79
Current Invoice Due					\$39,757.19	

Past Due Invoices

Number	Date	Now Due
0237432	4/10/2023	\$29,876.88
0239184	5/16/2023	\$26,488.44
Past Due		\$56,365.32

Total Now Due \$96,122.51

Coordinator: Ralph Forbes

Billing Details:

Professional Personnel:

	Hours	Rate	Total
0010 / A010 Miscellaneous Consulting			
Consultant	7.00	\$280.00	\$1,960.00
Project Manager II	12.50	\$185.00	\$2,312.50
Totals	19.50		\$4,272.50
0725 / A725 Soils / Utility Backfill			
Consultant-Civil Other			
5/16/2023 Terracon			\$23,996.19
0725 / B725 Special Inspection Oversight, Project M			
Consultant-Civil Other			
5/16/2023 Terracon			\$3,323.50
0725 / D725 National Pollutant Discharge Elimination			
Consultant-Civil Other			
5/16/2023 Terracon			\$8,165.00

Thomas & Hutton

Project Adventure - Special Inspections and Materials Testing

North Stanton Springs

Billing Breakdown through 05.27.2023

06.15.2023 Invoice



Special Inspections and Materials Testing							
J - 26900.0003							
Phase	Task	Budget	Adjustments	Revised Budget	Billed to Date	Current Invoice	Remaining in Budget
A010	General Consulting / Miscellaneous Consulting	\$ 25,000.00		\$ 25,000.00	\$ 17,557.50	\$ 4,272.50	\$ 7,442.50
725	Geotechnical Construction Services						
A725	Soils / Utility Backfill	\$ 488,000.00	\$ (31,000.00)	\$ 457,000.00	\$ 158,191.13	\$ 23,996.19	\$ 298,808.87
B725	Special Inspection Oversight, Project Management/Coordination, Report Review	\$ 68,000.00		\$ 68,000.00	\$ 12,861.33	\$ 3,323.50	\$ 55,138.67
C725	Asbestos Abatement, Monitoring, Visual Clearance	\$ 83,000.00		\$ 83,000.00	\$ 83,000.00	\$ -	\$ -
D725	National Pollutant Discharge Elimination System (NPDES) Services	\$ 19,000.00	\$ 31,000.00	\$ 50,000.00	\$ 45,051.25	\$ 8,165.00	\$ 4,948.75
	TOTALS	\$ 683,000.00		\$ 683,000.00	\$ 316,661.21	\$ 39,757.19	\$ 366,338.79

June 15, 2023

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

Re: JDA – Project Adventure ALTA Survey
 Invoice # 0241134
 T&H Job # J-29287.0001
 Breakdown of Expenditures
 April 30, 2023 to May 27, 2023

Dear Andrea:

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

0410 – Subdivision Plat Services

Staff Surveyor IV	5 hours @	\$ 160.00	=	\$ 800.00
				\$ 800.00

Reimbursables:	\$ 5.80
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TOTAL INVOICE FOR J – 29287.0000	\$ 805.80
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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

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

June 15, 2023
Project No: 29287.0001
Invoice No: 0241134

JDA - Project Adventure ALTA Survey
Professional Services from April 30, 2023 to May 27, 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)	\$47,000.00	\$37,177.75	\$37,177.75	\$0.00	\$9,822.25
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	\$8,500.00	\$5,462.50	\$6,268.30	\$805.80	\$2,231.70
K465	Interchange Subdivision Plat	\$8,500.00	\$0.00	\$0.00	\$0.00	\$8,500.00
Current Invoice Sub Totals:		\$446,817.12	\$421,764.87		\$805.80	\$24,246.45
Current Invoice Due					\$805.80	

Coordinator: Christopher Baldwin

Billing Details:

Professional Personnel:		Hours	Rate	Total
0465 / J465	Subdivision Plat Services			
	Staff Surveyor IV	5.00	\$160.00	\$800.00
Materials				
5/23/2023	PaperCut Charges			\$0.40
Reproductions				
5/23/2023	HP PageWide Charges			\$5.40
Total Reimbursables				\$5.80

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

June 15, 2023
Project No: 29287.0001
Invoice No: 0241134

JDA - Project Adventure ALTA Survey
Professional Services from April 30, 2023 to May 27, 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)	\$47,000.00	\$37,177.75	\$37,177.75	\$0.00	\$9,822.25
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	\$8,500.00	\$5,462.50	\$6,268.30	\$805.80	\$2,231.70
K465	Interchange Subdivision Plat	\$8,500.00	\$0.00	\$0.00	\$0.00	\$8,500.00
Current Invoice Sub Totals:		\$446,817.12	\$421,764.87		\$805.80	\$24,246.45
Current Invoice Due					\$805.80	

Coordinator: Christopher Baldwin

Billing Details:

Professional Personnel:		Hours	Rate	Total
0465 / J465	Subdivision Plat Services			
	Staff Surveyor IV	5.00	\$160.00	\$800.00
Materials				
5/23/2023	PaperCut Charges			\$0.40
Reproductions				
5/23/2023	HP PageWide Charges			\$5.40
Total Reimbursables				\$5.80

SURVEY BUDGET / BILLINGS J - 29287.0001							
Phase	Task	Responsibility	Budget	Adjustments	Revised Budget	Billed to Date	Remaining in Budget
A465	Original ALTA Survey	State	\$ 121,000.00	\$ 12,032.12	\$ 133,032.12	\$ 133,032.12	\$ -
	Revise scope to Boundary Surveys and legal descriptions for all parcels	State	\$ -	\$ 77,000.00	\$ 77,000.00	\$ 77,000.00	\$ -
	Revise scope to update all Boundary Surveys to ALTA	State	\$ -	\$ 68,000.00	\$ 68,000.00	\$ 68,000.00	\$ -
	SUE	State	\$ -	\$ 33,350.00	\$ 33,350.00	\$ 33,350.00	\$ -
	Total A465		\$ 121,000.00	\$ 190,382.12	\$ 311,382.12	\$ 311,382.12	\$ -
B465	Title Commitment Review	State	\$ -	\$ 2,935.00	\$ 2,935.00	\$ 2,935.00	\$ -
C465	Road quit claim exhibits and legals	State	\$ -	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -
D465	State property Commission exhibits / legals	State	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
E465	Final ALTA for Rivian	State	\$ -	\$ 47,000.00	\$ 47,000.00	\$ 37,177.75	\$ 9,822.25
G465	Recombination Plat	State	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 11,350.00	\$ 3,650.00
H465	Staking of Frontage Road	State	\$ -	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ -
I465	Rivian Training Center Boundary Survey	State	\$ -	\$ 12,000.00	\$ 12,000.00	\$ 11,957.50	\$ 42.50
J465	Subdivision Plat Services	State		\$ 8,500.00	\$ 8,500.00	\$ 6,268.30	\$ 2,231.70
K465	Interchange Subdivision Plat	State		\$ 8,500.00	\$ 8,500.00	\$ -	\$ 8,500.00
	TOTALS		\$ 136,000.00	\$ 310,817.12	\$ 446,817.12	\$ 422,570.67	\$ 24,246.45


**SNAPPING
SHOALS**

ELECTRIC MEMBERSHIP CORPORATION

 P.O. Box 73
Covington GA 30015-0073

Message from SSEMC

DON'T MISS our Annual Meeting on Thursday, July 20, at the Horse Park in Conyers. Registration starts at 8:30 a.m. and ends at 11:15 a.m. The business session will begin at 11:30 a.m.

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 1733

 JOINT DEVELOPMENT AUTHORITY
 300 E 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: 06/06/2023



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	05/02/2023	06/01/2023	18	18	1.0	0	0.0	
Account Messages Total charges of \$29.96 will be drafted on 07/05/2023. 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				28.00	
			Newton County Tax - 7%				1.96	
			Total Current Charges (Due by 07/05/2023)				\$29.96	
			Total Amount Due				\$29.96	

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: 06/06/2023 Account: 4283669

CURRENT CHARGES DUE BY 07/05/2023	\$29.96
TOTAL AMOUNT DUE	\$29.96
BANK DRAFT - DO NOT PAY	


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

Contact #: (678) 364-2384

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

2


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


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**SNAPPING
SHOALS**

ELECTRIC MEMBERSHIP CORPORATION

 P.O. Box 73
Covington GA 30015-0073

Message from SSEMC

DON'T MISS our Annual Meeting on Thursday, July 20, at the Horse Park in Conyers. Registration starts at 8:30 a.m. and ends at 11:15 a.m. The business session will begin at 11:30 a.m.

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 1734

 JOINT DEVELOPMENT AUTHORITY
 300 E 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: 06/06/2023



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	05/02/2023	06/01/2023	7554	7791	1.0	237	0.0
Account Messages Total charges of \$64.08 will be drafted on 07/05/2023. 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				63.65
			Payments - Thank You				-63.65
			Balance Before Billing				\$0.00
			Current Charges				
			Electric Service 237 kWh x 0.0853				20.22
			Base Charge				28.00
			Power Cost Adj. 237 kWh x 0.011674				2.77
			Sec LT 100 HPS Standard (Qty: 1)				8.90
			Newton County Tax - 7%				4.19
			Total Current Charges (Due by 07/05/2023)				\$64.08
			Total Amount Due				\$64.08
			Month/Year	Days			
			Jun 2023	30			
			May 2023	30			
			Jun 2022	31			

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: 06/06/2023 Account: 4283727

CURRENT CHARGES DUE BY 07/05/2023	\$64.08
TOTAL AMOUNT DUE	\$64.08
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


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 ADDRESS OR PHONE NUMBER
 CHANGE ON BACK.

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JDA Legal Fees 6/27/2023

Andrea P. Gray, LLC

<u>Matter</u>	<u>Amount</u>	<u>Time Period</u>
Bond Appeal	\$ 1,155.00	5/17/2023 - 6/21/2023
General Legal Representation	\$ 7,215.00	5/17/2023 - 6/21/2024
Clean Water Act matters	\$ 2,595.00	5/17/2023 - 6/21/2026
TOTAL	\$ 10,965.00	

Holland & Knight

<u>Matter</u>	<u>Amount</u>	<u>Time Period</u>
Bond Appeal	\$ 26,726.50	May-23
Bond Appeal	\$ 19,038.10	Apr-23
TOTAL	\$ 45,764.60	

TOTAL	\$ 56,729.60
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May 18, 2023

Joint Development Authority of Jasper County,
Morgan County, Newton County and Walton County
300 E. Church Street
Macon, Georgia 30655

The following represents our understanding of the services we will provide to **Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County (Authority)**.

You have requested that we audit the governmental activities and the major fund of the Authority as of June 30, 2023, and for the year then ended and the related notes, which collectively comprise the Authority's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that management's discussion and analysis (MD&A) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. You have advised us that you will not include the MD&A in the financial statements.

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and with *Government Auditing Standards*. As part of an audit in accordance with GAAS and with *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and with *Government Auditing Standards*.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a) For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b) For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c) To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the Authority from whom we determine it necessary to obtain audit evidence.
- d) For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by the Authority's auditor;

- e) For identifying and ensuring that the Authority complies with the laws and regulations applicable to its activities;
- f) For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
- g) For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h) For maintaining adequate records, selecting, and applying accounting principles, and safeguarding assets;
- i) For informing us of any known or suspected fraud affecting the Authority involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j) For the accuracy and completeness of all information provided.

As part of our audit process, we will request from management, written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

We will perform nonattest services which include financial statement preparation. We will not assume management responsibilities on behalf of the Authority. However, we will provide advice and recommendations to assist management of the Authority in performing its responsibilities. The Authority's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations related to these nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including the Statements on Standards for Consulting Services issued by the AICPA.
- This engagement is limited to the financial statement preparation service previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Reporting

We will issue a written report upon completion of our audit of the Authority's basic financial statements. Our report will be addressed to the board of directors of the Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Our firm may transmit confidential information that you provided us to third parties in order to facilitate delivering our services to you. For example, such transmissions might include, but not be limited to Box and DocuSign. We have obtained confidentiality agreements with all our service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have the appropriate procedures in place to prevent the unauthorized release of confidential information to others. We will remain responsible for the work provided by any third-party service providers used under this agreement. By your signature below, you consent to having confidential information transmitted to entities outside the firm. Please feel free to inquire if you would like additional information regarding the transmission of confidential information to entities outside the firm.

We expect to begin our audit during August 2023 and to issue our reports no later than December 31, 2023.

David P. Muse, Jr. is the engagement partner for the audit services specified in this letter. His responsibilities include supervising McNair, McLemore, Middlebrooks & Co., LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. We estimate our audit fees will approximate \$15,000 depending on the time required to complete the engagement. Invoices will be rendered every month and are payable upon presentation. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

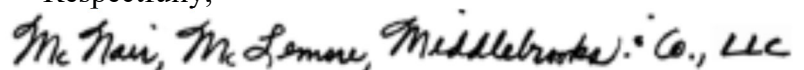
At the conclusion of our audit engagement, we will communicate to the board of directors the following significant findings from the audit:

- Our view about the qualitative aspects of the Authority's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

Please sign and return a copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



McNAIR, McLEMORE, MIDDLEBROOKS & CO., LLC

RESPONSE:

This letter correctly sets forth the understanding of Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County.

Signature: _____

Title: _____

Date: _____

Report on the Firm's System of Quality Control

To the Members of
McNair, McLemore, Middlebrooks & Co., LLC
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of McNair, McLemore, Middlebrooks, & Co., LLC (the "firm") applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended September 30, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans, and an audit performed under FDICIA.

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of McNair, McLemore, Middlebrooks, & Co., LLC, applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended September 30, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. McNair, McLemore, Middlebrooks, & Co., LLC has received a peer review rating of *pass*.

Brown, Edwards & Company, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS

Roanoke, Virginia
January 31, 2023

April 07, 2023

Homer McMichael
McNair McLemore Middlebrooks & Co., LLC
389 Mulberry St Ste 100
MACON, GA 31201-7916

Dear Homer McMichael:

It is my pleasure to notify you that on April 05, 2023, the National Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is March 31, 2026. This is the date by which all review documents should be completed and submitted to the administering entity. Since your due date falls between January and April, you can arrange to have your review a few months earlier to avoid having a review during tax season.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,



Michael Wagner
Chair, National PRC

+1.919.402.4502

cc: Mark Wiseman, Charles Hall

Firm Number: 900010047012

Review Number: 598505

This overview is not a part of your Coverage Agreement and does not provide or explain all provisions of the Coverage Agreement. Please review the Coverage Agreement for complete information on all coverages, terms, conditions and exclusions.

Third-Party Liability Coverage Overview

COVERAGES

Defense Costs Sublimit Per Claim & Aggregate—GL and POL	\$50,000/\$100,000
Primary General Liability (Occurrence Form) *	Yes
• Per Occurrence & Aggregate Limits	\$1,000,000; No Aggregate
• Deductible	\$25,000
Law Enforcement Liability (Occurrence Form) *	No Coverage
• Per Wrongful Act & Aggregate Limits	No Coverage
• Deductible	No Coverage
Automobile Liability (Occurrence Form) *	Yes
• Per Occurrence & Agg. Limits**	\$1,000,000; No Aggregate
• Deductible	\$25,000
• Uninsured Motorists	No Coverage
Public Officials E&O Liability (Part A) and Employee Benefits Liability (Part B) *	Yes
• Per Wrongful Act & Aggregate Limits	\$1,000,000; \$2,000,000
• Deductible	\$25,000
• Coverage Form	(A) Occurrence (B) Claims Made

EXTENSIONS (Including but not limited to)

Blanket Contractual Liability	Yes
Broadened Personal Injury Definition	Yes
Broadened Named Insured Definition	Yes
Care, Custody & Control	Yes
Defense in Addition to Limits	Yes
Incidental Malpractice	Yes
Independent Contractors	Yes
Limited Pesticide/Herbicide Applicator Coverage	Yes
Limited Pollution from Hostile Fire, Firefighting Activities, etc.	Yes
Terrorism Coverage	Yes
Sexual Misconduct	Yes
Single Occurrence Deductible for Multiple-Line Program	Yes

EXCLUSIONS (Including but not limited to)

Aircraft/Airport Operations; Unmanned Aircraft (Unless Endorsed)	Yes
Asbestosis	Yes
Communicable Disease	Yes
Condemnation/Inverse Condemnation	Yes
Fungus	Yes
Hospital/Clinic Malpractice	Yes
Nuclear Incidents	Yes
Perfluoroalkyl and Polyfluoroalkyl Substances	Yes
Pollution, Contamination and Seepage	Yes
Professional Malpractice (other than Incidental Malpractice)	Yes
War and Risks	Yes
Workers' Compensation/Employers' Liability/Occupational Disease	Yes

- Covers entity, authorized volunteers, employee, public officials, and commissioners, boards and committees and their members appointed by the county governing authority while acting behalf of the county.
- All liability on occurrence basis, except for Employee Benefits Liability
- Defense in addition to the limits
- Includes malpractice for emergency medical services
- Coverage for employment-related claims included

* Higher limits are available upon request. The limits for Part A and Part B apply in total over Part B and not separately to each part.

** Automobile Liability is subject to limits of \$500,000 bodily injury per person / \$700,000 bodily injury per accident / \$50,000 property damage as stated under O.C.G.A. § 36-92-2 and provided by Sovereign Immunity Protection Endorsement attached to the ACCG-IRMA Coverage Agreement.

Property and Crime Coverage Overview

PROPERTY

Real & Personal Property Limit	Per Schedule on file
• Include Increased Cost of Construction	Yes - \$2,500,000
• Include Builders Risk Coverage for New Construction	Yes - \$5,000,000 max
All Risks (subject to the standard exclusions)	Yes
Replacement Cost Coverage (except Auto/Mobile Equipment)	Yes
• Requirement to Rebuild on Same Site	No
• Margin Clause - **Actual % Pending**	Yes
Deductible	\$25,000*

CRIME

Blanket Employee Dishonesty Bond	\$50,000 per Employee **
Statutory Bonds	Various Limits as Required **
Computer Theft and Funds Transfer Fraud	\$150,000
Forgery & Alteration	\$150,000
Money & Securities (Loss Inside/Outside)	\$150,000
Social Engineering Fraud – Annual Aggregate	\$25,000
Deductible	\$0 on Statutory Bonds; otherwise, \$25,000

EXTENSIONS (Including but not limited to)

Accounts Receivable	\$1,000,000
Automobile Physical Damage	Per Schedule on File
Contingent Business Income and Extra Expense	\$250,000
Coinsurance Requirements	No
Debris Removal	Lesser of \$2,500,000/25% loss
Earthquake (Annual Aggregate) *	\$0
Evacuation Expense	\$250,000
Flood (Annual Aggregate)* (Except \$1,000,000 per occurrence and aggregate for scheduled properties in Special Flood Hazard Area)	\$0
Business Income and Extra Expense Combined	\$5,000,000
Landscaping	\$100,000
Miscellaneous Unnamed Property	\$100,000
Mold Resulting from a Defined Peril	\$1,000,000
Newly Acquired Property and Automobile and Mobile Equipment	\$5,000,000
Outdoor Property (Defined Perils)	Yes
Personal Effects (Property of Employees and Others)	\$50,000
Terrorism	Yes
Transit	\$100,000
Unmanned Aircraft Systems	\$100,000
Upgrade to Green	Yes
Valuable Papers & Records	\$1,000,000

EXCLUSIONS (Including but not limited to)

Aircraft and/or Watercraft (>26ft.)	Yes
Communicable Disease	Yes
Crops or Timber	Yes
Nuclear, Biological & Chemical Incidents	Yes
War Risks	Yes
Wear, Tear, Deterioration	Yes

- Replacement cost/stated value coverage
- Newly acquired vehicles and property valued under \$500,000 automatically covered mid-term without notice to ACCG-IRMA; not auditable
- Crime and blanket bond coverages, including statutory

* Additional limits per occurrence and aggregate available upon request. For scheduled properties in Special Flood Hazard Areas, the deductible is the maximum limit available in the National Flood Insurance Program or if unavailable, \$500,000 for building or structure and \$500,000 contents.

** In no event will IRMA pay more than \$500,000 per Occurrence for Blanket Employee Dishonesty and Faithful Performance and Statutory Bonds combined. Higher limits are available for all Crime coverages upon written request and payment of additional contribution.

Equipment Breakdown Coverage Overview

COVERED OBJECTS	PER VALUES SUBMITTED
Air Conditioning Systems	Yes
Boilers & Pressure Vessels	Yes
Combustion Engines	Yes
Compressors	Yes
Electrical Motors	Yes
Electrical Wiring	Yes
Electronic Computer or Electronic Data Processing Equipment, Media or Data	Yes
Fans/Blowers	Yes
Generators	Yes
Hot Water Heating System Piping	Yes
Pumps	Yes
Refrigeration Systems	Yes
Static Content Vessels	Yes
Switchgear	Yes
Transformers	Yes
Turbines	Yes
Vacuum Vessels	Yes
COVERAGES INCLUDED (Including but not limited to)	
Business Income/Extra Expense	Yes
Explosion	Yes
Refrigeration Interruption	Yes
Replacement Cost Valuation	Yes
Spoilage & Contamination	Yes
SUBLIMITS	
Spoilage	\$500,000
Service Interruption	\$1,000,000
Expediting Expenses	\$500,000
Business Income and Extra Expense	\$10,000,000
Hazardous Substances	\$1,000,000
Ammonia Contamination	\$500,000
Electronic Data and Media	\$1,000,000
CFC Refrigerants	\$250,000
Computer Equipment	\$50,000,000
Deductible	\$25,000

- Jurisdictional inspections included
- Efficiency upgrade enhancement
- Infrared services available at discounted cost

Privacy and Security Liability and Expense

COVERAGES INCLUDED

Liability – Per Occurrence & Aggregate (subject to \$10,000,000 IRMA Annual Aggregate for all Members)	\$1,000,000
Sublimits:	
Data Breach Expenses	\$500,000
Cyber Extortion Coverage – Annual Aggregate	\$50,000
Deductible	\$25,000

ACCG-IRMA

Renewal Proposal Summary

7/1/2023 to 7/1/2024

Member: Joint Development Authority of Jasper, Morgan, Newton and Walton County

COVERAGE AVAILABLE THROUGH ACCG-IRMA

General Liability	Automobile Liability	Equipment Breakdown
Law Enforcement Liability (LEL)	Automobile Physical Damage	Crime & Privacy and Security
Public Officials Liability (POL)	Property	

DEDUCTIBLES AND CONTRIBUTIONS

Unless noted otherwise, your deductible(s) will be the same as expiring and as noted in the Coverages & Limits section of this proposal.

Renewal Proposal	Contribution
Renewal Contribution:	\$10,161
Net Contribution Due:	\$10,161

*The deductible will apply to all losses and all lines of coverage subject to a maximum of one deductible for all claims arising from a single loss. For scheduled properties in Special Hazard Zones for Flood, the deductible is the maximum limit available under the National Flood Insurance Program or if unavailable, \$500,000 for building or structure and \$500,000 contents. Highest applicable deductible will apply.

ADDITIONAL LIMITS OF LIABILITY COVERAGE

Your Limit for Liability Coverage (Included in Contribution Above): \$1,000,000

With \$1,000,000 on Auto Liability

Automobile Liability is subject to limits of \$500,000 bodily injury per person / \$700,000 bodily injury per accident / \$50,000 property damage as stated under O.C.G.A. § 36-92-2 and provided by Sovereign Immunity Protection Endorsement attached to the ACCG-IRMA Coverage Agreement.



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

June 22, 2023

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 #9
J-26900.0001

Dear Mrs. Gray:

Thomas & Hutton is currently monitoring site work construction and has reviewed the enclosed Pay Application #9. We recommend a payment of \$6,543,754.82 to Plateau Excavation, Inc., and \$39,757.19 to Thomas & Hutton based on the terms outlined in article 14.02.B of the General Conditions of the Contract.

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

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO CONTRACTOR:

Joint Delevelopment Authority

2105 Lee S. SW Covington, Ga. 30014

FROM SUBCONTRACTOR:

Plateau Excavation, Inc.

375 Lee Industrial Blvd.

Austell, Ga. 30167

CONTRACT FOR:

PROJECT: Rivian

VIA ARCHITECT:

JOB NO.: 22041

APPLICATION NO: Nine

PERIOD TO: 06/30/2023

PROJECT NOS:

CONTRACT DATE:

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

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	\$	3,497,589.65
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	45,837,837.26
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	34,671,245.24
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	3,467,124.52
b. 10 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	3,467,124.52
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	31,204,120.72
7. LESS PREVIOUS PAYMENTS RECEIVED	\$	24,660,365.90
8. CURRENT PAYMENT DUE	\$	6,543,754.82
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	14,633,716.54

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$11,687,092.16	\$8,189,502.51
Total approved this Month	\$0.00	\$0.00
TOTALS	\$11,687,092.16	\$8,189,502.51
NET CHANGES by Change Order	\$3,497,589.65	

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: June 22, 2023

State of: Georgia County of: Cobb
Subscribed and sworn to before me this 22 day of June 2023
Notary Public: Lisa Carroll
My Commission expires: 9/28/2024



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				Rivlan		APPLICATION NUMBER: Nine APPLICATION DATE: 6/22/2023 PERIOD TO: 6/30/2023 ARCH PROJECT NO.:			
MONTHLY REQUISITION REPORT AIA DOCUMENT G703									
A	B	C	D	E	F	G	H	I	
ITEM NUMBER	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED NOT IN D O R 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	1,386,864.00	96,483.00		1,483,347.00	85%	254,453.00	148,334.70
4	Erosion, Sediment Pollution	1,304,710.00	1,297,584.00	0.00		1,297,584.00	99%	7,126.00	129,758.40
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	897,380.03	150,000.00		1,047,380.03	70%	449,592.07	104,738.00
12	Earthwork	24,070,000.00	10,555,697.22	6,424,515.68		16,980,212.90	71%	7,089,787.10	1,698,021.29
13	Soil Cement Treatment	950,000.00	179,835.00	0.00		179,835.00	19%	770,165.00	17,983.50
14	Mass Rock Excavation	1,500,000.00	10,000.00	0.00		10,000.00	1%	1,490,000.00	1,000.00
15	Phase 2 COP #2								
16	Erosion/Sedementation & 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	192,762.00	300,000.00		492,762.00	66%	256,574.45	49,276.20
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	22,068.00	50,000.00		72,068.00	53%	62,857.00	7,206.80
22	Muck/Replace Unsuitable Material	600,000.00	300,000.00	239,840.00		539,840.00	90%	60,160.00	53,984.00
23	Slope Matting	446,482.40	446,482.00	0.00		446,482.00	100%	0.40	44,648.20
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	31,700.00	10,000.00		41,700.00	89%	5,100.00	4,170.00
32	Grassing-Seed for 474 AC Main Pad	308,940.00	90,000.00	0.00		90,000.00	29%	218,940.00	9,000.00
33	Phase 3 COP #3								
34	Earthwork/Grading	1,271,554.50	884,741.50	0.00		884,741.50	70%	386,813.00	88,474.15
35	Storm Drainage	-664,000.00	-664,000.00	0.00		-664,000.00	100%	0.00	-66,400.00
36	Storm Drainage	459,594.00	459,570.00	0.00		459,570.00	100%	24.00	45,957.00
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	0.00		5,000.00	4%	115,000.00	500.00
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
	TOTALS	45,837,837.26	27,400,406.56	7,270,838.68	0.00	34,671,245.24	76%	11,166,592.02	3,467,124.52