Nevada Dev, LL

Item # 8F
Date: 7/14/25

RESOLUTION NO. 004 (2025/2026)

A RESOLUTION AUTHORIZING PAYMENT OF THE INITIAL DISBURSEMENT REQUEST FROM NEVADA DEV, LLC

WHEREAS, the City of Nevada, Iowa (the "City"), previously entered into an agreement with Nevada Dev, LLC (the "Developer") for an economic development grant pursuant to which the Developer would construct public infrastructure improvements necessary for the development of a residential subdivision and certain real property (the "Property") situated in the Urban Renewal Area; and

WHEREAS, as City Staff has determined the public infrastructure improvements have been completed; and

WHEREAS, the Developer has submitted the Initial Grant Disbursement Request per the Development Agreement and the City has reviewed the request and recommends payment of $500,000; and

WHEREAS, the Nevada City Council previously committed the use of APRA Funds the City received to the Nevada Dev, LLC, project for the public infrastructure per Resolution No. 034 (2024/2025); and

WHEREAS, the Nevada City Council approves payment of the Initial Grant Disbursement of $500,000 to the Nevada Dev, LLC;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Iowa, approves the Initial Grant Request of $500,000 to Nevada Dev, LLC, using the ARPA Funds available and authorizes the Mayor and City Clerk to disperse the funds.

Passed and approved by the Nevada City Council on this 14th day of July, 2025.

____
Ryan Condon, Mayor

ATTEST:

____
Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 004 (2025/2026) be adopted.

AYES: _
NAYS: _
ABSENT: _

The Mayor declared Resolution No. 004 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 004 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 14nd day of July, 2025.

____
Kerin Wright, City Clerk

Exhibit D

FORM OF INITIAL GRANT DISBURSEMENT REQUEST

Date Submitted: 7/1/2025

Submitted by: Scott Henry, Mgr- Nevada Dev

Contact Information: scott.henry@longview.ag

Index of Invoices / Statements Attahed to substantiave request:

I, the undersigned herby certify that the costs shown on the documents referred in the index above are legitamate costs reasonably incurred in the undertaking of the Public Infastructure Project.

Nevada Dev, LLC

____

Reviewed and accepted by the City of Nevada, Iowa this ________ day of _________, 2025

By: ______________________________

Mayor

Attest: ______________________________

City Administrator

Exhibit E
Summary of Accepted Infrastructure Costs

Date of Cost	Amount of Cost	Nature of Cost	Date Accepted by City
2024/2025	148,277.60	Engineering	23-Jun-25
2024/2025	6,725.00	Soils Report	23-Jun-25
2024/2025	6,647.50	Soils Testing	23-Jun-25
2024/2025	543,456.54	Site Grading	23-Jun-25
2024/2025	853,942.70	Utilities	23-Jun-25
2024/2025	307,873.57	Paving	23-Jun-25
2024/2025	12,525.00	Erosion Control / Seeding	23-Jun-25
2024/2025	20,543.55	Alliant Gas Install	23-Jun-25
2024/2025	141,072.95	Alliant Electric Install	23-Jun-25
2024/2025	20,378.49	Alliant Street Lighting	23-Jun-25
Total	2,061,442.90		

Vendor	Invoice / Pay Estimate	Date	Amount
On Track	6	6.20.25	42,210.00
On Track	5	5.30.25	34,927.70
On Track	4	4.30.25	124,346.45
On Track	3	12.23.24	107,831.65
On Track	2	11.27.24	116,224.90
On Track	1	10.30.24	418,659.30
On Track	CO 1	2.17.25	9,742.70
Construct	1	4.30.25	248,683.40
Construct	2	5.31.25	59,190.17
Erosionworx	25-0781	5.2.25	2,250.00
Erosionworx	25-0788	5.9.25	2,500.00
Erosionworx	24-2875	12.31.24	275.00
Erosionworx	24-2514	11.20.24	200.00
Erosionworx	24-1968	9.20.25	2,950.00
Erosionworx	24-2174	10.1.24	3,600.00
Erosionworx	24-2223	10.17.24	750.00
Interstate Power and Light Co.	60253	3.10.25	20,543.55
Interstate Power and Light Co.	60314	3.26.25	141,072.95
Interstate Power and Light Co.	1041810	3.14.25	20,378.49
McClure	160018	7.4.25	4,467.50
McClure	158902	5.3.25	1,460.00
McClure	159610	5.31.25	3,477.50
McClure	157612	3.1.25	922.10
McClure	146422	7.30.23	1,900.00
McClure	157070	2.1.25	1,261.25
McClure	156546	1.4.25	2,810.00
McClure	155797	11.30.24	8,773.75
McClure	154600	10.6.24	5,025.00
McClure	155060	11.2.24	5,662.50
McClure	153400	8.2.24	9,200.00
McClure	153763	8.30.24	7,295.00
McClure	151820	5.24.25	6,830.00
McClure	152424	6.22.24	5,060.00
McClure	149866	2.4.24	19,990.00
McClure	150126	2.19.24	5,295.00
McClure	150714	3.24.24	7,688.00
McClure	151221	4.26.24	7,015.00
McClure	149257	12.30.23	13,820.00
McClure	143318	1.30.23	1,270.00
McClure	144210	3.30.23	3,650.00
McClure	142956	12.30.22	1,270.00
McClure	142362	1130.22	7,270.00
McClure	140880	8.30.22	4,900.00
McClure	141816	10.30.22	11,965.00
CMT	51387	9.16.24	6,725.00
CMT	52238	10.30.24	1,258.75
CMT	52721	10.31.24	1,793.75
CMT	54854	5.31.25	1,142.00
CMT	54372	5/7/25	1,530.50
CMT	53133	12.4.24	922.50
Huber Grading	25-0238	5.23.25	157,364.00
Huber Grading	25-0240	5.23.25	2,390.76
Huber Grading	24-0832	12.13.24	5,400.00
Huber Grading	24-0833	12.13.24	16,115.78
Huber Grading	24-0728	10.25.24	362,186.00

PROJECT:	**Nevada Northview Plat 1**	DATE:	**6.20.25**
PROJECT #:	**2423NV**	ENGINEER:	**McClure**
PAY ESTIMATE #	**6**	TO:	**ATI Realty**
WORK DATES:	**Retainage Request**	OWNER:	**City of Nevada**

PAY ITEM	ITEM DESCRIPTION	CONTRACT QNTY	UNIT	BID PRICE	VALUE	QNTY TO DATE	PREV. QNTY TO DATE	QNTY THIS PERIOD	VALUE TO DATE	QNTY TO COMPLETE	BALANCE TO COMPLETE
1	MOBILIZATION	1	LS	$ 18,000.00	$ 18,000.00	1.00	1.00		$ 18,000.00	-	$ -
2	CONNECT TO EXISTING WATER	3	EA	$ 6,000.00	$ 18,000.00	3.00	3.00		$ 18,000.00	-	$ -
3	WATERMAIN, 8" PVC	1614	LF	$ 42.00	$ 67,788.00	1,614.00	1,614.00		$ 67,788.00	-	$ -
4	1" WATER SERVICE	33	EA	$ 1,950.00	$ 64,350.00	33.00	33.00		$ 64,350.00	-	$ -
5	WATER MAIN TEES	1	EA	$ 1,525.00	$ 1,525.00	1.00	1.00		$ 1,525.00	-	$ -
6	WATER MAIN CROSSES	1	EA	$ 2,385.00	$ 2,385.00	1.00	1.00		$ 2,385.00	-	$ -
7	WATER MAIN BENDS	6	EA	$ 1,350.00	$ 8,100.00	6.00	6.00		$ 8,100.00	-	$ -
8	GATE VALVE W/ BOX 8"	6	EA	$ 2,975.00	$ 17,850.00	6.00	6.00		$ 17,850.00	-	$ -
9	HYDRANT ASSEMBLY (NEW)	5	EA	$ 7,500.00	$ 37,500.00	5.00	5.00		$ 37,500.00	-	$ -
10	CONNECTION TO EXISTING MANHOLE	2	EA	$ 3,780.00	$ 7,560.00	2.00	2.00		$ 7,560.00	-	$ -
11	SANITARY SEWER MAIN, GRAVITY, 8" DIA.	787	LF	$ 76.00	$ 59,812.00	787.00	787.00		$ 59,812.00	-	$ -
12	SANITARY SEWER SERVICE, GRAVITY, 4" DIA.	33	EA	$ 2,650.00	$ 87,450.00	33.00	33.00		$ 87,450.00	-	$ -
13	SANITARY MANHOLE, SW-301, 48" DIA.	3	EA	$ 5,250.00	$ 15,750.00	3.00	3.00		$ 15,750.00	-	$ -
14	MANHOLE ADJUSTMENT	2	EA	$ 2,950.00	$ 5,900.00	3.00	3.00		$ 8,850.00	(1.00)	$ (2,950.00)
15	REMOVE INTAKE	1	EA	$ 425.00	$ 425.00	1.00	1.00		$ 425.00	-	$ -
16	CONNECT TO EXISTING STORM MANHOLES	3	EA	$ 2,249.00	$ 6,747.00	3.00	3.00		$ 6,747.00	-	$ -
17	12" RCP STORM PIPING	28	LF	$ 85.00	$ 2,380.00	28.00	28.00		$ 2,380.00	-	$ -
18	15" RCP STORM PIPING	649	LF	$ 70.00	$ 45,430.00	649.00	649.00		$ 45,430.00	-	$ -
19	18" RCP STORM PIPING	337	LF	$ 72.00	$ 24,264.00	337.00	337.00		$ 24,264.00	-	$ -
20	24" RCP STORM PIPING	233	LF	$ 100.00	$ 23,300.00	233.00	233.00		$ 23,300.00	-	$ -
21	42" RCP STORM PIPING	194	LF	$ 198.00	$ 38,412.00	194.00	194.00		$ 38,412.00	-	$ -
22	12" RCP FES W/ GUARD	4	EA	$ 2,350.00	$ 9,400.00	4.00	4.00		$ 9,400.00	-	$ -
23	24" RCP FES W/ GUARD	2	EA	$ 3,450.00	$ 6,900.00	2.00	2.00		$ 6,900.00	-	$ -
24	STORM MANHOLE, SW-401, 48" DIA.	2	EA	$ 3,950.00	$ 7,900.00	2.00	2.00		$ 7,900.00	-	$ -
25	STORM INTAKE, SW-501	5	EA	$ 3,500.00	$ 17,500.00	5.00	5.00		$ 17,500.00	-	$ -
26	STORM INTAKE, SW-503	5	EA	$ 6,100.00	$ 30,500.00	5.00	5.00		$ 30,500.00	-	$ -
27	STORM INTAKE, SW-404/SW-516 COMBO	1	EA	$ 23,500.00	$ 23,500.00	1.00	1.00		$ 23,500.00	-	$ -
28	STORM INTAKE, SW-512, 24" DIA.	2	EA	$ 3,100.00	$ 6,200.00	2.00	2.00		$ 6,200.00	-	$ -
29	STORM INTAKE, SW-512, 18" DIA.	1	EA	$ 2,250.00	$ 2,250.00	1.00	1.00		$ 2,250.00	-	$ -
30	STORM INTAKE, SW-513, 5'X5'	1	EA	$ 8,150.00	$ 8,150.00	1.00	1.00		$ 8,150.00	-	$ -
31	INTAKE ADJUSTMENT	2	EA	$ 1,225.00	$ 2,450.00	2.00	2.00		$ 2,450.00	-	$ -
32	8" PVC SUBDRAIN	2012	LF	$ 43.00	$ 86,516.00	2,412.00	2,412.00		$ 103,716.00	(400.00)	$ (17,200.00)
33	CLEANOUT	6	EA	$ 975.00	$ 5,850.00	5.00	5.00		$ 4,875.00	1.00	$ 975.00
34	1 1/2" PVC STORM SEWER SERVICE	33	EA	$ 1,450.00	$ 47,850.00	33.00	33.00		$ 47,850.00	-	$ -
35	RIP RAP	25	TN	$ 69.00	$ 1,725.00		-		$ -	25.00	$ 1,725.00
36	POTHOLE EXISTING UTILITIES	1	LS	$ 5,555.00	$ 5,555.00	1.00	1.00		$ 5,555.00	-	$ -
ALT1	REMOVAL OF EXIST. 30" RCP STORM AS NEEDED	332	LF	$ 18.00	$ 5,976.00	332.00	332.00		$ 5,976.00	-	$ -
ALT2	REMOVE STREET/ REPLACE W/ GRAVEL	200	SY	$ 28.00	$ 5,600.00	200.00	200.00		$ 5,600.00	-	$ -
					$ -				$ -	-	$ -

Total Bid **$ 826,750.00**

TOTAL BILLED	**$ 844,200.00**		$ (17,450.00)
Percent Complete	**102%**		
Materials Stored	$ -		
Less Materials Used	$ -		
Previous Applications	$ 801,990.00		
Less 5% Retainage			
Net Due This Period	**$ 42,210.00**		

MB

Contractor: **On Track Construction, LLC**

6/19/2025

Date

Owner Approval:

Date

PROJECT:	**Nevada Northview Plat 1**
PROJECT #:	**2423NV**
PAY ESTIMATE #	**5**
WORK DATES:	**5.1.25 - 5.30.25**
DATE:	**5.30.25**
ENGINEER:	**McClure**
TO:	**ATI Realty**
OWNER:	**City of Nevada**

PAY ITEM	ITEM DESCRIPTION	CONTRACT QNTY	UNIT	BID PRICE	VALUE	QNTY TO DATE	PREV. QNTY TO DATE	QNTY THIS PERIOD	VALUE TO DATE	QNTY TO COMPLETE	BALANCE TO COMPLETE
1	MOBILIZATION	1	LS	$ 18,000.00	$ 18,000.00	1.00	1.00		$ 18,000.00	-	$ -
2	CONNECT TO EXISTING WATER	3	EA	$ 6,000.00	$ 18,000.00	3.00	3.00		$ 18,000.00	-	$ -
3	WATERMAIN, 8" PVC	1614	LF	$ 42.00	$ 67,788.00	1,614.00	1,614.00		$ 67,788.00	-	$ -
4	1" WATER SERVICE	33	EA	$ 1,950.00	$ 64,350.00	33.00	30.00	3.00	$ 64,350.00	-	$ -
5	WATER MAIN TEES	1	EA	$ 1,525.00	$ 1,525.00	1.00	1.00		$ 1,525.00	-	$ -
6	WATER MAIN CROSSES	1	EA	$ 2,385.00	$ 2,385.00	1.00	1.00		$ 2,385.00	-	$ -
7	WATER MAIN BENDS	6	EA	$ 1,350.00	$ 8,100.00	6.00	6.00		$ 8,100.00	-	$ -
8	GATE VALVE W/ BOX 8"	6	EA	$ 2,975.00	$ 17,850.00	6.00	6.00		$ 17,850.00	-	$ -
9	HYDRANT ASSEMBLY (NEW)	5	EA	$ 7,500.00	$ 37,500.00	5.00	5.00		$ 37,500.00	-	$ -
10	CONNECTION TO EXISTING MANHOLE	2	EA	$ 3,780.00	$ 7,560.00	2.00	2.00		$ 7,560.00	-	$ -
11	SANITARY SEWER MAIN, GRAVITY, 8" DIA.	787	LF	$ 76.00	$ 59,812.00	787.00	787.00		$ 59,812.00	-	$ -
12	SANITARY SEWER SERVICE, GRAVITY, 4" DIA.	33	EA	$ 2,650.00	$ 87,450.00	33.00	31.00	2.00	$ 87,450.00	-	$ -
13	SANITARY MANHOLE, SW-301, 48" DIA.	3	EA	$ 5,250.00	$ 15,750.00	3.00	3.00		$ 15,750.00	-	$ -
14	MANHOLE ADJUSTMENT	2	EA	$ 2,950.00	$ 5,900.00	3.00	2.00	1.00	$ 8,850.00	(1.00)	$ (2,950.00)
15	REMOVE INTAKE	1	EA	$ 425.00	$ 425.00	1.00	1.00		$ 425.00	-	$ -
16	CONNECT TO EXISTING STORM MANHOLES	3	EA	$ 2,249.00	$ 6,747.00	3.00	3.00		$ 6,747.00	-	$ -
17	12" RCP STORM PIPING	28	LF	$ 85.00	$ 2,380.00	28.00	28.00		$ 2,380.00	-	$ -
18	15" RCP STORM PIPING	649	LF	$ 70.00	$ 45,430.00	649.00	649.00		$ 45,430.00	-	$ -
19	18" RCP STORM PIPING	337	LF	$ 72.00	$ 24,264.00	337.00	337.00		$ 24,264.00	-	$ -
20	24" RCP STORM PIPING	233	LF	$ 100.00	$ 23,300.00	233.00	233.00		$ 23,300.00	-	$ -
21	42" RCP STORM PIPING	194	LF	$ 198.00	$ 38,412.00	194.00	194.00		$ 38,412.00	-	$ -
22	12" RCP FES W/ GUARD	4	EA	$ 2,350.00	$ 9,400.00	4.00	4.00		$ 9,400.00	-	$ -
23	24" RCP FES W/ GUARD	2	EA	$ 3,450.00	$ 6,900.00	2.00	2.00		$ 6,900.00	-	$ -
24	STORM MANHOLE, SW-401, 48" DIA.	2	EA	$ 3,950.00	$ 7,900.00	2.00	2.00		$ 7,900.00	-	$ -
25	STORM INTAKE, SW-501	5	EA	$ 3,500.00	$ 17,500.00	5.00	5.00		$ 17,500.00	-	$ -
26	STORM INTAKE, SW-503	5	EA	$ 6,100.00	$ 30,500.00	5.00	5.00		$ 30,500.00	-	$ -
27	STORM INTAKE, SW-404/SW-516 COMBO	1	EA	$ 23,500.00	$ 23,500.00	1.00	1.00		$ 23,500.00	-	$ -
28	STORM INTAKE, SW-512, 24" DIA.	2	EA	$ 3,100.00	$ 6,200.00	2.00	2.00		$ 6,200.00	-	$ -
29	STORM INTAKE, SW-512, 18" DIA.	1	EA	$ 2,250.00	$ 2,250.00	1.00	1.00		$ 2,250.00	-	$ -
30	STORM INTAKE, SW-513, 5'X5'	1	EA	$ 8,150.00	$ 8,150.00	1.00	1.00		$ 8,150.00	-	$ -
31	INTAKE ADJUSTMENT	2	EA	$ 1,225.00	$ 2,450.00	2.00	-	2.00	$ 2,450.00	-	$ -
32	8" PVC SUBDRAIN	2012	LF	$ 43.00	$ 86,516.00	2,412.00	2,012.00	40.00	$ 103,716.00	(400.00)	$ (17,200.00)
33	CLEANOUT	6	EA	$ 975.00	$ 5,850.00	5.00	5.00		$ 4,875.00	1.00	$ 975.00
34	1 1/2" PVC STORM SEWER SERVICE	33	EA	$ 1,450.00	$ 47,850.00	33.00	33.00		$ 47,850.00	-	$ -
35	RIP RAP	25	TN	$ 69.00	$ 1,725.00		-		$ -	25.00	$ 1,725.00
36	POTHOLE EXISTING UTILITIES	1	LS	$ 5,555.00	$ 5,555.00	1.00	1.00		$ 5,555.00	-	$ -
ALT1	REMOVAL OF EXIST. 30" RCP STORM AS NEEDED	332	LF	$ 18.00	$ 5,976.00	332.00	320.00	12.00	$ 5,976.00	-	$ -
ALT2	REMOVE STREET/ REPLACE W/ GRAVEL	200	SY	$ 28.00	$ 5,600.00	200.00	100.00	100.00	$ 5,600.00	-	$ -
					$ -				$ -	-	$ -

Total Bid $ **826,750.00**

TOTAL BILLED	$	**844,200.00**
Percent Complete		**102%**
Materials Stored	$	-
Less Materials Used	$	-
Previous Applications	$	767,062.30
Less 5% Retainage	$	42,210.00
Net Due This Period	**$**	**34,927.70**

Balance to complete total: $ (17,450.00)

MR

Contractor: **On Track Construction, LLC**

5/30/2025

Date

Owner Approval:

Date

PROJECT:	**Nevada Northview Plat 1**
PROJECT #:	**2423NV**
PAY ESTIMATE #	**4**
WORK DATES:	**4.1.25 - 4.30.25**
DATE:	**4.30.25**
ENGINEER:	**McClure**
TO:	**ATI Realty**
OWNER:	**City of Nevada**

PAY ITEM	ITEM DESCRIPTION	CONTRACT QNTY	UNIT	BID PRICE	VALUE	QNTY TO DATE	PREV. QNTY TO DATE	QNTY THIS PERIOD	VALUE TO DATE	QNTY TO COMPLETE	BALANCE TO COMPLETE
1	MOBILIZATION	1	LS	$ 18,000.00	$ 18,000.00	1.00	0.90	0.10	$ 18,000.00	-	$ -
2	CONNECT TO EXISTING WATER	3	EA	$ 6,000.00	$ 18,000.00	3.00	3.00		$ 18,000.00	-	$ -
3	WATERMAIN, 8" PVC	1614	LF	$ 42.00	$ 67,788.00	1,614.00	1,614.00		$ 67,788.00	-	$ -
4	1" WATER SERVICE	33	EA	$ 1,950.00	$ 64,350.00	30.00	30.00		$ 58,500.00	3.00	$ 5,850.00
5	WATER MAIN TEES	1	EA	$ 1,525.00	$ 1,525.00	1.00	1.00		$ 1,525.00	-	$ -
6	WATER MAIN CROSSES	1	EA	$ 2,385.00	$ 2,385.00	1.00	1.00		$ 2,385.00	-	$ -
7	WATER MAIN BENDS	6	EA	$ 1,350.00	$ 8,100.00	6.00	6.00		$ 8,100.00	-	$ -
8	GATE VALVE W/ BOX 8"	6	EA	$ 2,975.00	$ 17,850.00	6.00	6.00		$ 17,850.00	-	$ -
9	HYDRANT ASSEMBLY (NEW)	5	EA	$ 7,500.00	$ 37,500.00	5.00	5.00		$ 37,500.00	-	$ -
10	CONNECTION TO EXISTING MANHOLE	2	EA	$ 3,780.00	$ 7,560.00	2.00	2.00		$ 7,560.00	-	$ -
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12	SANITARY SEWER SERVICE, GRAVITY, 4" DIA.	33	EA	$ 2,650.00	$ 87,450.00	31.00	31.00		$ 82,150.00	2.00	$ 5,300.00
13	SANITARY MANHOLE, SW-301, 48" DIA.	3	EA	$ 5,250.00	$ 15,750.00	3.00	3.00		$ 15,750.00	-	$ -
14	MANHOLE ADJUSTMENT	2	EA	$ 2,950.00	$ 5,900.00	2.00	2.00		$ 5,900.00	-	$ -
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17	12" RCP STORM PIPING	28	LF	$ 85.00	$ 2,380.00	28.00	28.00		$ 2,380.00	-	$ -
18	15" RCP STORM PIPING	649	LF	$ 70.00	$ 45,430.00	649.00	632.00	17.00	$ 45,430.00	-	$ -
19	18" RCP STORM PIPING	337	LF	$ 72.00	$ 24,264.00	337.00	337.00		$ 24,264.00	-	$ -
20	24" RCP STORM PIPING	233	LF	$ 100.00	$ 23,300.00	233.00	233.00		$ 23,300.00	-	$ -
21	42" RCP STORM PIPING	194	LF	$ 198.00	$ 38,412.00	194.00	194.00		$ 38,412.00	-	$ -
22	12" RCP FES W/ GUARD	4	EA	$ 2,350.00	$ 9,400.00	4.00	4.00		$ 9,400.00	-	$ -
23	24" RCP FES W/ GUARD	2	EA	$ 3,450.00	$ 6,900.00	2.00	2.00		$ 6,900.00	-	$ -
24	STORM MANHOLE, SW-401, 48" DIA.	2	EA	$ 3,950.00	$ 7,900.00	2.00	2.00		$ 7,900.00	-	$ -
25	STORM INTAKE, SW-501	5	EA	$ 3,500.00	$ 17,500.00	5.00	5.00		$ 17,500.00	-	$ -
26	STORM INTAKE, SW-503	5	EA	$ 6,100.00	$ 30,500.00	5.00	5.00		$ 30,500.00	-	$ -
27	STORM INTAKE, SW-404/SW-516 COMBO	1	EA	$ 23,500.00	$ 23,500.00	1.00	1.00		$ 23,500.00	-	$ -
28	STORM INTAKE, SW-512, 24" DIA.	2	EA	$ 3,100.00	$ 6,200.00	2.00	2.00		$ 6,200.00	-	$ -
29	STORM INTAKE, SW-512, 18" DIA.	1	EA	$ 2,250.00	$ 2,250.00	1.00	1.00		$ 2,250.00	-	$ -
30	STORM INTAKE, SW-513, 5'X5'	1	EA	$ 8,150.00	$ 8,150.00	1.00	1.00		$ 8,150.00	-	$ -
31	INTAKE ADJUSTMENT	2	EA	$ 1,225.00	$ 2,450.00		-		$ -	2.00	$ 2,450.00
32	8" PVC SUBDRAIN	2012	LF	$ 43.00	$ 86,516.00	2,012.00	-	2,012.00	$ 86,516.00	-	$ -
33	CLEANOUT	6	EA	$ 975.00	$ 5,850.00	5.00	-	5.00	$ 4,875.00	1.00	$ 975.00
34	1 1/2" PVC STORM SEWER SERVICE	33	EA	$ 1,450.00	$ 47,850.00	33.00	7.00	26.00	$ 47,850.00	-	$ -
35	RIP RAP	25	TN	$ 69.00	$ 1,725.00		-		$ -	25.00	$ 1,725.00
36	POTHOLE EXISTING UTILITIES	1	LS	$ 5,555.00	$ 5,555.00	1.00	1.00		$ 5,555.00	-	$ -
ALT1	REMOVAL OF EXIST. 30" RCP STORM AS NEEDED	332	LF	$ 18.00	$ 5,976.00	320.00	320.00		$ 5,760.00	12.00	$ 216.00
ALT2	REMOVE STREET/ REPLACE W/ GRAVEL	200	SY	$ 28.00	$ 5,600.00	100.00	100.00		$ 2,800.00	100.00	$ 2,800.00
					$ -				$ -	-	$ -

Total Bid **$ 826,750.00**

TOTAL BILLED	**$**	**807,434.00**
Percent Complete		**98%**
Materials Stored	$	-
Less Materials Used	$	-
Previous Applications	$	642,715.85
Less 5% Retainage	$	40,371.70
Net Due This Period	**$**	**124,346.45**

$ 19,316.00

MB

Contractor: **On Track Construction, LLC**

4/18/2025
Date

Owner Approval:

Date

ON TRACK

PROJECT:	Nevada Northview Plat 1	DATE:	12.23.24
PROJECT #:	2423NV	ENGINEER:	McClure
PAY ESTIMATE #	3	TO:	ATI Realty
WORK DATES:	12.1.24 - 12.31.24	OWNER:	City of Nevada

PAY ITEM	ITEM DESCRIPTION	CONTRACT QNTY	UNIT	BID PRICE	VALUE	QNTY TO DATE	PREV. QNTY TO DATE	QNTY THIS PERIOD	VALUE TO DATE	QNTY TO COMPLETE	BALANCE TO COMPLETE
1	MOBILIZATION	1	LS	$ 18,000.00	$ 18,000.00	0.90	0.85	0.05	$ 16,200.00	0.10	$ 1,800.00
2	CONNECT TO EXISTING WATER	3	EA	$ 6,000.00	$ 18,000.00	3.00	3.00		$ 18,000.00	-	$ -
3	WATERMAIN, 8" PVC	1614	LF	$ 42.00	$ 67,788.00	1,614.00	1,614.00		$ 67,788.00	-	$ -
4	1" WATER SERVICE	33	EA	$ 1,950.00	$ 64,350.00	30.00	25.00	6.00	$ 58,500.00	3.00	$ 5,850.00
5	WATER MAIN TEES	1	EA	$ 1,525.00	$ 1,525.00	1.00	1.00		$ 1,525.00	-	$ -
6	WATER MAIN CROSSES	1	EA	$ 2,385.00	$ 2,385.00	1.00	1.00		$ 2,385.00	-	$ -
7	WATER MAIN BENDS	6	EA	$ 1,350.00	$ 8,100.00	6.00	6.00		$ 8,100.00	-	$ -
8	GATE VALVE W/ BOX 8"	6	EA	$ 2,975.00	$ 17,850.00	6.00	6.00		$ 17,850.00	-	$ -
9	HYDRANT ASSEMBLY (NEW)	5	EA	$ 7,500.00	$ 37,500.00	5.00	5.00		$ 37,500.00	-	$ -
10	CONNECTION TO EXISTING MANHOLE	2	EA	$ 3,780.00	$ 7,560.00	2.00	2.00		$ 7,560.00	-	$ -
11	SANITARY SEWER MAIN, GRAVITY, 8" DIA.	787	LF	$ 76.00	$ 59,812.00	787.00	787.00		$ 59,812.00	-	$ -
12	SANITARY SEWER SERVICE, GRAVITY, 4" DIA.	33	EA	$ 2,650.00	$ 87,450.00	31.00	31.00		$ 82,150.00	2.00	$ 5,300.00
13	SANITARY MANHOLE, SW-301, 48" DIA.	3	EA	$ 5,250.00	$ 15,750.00	3.00	3.00		$ 15,750.00	-	$ -
14	MANHOLE ADJUSTMENT	2	EA	$ 2,950.00	$ 5,900.00	2.00	-	2.00	$ 5,900.00	-	$ -
15	REMOVE INTAKE	1	EA	$ 425.00	$ 425.00	1.00	-	1.00	$ 425.00	-	$ -
16	CONNECT TO EXISTING STORM MANHOLES	3	EA	$ 2,249.00	$ 6,747.00	3.00	3.00		$ 6,747.00	-	$ -
17	12" RCP STORM PIPING	28	LF	$ 85.00	$ 2,380.00	28.00	-	28.00	$ 2,380.00	-	$ -
18	15" RCP STORM PIPING	649	LF	$ 70.00	$ 45,430.00	649.00	632.00	17.00	$ 45,430.00	-	$ -
19	18" RCP STORM PIPING	337	LF	$ 72.00	$ 24,264.00	337.00	337.00		$ 24,264.00	-	$ -
20	24" RCP STORM PIPING	233	LF	$ 100.00	$ 23,300.00	233.00	218.00	15.00	$ 23,300.00	-	$ -
21	42" RCP STORM PIPING	194	LF	$ 198.00	$ 38,412.00	194.00	-	194.00	$ 38,412.00	-	$ -
22	12" RCP FES W/ GUARD	4	EA	$ 2,350.00	$ 9,400.00	4.00	-	4.00	$ 9,400.00	-	$ -
23	24" RCP FES W/ GUARD	2	EA	$ 3,450.00	$ 6,900.00	2.00	1.00	1.00	$ 6,900.00	-	$ -
24	STORM MANHOLE, SW-401, 48" DIA.	2	EA	$ 3,950.00	$ 7,900.00	2.00	2.00		$ 7,900.00	-	$ -
25	STORM INTAKE, SW-501	5	EA	$ 3,500.00	$ 17,500.00	5.00	5.00		$ 17,500.00	-	$ -
26	STORM INTAKE, SW-503	5	EA	$ 6,100.00	$ 30,500.00	5.00	5.00		$ 30,500.00	-	$ -
27	STORM INTAKE, SW-404/SW-516 COMBO	1	EA	$ 23,500.00	$ 23,500.00	1.00	-	1.00	$ 23,500.00	-	$ -
28	STORM INTAKE, SW-512, 24" DIA.	2	EA	$ 3,100.00	$ 6,200.00	2.00	2.00		$ 6,200.00	-	$ -
29	STORM INTAKE, SW-512, 18" DIA.	1	EA	$ 2,250.00	$ 2,250.00	1.00	-	1.00	$ 2,250.00	-	$ -
30	STORM INTAKE, SW-513, 5'X5'	1	EA	$ 8,150.00	$ 8,150.00	1.00	-	1.00	$ 8,150.00	-	$ -
31	INTAKE ADJUSTMENT	2	EA	$ 1,225.00	$ 2,450.00		-		$ -	2.00	$ 2,450.00
32	8" PVC SUBDRAIN	2012	LF	$ 43.00	$ 86,516.00		-		$ -	2,012.00	$ 86,516.00
33	CLEANOUT	6	EA	$ 975.00	$ 5,850.00		-		$ -	6.00	$ 5,850.00
34	1 1/2" PVC STORM SEWER SERVICE	33	EA	$ 1,450.00	$ 47,850.00	7.00	7.00		$ 10,150.00	26.00	$ 37,700.00
35	RIP RAP	25	TN	$ 69.00	$ 1,725.00		-		$ -	25.00	$ 1,725.00
36	POTHOLE EXISTING UTILITIES	1	LS	$ 5,555.00	$ 5,555.00	1.00	1.00		$ 5,555.00	-	$ -
ALT1	REMOVAL OF EXIST. 30" RCP STORM AS NEEDED	332	LF	$ 18.00	$ 5,976.00	320.00	40.00	280.00	$ 5,760.00	12.00	$ 216.00
ALT2	REMOVE STREET/ REPLACE W/ GRAVEL	200	SY	$ 28.00	$ 5,600.00	100.00	55.00	45.00	$ 2,800.00	100.00	$ 2,800.00
					$ -				$ -	-	$ -

Total Bid $ 826,750.00

TOTAL BILLED	$	676,543.00
Percent Complete		82%
Materials Stored	$	-
Less Materials Used	$	-
Previous Applications	$	534,884.20
Less 5% Retainage	$	33,827.15
Net Due This Period	$	**107,831.65**

$ 150,207.00

MR

Contractor: On Track Construction, LLC

12/23/2024

Date

Owner Approval:

Date

PROJECT:	**Nevada Northview Plat 1**
PROJECT #:	**2423NV**
PAY ESTIMATE #	**2**
WORK DATES:	**11.1.24 - 11.30.24**
DATE:	**11/27/2024**
ENGINEER:	**McClure**
TO:	**ATI Realty**
OWNER:	**City of Nevada**

PAY ITEM	ITEM DESCRIPTION	CONTRACT QNTY	UNIT	BID PRICE	VALUE	QNTY TO DATE	PREV. QNTY TO DATE	QNTY THIS PERIOD	VALUE TO DATE	QNTY TO COMPLETE	BALANCE TO COMPLETE
1	MOBILIZATION	1	LS	$ 18,000.00	$ 18,000.00	0.85	0.75	0.10	$ 15,300.00	0.15	$ 2,700.00
2	CONNECT TO EXISTING WATER	3	EA	$ 6,000.00	$ 18,000.00	3.00	2.00	1.00	$ 18,000.00	-	$ -
3	WATERMAIN, 8" PVC	1614	LF	$ 42.00	$ 67,788.00	1,614.00	1,290.00	324.00	$ 67,788.00	-	$ -
4	1" WATER SERVICE	33	EA	$ 1,950.00	$ 64,350.00	25.00	23.00	2.00	$ 48,750.00	8.00	$ 15,600.00
5	WATER MAIN TEES	1	EA	$ 1,525.00	$ 1,525.00	1.00	1.00		$ 1,525.00	-	$ -
6	WATER MAIN CROSSES	1	EA	$ 2,385.00	$ 2,385.00	1.00	1.00		$ 2,385.00	-	$ -
7	WATER MAIN BENDS	6	EA	$ 1,350.00	$ 8,100.00	6.00	6.00		$ 8,100.00	-	$ -
8	GATE VALVE W/ BOX 8"	6	EA	$ 2,975.00	$ 17,850.00	6.00	5.00	1.00	$ 17,850.00	-	$ -
9	HYDRANT ASSEMBLY (NEW)	5	EA	$ 7,500.00	$ 37,500.00	5.00	3.00	2.00	$ 37,500.00	-	$ -
10	CONNECTION TO EXISTING MANHOLE	2	EA	$ 3,780.00	$ 7,560.00	2.00	2.00		$ 7,560.00	-	$ -
11	SANITARY SEWER MAIN, GRAVITY, 8" DIA.	787	LF	$ 76.00	$ 59,812.00	787.00	787.00		$ 59,812.00	-	$ -
12	SANITARY SEWER SERVICE, GRAVITY, 4" DIA.	33	EA	$ 2,650.00	$ 87,450.00	31.00	23.00	8.00	$ 82,150.00	2.00	$ 5,300.00
13	SANITARY MANHOLE, SW-301, 48" DIA.	3	EA	$ 5,250.00	$ 15,750.00	3.00	3.00		$ 15,750.00	-	$ -
14	MANHOLE ADJUSTMENT	2	EA	$ 2,950.00	$ 5,900.00		-		$ -	2.00	$ 5,900.00
15	REMOVE INTAKE	1	EA	$ 425.00	$ 425.00		-		$ -	1.00	$ 425.00
16	CONNECT TO EXISTING STORM MANHOLES	3	EA	$ 2,249.00	$ 6,747.00	3.00	2.00	1.00	$ 6,747.00	-	$ -
17	12" RCP STORM PIPING	28	LF	$ 85.00	$ 2,380.00		-		$ -	28.00	$ 2,380.00
18	15" RCP STORM PIPING	649	LF	$ 70.00	$ 45,430.00	632.00	255.00	377.00	$ 44,240.00	17.00	$ 1,190.00
19	18" RCP STORM PIPING	337	LF	$ 72.00	$ 24,264.00	337.00	337.00		$ 24,264.00	-	$ -
20	24" RCP STORM PIPING	233	LF	$ 100.00	$ 23,300.00	218.00	218.00		$ 21,800.00	15.00	$ 1,500.00
21	42" RCP STORM PIPING	194	LF	$ 198.00	$ 38,412.00		-		$ -	194.00	$ 38,412.00
22	12" RCP FES W/ GUARD	4	EA	$ 2,350.00	$ 9,400.00		-		$ -	4.00	$ 9,400.00
23	24" RCP FES W/ GUARD	2	EA	$ 3,450.00	$ 6,900.00	1.00	1.00		$ 3,450.00	1.00	$ 3,450.00
24	STORM MANHOLE, SW-401, 48" DIA.	2	EA	$ 3,950.00	$ 7,900.00	2.00	2.00		$ 7,900.00	-	$ -
25	STORM INTAKE, SW-501	5	EA	$ 3,500.00	$ 17,500.00	5.00	2.00	3.00	$ 17,500.00	-	$ -
26	STORM INTAKE, SW-503	5	EA	$ 6,100.00	$ 30,500.00	5.00	3.00	2.00	$ 30,500.00	-	$ -
27	STORM INTAKE, SW-404/SW-516 COMBO	1	EA	$ 23,500.00	$ 23,500.00		-		$ -	1.00	$ 23,500.00
28	STORM INTAKE, SW-512, 24" DIA.	2	EA	$ 3,100.00	$ 6,200.00	2.00	2.00		$ 6,200.00	-	$ -
29	STORM INTAKE, SW-512, 18" DIA.	1	EA	$ 2,250.00	$ 2,250.00		-		$ -	1.00	$ 2,250.00
30	STORM INTAKE, SW-513, 5'X5'	1	EA	$ 8,150.00	$ 8,150.00		-		$ -	1.00	$ 8,150.00
31	INTAKE ADJUSTMENT	2	EA	$ 1,225.00	$ 2,450.00		-		$ -	2.00	$ 2,450.00
32	8" PVC SUBDRAIN	2012	LF	$ 43.00	$ 86,516.00		-		$ -	2,012.00	$ 86,516.00
33	CLEANOUT	6	EA	$ 975.00	$ 5,850.00		-		$ -	6.00	$ 5,850.00
34	1 1/2" PVC STORM SEWER SERVICE	33	EA	$ 1,450.00	$ 47,850.00	7.00	3.00	4.00	$ 10,150.00	26.00	$ 37,700.00
35	RIP RAP	25	TN	$ 69.00	$ 1,725.00		-		$ -	25.00	$ 1,725.00
36	POTHOLE EXISTING UTILITIES	1	LS	$ 5,555.00	$ 5,555.00	1.00	1.00		$ 5,555.00	-	$ -
ALT1	REMOVAL OF EXIST. 30" RCP STORM AS NEEDED	332	LF	$ 18.00	$ 5,976.00	40.00	-	40.00	$ 720.00	292.00	$ 5,256.00
ALT2	REMOVE STREET/ REPLACE W/ GRAVEL	200	SY	$ 28.00	$ 5,600.00	55.00	55.00		$ 1,540.00	145.00	$ 4,060.00
					$ -				$ -	-	$ -

Total Bid $ **826,750.00**

TOTAL BILLED	$	**563,036.00**
Percent Complete		**68%**
Materials Stored	$	-
Less Materials Used	$	-
Previous Applications	$	418,659.30
Less 5% Retainage	$	28,151.80
Net Due This Period	**$**	**116,224.90**

$ 263,714.00

Contractor: MB **On Track Construction, LLC**

11/27/2024
Date

Owner Approval:

Date

ON TRACK

PROJECT:	**Nevada Northview Plat 1**	DATE:	**10/30/2024**
PROJECT #:	**2423NV**	ENGINEER:	**McClure**
PAY ESTIMATE #	**1**	TO:	**ATI Realty**
WORK DATES:	**9.25.24 - 10.30.24**	OWNER:	**City of Nevada**

PAY ITEM	ITEM DESCRIPTION	CONTRACT QNTY	UNIT	BID PRICE	VALUE	QNTY TO DATE	PREV. QNTY TO DATE	QNTY THIS PERIOD	VALUE TO DATE	QNTY TO COMPLETE	BALANCE TO COMPLETE
1	MOBILIZATION	1	LS	$ 18,000.00	$ 18,000.00	0.75	-	0.75	$ 13,500.00	0.25	$ 4,500.00
2	CONNECT TO EXISTING WATER	3	EA	$ 6,000.00	$ 18,000.00	2.00	-	2.00	$ 12,000.00	1.00	$ 6,000.00
3	WATERMAIN, 8" PVC	1614	LF	$ 42.00	$ 67,788.00	1,290.00	-	1,290.00	$ 54,180.00	324.00	$ 13,608.00
4	1" WATER SERVICE	33	EA	$ 1,950.00	$ 64,350.00	23.00	-	23.00	$ 44,850.00	10.00	$ 19,500.00
5	WATER MAIN TEES	1	EA	$ 1,525.00	$ 1,525.00	1.00	-	1.00	$ 1,525.00	-	$ -
6	WATER MAIN CROSSES	1	EA	$ 2,385.00	$ 2,385.00	1.00	-	1.00	$ 2,385.00	-	$ -
7	WATER MAIN BENDS	6	EA	$ 1,350.00	$ 8,100.00	6.00	-	6.00	$ 8,100.00	-	$ -
8	GATE VALVE W/ BOX 8"	6	EA	$ 2,975.00	$ 17,850.00	5.00	-	5.00	$ 14,875.00	1.00	$ 2,975.00
9	HYDRANT ASSEMBLY (NEW)	5	EA	$ 7,500.00	$ 37,500.00	3.00	-	3.00	$ 22,500.00	2.00	$ 15,000.00
10	CONNECTION TO EXISTING MANHOLE	2	EA	$ 3,780.00	$ 7,560.00	2.00	-	2.00	$ 7,560.00	-	$ -
11	SANITARY SEWER MAIN, GRAVITY, 8" DIA.	787	LF	$ 76.00	$ 59,812.00	787.00	-	787.00	$ 59,812.00	-	$ -
12	SANITARY SEWER SERVICE, GRAVITY, 4" DIA.	33	EA	$ 2,650.00	$ 87,450.00	23.00	-	23.00	$ 60,950.00	10.00	$ 26,500.00
13	SANITARY MANHOLE, SW-301, 48" DIA.	3	EA	$ 5,250.00	$ 15,750.00	3.00	-	3.00	$ 15,750.00	-	$ -
14	MANHOLE ADJUSTMENT	2	EA	$ 2,950.00	$ 5,900.00		-		$ -	2.00	$ 5,900.00
15	REMOVE INTAKE	1	EA	$ 425.00	$ 425.00		-		$ -	1.00	$ 425.00
16	CONNECT TO EXISTING STORM MANHOLES	3	EA	$ 2,249.00	$ 6,747.00	2.00	-	2.00	$ 4,498.00	1.00	$ 2,249.00
17	12" RCP STORM PIPING	28	LF	$ 85.00	$ 2,380.00		-		$ -	28.00	$ 2,380.00
18	15" RCP STORM PIPING	649	LF	$ 70.00	$ 45,430.00	255.00	-	255.00	$ 17,850.00	394.00	$ 27,580.00
19	18" RCP STORM PIPING	337	LF	$ 72.00	$ 24,264.00	337.00	-	337.00	$ 24,264.00	-	$ -
20	24" RCP STORM PIPING	233	LF	$ 100.00	$ 23,300.00	218.00	-	218.00	$ 21,800.00	15.00	$ 1,500.00
21	42" RCP STORM PIPING	194	LF	$ 198.00	$ 38,412.00		-		$ -	194.00	$ 38,412.00
22	12" RCP FES W/ GUARD	4	EA	$ 2,350.00	$ 9,400.00		-		$ -	4.00	$ 9,400.00
23	24" RCP FES W/ GUARD	2	EA	$ 3,450.00	$ 6,900.00	1.00	-	1.00	$ 3,450.00	1.00	$ 3,450.00
24	STORM MANHOLE, SW-401, 48" DIA.	2	EA	$ 3,950.00	$ 7,900.00	2.00	-	2.00	$ 7,900.00	-	$ -
25	STORM INTAKE, SW-501	5	EA	$ 3,500.00	$ 17,500.00	2.00	-	2.00	$ 7,000.00	3.00	$ 10,500.00
26	STORM INTAKE, SW-503	5	EA	$ 6,100.00	$ 30,500.00	3.00	-	3.00	$ 18,300.00	2.00	$ 12,200.00
27	STORM INTAKE, SW-404/SW-516 COMBO	1	EA	$ 23,500.00	$ 23,500.00		-		$ -	1.00	$ 23,500.00
28	STORM INTAKE, SW-512, 24" DIA.	2	EA	$ 3,100.00	$ 6,200.00	2.00	-	2.00	$ 6,200.00	-	$ -
29	STORM INTAKE, SW-512, 18" DIA.	1	EA	$ 2,250.00	$ 2,250.00		-		$ -	1.00	$ 2,250.00
30	STORM INTAKE, SW-513, 5'X5'	1	EA	$ 8,150.00	$ 8,150.00		-		$ -	1.00	$ 8,150.00
31	INTAKE ADJUSTMENT	2	EA	$ 1,225.00	$ 2,450.00		-		$ -	2.00	$ 2,450.00
32	8" PVC SUBDRAIN	2012	LF	$ 43.00	$ 86,516.00		-		$ -	2,012.00	$ 86,516.00
33	CLEANOUT	6	EA	$ 975.00	$ 5,850.00		-		$ -	6.00	$ 5,850.00
34	1 1/2" PVC STORM SEWER SERVICE	33	EA	$ 1,450.00	$ 47,850.00	3.00	-	3.00	$ 4,350.00	30.00	$ 43,500.00
35	RIP RAP	25	TN	$ 69.00	$ 1,725.00		-		$ -	25.00	$ 1,725.00
36	POTHOLE EXISTING UTILITIES	1	LS	$ 5,555.00	$ 5,555.00	1.00	-	1.00	$ 5,555.00	-	$ -
ALT1	REMOVAL OF EXIST. 30" RCP STORM AS NEEDED	332	LF	$ 18.00	$ 5,976.00		-		$ -	332.00	$ 5,976.00
ALT2	REMOVE STREET/ REPLACE W/ GRAVEL	200	SY	$ 28.00	$ 5,600.00	55.00	-	55.00	$ 1,540.00	145.00	$ 4,060.00
					$ -				$ -	-	$ -

Total Bid $ **826,750.00**

TOTAL BILLED	$	**440,694.00**
Percent Complete		**53%**
Materials Stored	$	-
Less Materials Used	$	-
Previous Applications	$	-
Less 5% Retainage	$	22,034.70
Net Due This Period	**$**	**418,659.30**

$ 386,056.00

MR

Contractor: **On Track Construction, LLC**

10/30/2024
Date

Owner Approval:

Date

INVOICE

NEVADA, IOWA 50201
PH: 515-451-6719
matt@ontrackiowa.com

DATE: February 17, 2025
CPR # 1
RE: *Add Tile Work + Sanitary Manhole*

ATTN: ATI Realty
1615 SW Main St., Ste 207
Ankeny, IA 50023

ITEM DESCRIPTION	AMOUNT
12/2/24: Found a clay tile that the city wanted tied to the existing storm, which had been camera'd on 11/27/24.	
MATERIALS	
Tile: 50' of 6"	$ 162.50
SUBCONTRACTORS & SUPPLIERS	
Draintech (61597A), Camera	$ 487.50
LABOR & EQUIPMENT (CREW HOUR @ $595.00/ HR) x 8 hours	$ 4,760.00
CREW HOUR BREAKOUT:	
JD 245 Excavator @ $195.00/ HR	
JD 317G Track Loader @ $105.00/ HR	
Foreman @ $75.00/ HR	
Excavator Operator @ $60.00/ HR	
Backfill Operator @ $55.00/ HR	
Pipelayer @ $55.00/ HR	
Topman @ $50.00/ HR	
12/23/24: Sanitary Manhole Replaced. Major manhole adjustment could not be performed due to the cinder block that was found. Base was left in place. Barrel and cone were added.	
MATERIALS	
4' Barrel and 3' Cone	$ 975.00
SUBCONTRACTORS & SUPPLIERS	
Central Iowa Ready Mix (775583), M-4 Concrete	$ 292.00
LABOR & EQUIPMENT (CREW HOUR @ $545.00/ HR) x 4 hours	$ 2,180.00
CREW HOUR BREAKOUT:	
JD 245 Excavator @ $195.00/ HR	
JD 317G Track Loader @ $105.00/ HR	
Foreman @ $75.00/ HR	
Excavator Operator @ $60.00/ HR	
Backfill Operator @ $55.00/ HR	
Pipelayer @ $55.00/ HR	
10% Mark-up	$ 885.70
TOTAL	**$ 9,742.70**

THANK YOU FOR YOUR BUSINESS!

APPLICATION AND CERTIFICATE FOR PAYMENT — AIA DOCUMENT G702

TO OWNER
Nevada Dev LLC
1615 SW Main St
Suite 207 Ankeny Iowa 50023

PROJECT:
Northview Plat 1

APPLICATION NO: 1
PERIOD TO: 4/30/25

DISTRIBUTION TO:
OWNER
ENGINEER
CONTRACTOR

FROM CONTRACTOR:
Con-Struct Inc.
305 South Dayton Ave
Ames, IA 50010

Engineer:

PROJECT NO:
CONTRACT DATE: 9/30/2024

Contract For: Northview Plat 1

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER		ADDITIONS	DEDUCTIONS
	TOTAL	$0.00	$0.00
APPROVED THIS MONTH			
NUMBER	DATE APPROVED		
	TOTALS	$0.00	$0.00
Net change by Change Orders		$0.00	

The undersigned Contractor certifies that to the best of his 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 him 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: Con-Struct Inc.

BY: Cy Moyer DATE: 5/5/2025

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

1. ORIGINAL CONTRACT SUM $321,269.00
2. Net change by Change Orders $0.00
3. CONTRACT SUM TO DATE $321,269.00
4. TOTAL COMPLETED & STORED TO DATE $261,772.00
   (Column G on G703)
5. RETAINAGE:
   a. 5% of completed work $13,088.60
      (Column D + E on G703)
   b. 5% of stored material $0.00
      (Column F on G703)
6. TOTAL EARNED LESS RETAINAGE $248,683.40
   (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) $0.00
8. CURRENT PAYMENT DUE $248,683.40
9. BALANCE TO FINISH, PLUS RETAINAGE $72,585.60
   (Line 3 less Line 6)

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Undersigned certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of Work is in accordance with the Contract Documents; and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $248,683.40

(Attach explanation if amount certified differs from the amount applied for)

By: ____________________ Date: __________

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

Contractor's Monthly Payment Estimate

Owner: Nevada-Dev LLC
Northview Plat 1
Contractor: Con-Struct Inc.

Estimate No. 1 Date: 4/30/2025 Period Ending: 4/30/2025

	CONTRACT					WORK COMPLETED:							
NO:	ITEM	UNIT	QTY	UNIT PRICE	$ AMOUNT	PREVIOUS QTY	PREVIOUS AMOUNT	THIS PERIOD QTY	$ AMOUNT	QTY COMPLETE TO DATE	$ AMOUNT TO DATE	5% RETAINAGE	
Division 2													
001	MOBILIZATION	LS	1	$ 3,000.00	$ 3,000.00	0.00	$ -	1.00	$ 3,000.00	1.00	$ 3,000.00	$ 150.00	100.00%
002	7" PCC PAVEMENT	SY	3,439	$ 61.00	$ 209,779.00	0.00	$ -	4,152.00	$253,272.00	4,152.00	$ 253,272.00	$ 12,663.60	120.73%
003	9" PCC PAVEMENT	SY	895	$ 90.00	$ 80,550.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
004	5" PCC TRAIL	SY	142	$ 68.00	$ 9,656.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
005	6" PCC SIDEWALK	SY	65	$ 71.00	$ 4,615.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
006	MAILBOX PADS	SY	8	$ 140.00	$ 1,120.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
007	DETECTABLE WARNING	SF	70	$ 53.00	$ 3,710.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
008	TESTING	LS	1	$ 4,000.00	$ 4,000.00	0.00	$ -	1.00	$ 4,000.00	1.00	$ 4,000.00	$ 200.00	100.00%
009	WASHOUT CONTAINER	LS	1	$ 1,500.00	$ 1,500.00	0.00	$ -	1.00	$ 1,500.00	1.00	$ 1,500.00	$ 75.00	100.00%
010	4-YEAR MAINTENANCE BOND	LS	1	$ 3,339.00	$ 3,339.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
TOTAL					$ 321,269.00		$ -		$261,772.00		$ 261,772.00	$ 13,088.60	#REF!

APPLICATION AND CERTIFICATE FOR PAYMENT — AIA DOCUMENT G702

TO OWNER
Nevada Dev LLC
1615 SW Main St
Suite 207 Ankeny Iowa 50023

PROJECT:
Northview Plat 1

APPLICATION NO: **2**
PERIOD TO: **5/31/25**

DISTRIBUTION TO:
OWNER
ENGINEER
CONTRACTOR

FROM CONTRACTOR:
Con-Struct Inc.
305 South Dayton Ave
Ames, IA 50010

Engineer:

PROJECT NO:
CONTRACT DATE: **9/30/2024**

Contract For: Northview Plat 1

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER		ADDITIONS	DEDUCTIONS
	TOTAL	$0.00	$0.00
APPROVED THIS MONTH			
NUMBER	DATE APPROVED		
		$6,147.44	
	TOTALS	$6,147.44	$0.00
Net change by Change Orders		$6,147.44	

The undersigned Contractor certifies that to the best of his 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 him 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: Con-Struct Inc.

BY: [signature] DATE: 5/29/2025

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

1. ORIGINAL CONTRACT SUM		$321,269.00
2. Net change by Change Orders		$6,147.44
3. CONTRACT SUM TO DATE		$327,416.44
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$324,077.44
5. RETAINAGE:		
a. 5% of completed work (Column D + E on G703)	$16,203.87	
b. 5% of stored material (Column F on G703)	$0.00	
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$307,873.57
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$248,683.40
8. CURRENT PAYMENT DUE		$59,190.17
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		$19,542.87

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Undersigned certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of Work is in accordance with the Contract Documents; and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $59,190.17

(Attach explanation if amount certified differs from the amount applied for)

By: ______________________ Date: __________

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

Contractor's Monthly Payment Estimate

Owner: Nevada Dev LLC
Northview Plat 1
Contractor: Con-Struct Inc.

Estimate No. 2 Date: 5/31/2025 Period Ending: 5/31/2025

	CONTRACT					WORK COMPLETED							
NO.	ITEM	UNIT	QTY	UNIT PRICE	$ AMOUNT	PREVIOUS QTY	PREVIOUS AMOUNT	THIS PERIOD QTY	$ AMOUNT	QTY COMPLETE TO DATE	$ AMOUNT TO DATE	5% RETAINAGE	
Division 2													
001	MOBILIZATION	LS	1	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00	0.00	$ -	1.00	$ 3,000.00	$ 150.00	100.00%
002	7" PCC PAVEMENT	SY	3,439	$ 61.00	$ 209,779.00	4,152.00	$253,272.00	547.59	$ 33,402.99	4,699.59	$ 286,674.99	$ 14,333.75	136.66%
003	9" PCC PAVEMENT	SY	895	$ 90.00	$ 80,550.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
004	5" PCC TRAIL	SY	142	$ 68.00	$ 9,656.00	0.00	$ -	160.00	$ 10,880.00	160.00	$ 10,880.00	$ 544.00	112.68%
005	6" PCC SIDEWALK	SY	65	$ 71.00	$ 4,615.00	0.00	$ -	69.95	$ 4,966.45	69.95	$ 4,966.45	$ 248.32	107.62%
006	MAILBOX PADS	SY	8	$ 140.00	$ 1,120.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
007	DETECTABLE WARNING	SF	70	$ 53.00	$ 3,710.00	0.00	$ -	76.00	$ 4,028.00	76.00	$ 4,028.00	$ 201.40	108.57%
008	TESTING	LS	1	$ 4,000.00	$ 4,000.00	1.00	$ 4,000.00	0.00	$ -	1.00	$ 4,000.00	$ 200.00	100.00%
009	WASHOUT CONTAINER	LS	1	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	0.00	$ -	1.00	$ 1,500.00	$ 75.00	100.00%
010	4-YEAR MAINTENANCE BOND	LS	1	$ 3,339.00	$ 3,339.00	0.00	$ -	0.00	$ -	0.00	$ -	$ -	0.00%
011	EXTRA 7" PCC FOR 2ND ST. INTERSECTION	SY	148	$ 61.00	$ 9,028.00	0.00	$ -	148.00	$ 9,028.00	148.00	$ 9,028.00	$ 451.40	100.00%
TOTAL					$ 330,297.00		$261,772.00		$ 62,305.44		$ 324,077.44	$ 16,203.87	#REF!

INVOICE

Invoice Number: 25-0781
Invoice Date: May 2, 2025
Page: 1

1441 29th Street, Suite 208
West Des Moines, IA 50266

Voice: (515) 446-8283
Fax: (515) 446-8292

Bill To:

Nevada Dev, LLC
1615 SW Main St, #207
Ankeny, IA 50023

Customer & Job Location

Northview Plat 1
Nevada

Customer ID	Customer PO	Payment Terms	Due Date
NevadaDevLLC	Northview Plat 1	Net 30 Days	6/1/25

Quantity	Description	Unit Price	Amount
1.00	Work Date: 05/02/25		
1,125.00	Silt Fence or Filter Sock: Repaired/installed erosion controls - 1925LF silt fence & 200LF filter sock.	2.00	2,250.00
	Inlet Protection Devices (Below Grate)	250.00	
	Erosion Seeding, Fertilizer, and Straw Mulch	775.00	
	Monthly SWPPP Inspection Service	275.00	
	Temporary Stabilization (Straw Mulch Only)	575.00	

Subtotal	2,250.00
Sales Tax	
Total Invoice Amount	2,250.00
Payment/Credit Applied	
TOTAL	**2,250.00**

INVOICE

Invoice Number: 25-0788
Invoice Date: May 9, 2025
Page: 1

1441 29th Street, Suite 208
West Des Moines, IA 50266

Voice: (515) 446-8283
Fax: (515) 446-8292

Bill To:	Customer & Job Location
Nevada Dev, LLC 1615 SW Main St, #207 Ankeny, IA 50023	Northview Plat 1 Nevada

Customer ID	Customer PO	Payment Terms	Due Date
NevadaDevLLC	Northview Plat 1	Net 30 Days	6/8/25

Quantity	Description	Unit Price	Amount
1.00	Work Date: 05/09/25		
	Silt Fence or Filter Sock	2.00	
10.00	Inlet Protection Devices (Below Grate)	250.00	2,500.00
	Erosion Seeding, Fertilizer, and Straw Mulch	775.00	
	Monthly SWPPP Inspection Service	275.00	
	Temporary Stabilization (Straw Mulch Only)	575.00	

Credit Card Payments
NOW ACCEPTED

Please Note: A Convenience Fee of 3.0%
will be added to the Invoice Total

Subtotal	2,500.00
Sales Tax	
Total Invoice Amount	2,500.00
Payment/Credit Applied	
TOTAL	**2,500.00**

INVOICE

Invoice Number:	24-2875
Invoice Date:	Dec 31, 2024
Page:	1

1441 29th Street, Suite 208
West Des Moines, IA 50266

Voice: (515) 446-8283
Fax: (515) 446-8292

Bill To:

Nevada Dev, LLC
1615 SW Main St, #207
Ankeny, IA 50023

Customer & Job Location

Northview Plat 1
Nevada, IA

Customer ID	Customer PO	Payment Terms	Due Date
NevadaDevLLC	Northview Plat 1	Net 30 Days	1/30/25

Quantity	Description	Unit Price	Amount
1.00	Monthly SWPPP Inspection Service	275.00	275.00

Subtotal	275.00
Sales Tax	
Total Invoice Amount	275.00
Payment/Credit Applied	
TOTAL	**275.00**

INVOICE

1441 29th Street, Suite 208
West Des Moines, IA 50266

Voice: (515) 446-8283
Fax: (515) 446-8292

Invoice Number: 24-2514
Invoice Date: Nov 20, 2024
Page: 1

Bill To:	Customer & Job Location
Nevada Dev, LLC 1615 SW Main St, #207 Ankeny, IA 50023	Northview Plat 1 Nevada

Customer ID	Customer PO	Payment Terms	Due Date
NevadaDevLLC	Northview Plat 1	Net 30 Days	12/20/24

Quantity	Description	Unit Price	Amount
1.00	Work Date: 11/20/24		
100.00	Silt Fence or Filter Sock: Repaired filter sock perimeter at SE corner of site.	2.00	200.00
	Inlet Protection Devices (Below Grate)	250.00	
	Erosion Seeding, Fertilizer, and Straw Mulch	775.00	
	Monthly SWPPP Inspection Service	275.00	
	Temporary Stabilization (Straw Mulch Only)	575.00	

Credit Card Payments
NOW ACCEPTED

VISA MasterCard AMERICAN EXPRESS DISCOVER

Please Note: A Convenience Fee of 3.0% will be added to the Invoice Total

Subtotal	200.00
Sales Tax	
Total Invoice Amount	200.00
Payment/Credit Applied	
TOTAL	**200.00**

INVOICE

Invoice Number: 24-1968
Invoice Date: Sep 20, 2024
Page: 1

1441 29th Street, Suite 208
West Des Moines, IA 50266

Voice: (515) 446-8283
Fax: (515) 446-8292

Bill To:

Nevada Dev, LLC
1615 SW Main St, #207
Ankeny, IA 50023

Customer & Job Location

Northview Plat 1
Nevada

Customer ID	Customer PO	Payment Terms	Due Date
NevadaDevLLC	Northview Plat 1	Net 30 Days	10/20/24

Quantity	Description	Unit Price	Amount
1.00	Work Date: 09/20/24		
1,475.00	Silt Fence or Filter Sock: Installed silt fence perimeter per request.	2.00	2,950.00
	Inlet Protection Devices (Below Grate)	250.00	
	Erosion Seeding, Fertilizer, and Straw Mulch	775.00	
	Monthly SWPPP Inspection Service	275.00	
	Temporary Stabilization (Straw Mulch Only)	575.00	
	SWPPP Preparation	2,000.00	

Credit Card Payments
NOW ACCEPTED

Please Note: A Convenience Fee of 3.0% will be added to the Invoice Total

Subtotal	2,950.00
Sales Tax	
Total Invoice Amount	2,950.00
Payment/Credit Applied	
TOTAL	**2,950.00**

INVOICE

Invoice Number:	24-2174
Invoice Date:	Oct 1, 2024
Page:	1

1441 29th Street, Suite 208
West Des Moines, IA 50266

Voice: (515) 446-8283
Fax: (515) 446-8292

Bill To:	Customer & Job Location
Nevada Dev, LLC 1615 SW Main St, #207 Ankeny, IA 50023	Northview Plat 1 Nevada

Customer ID	Customer PO	Payment Terms	Due Date
NevadaDevLLC	Northview Plat 1	Net 30 Days	10/31/24

Quantity	Description	Unit Price	Amount
1.00	Work Date:10/01/24		
1,800.00	Silt Fence or Filter Sock: Installed fence along S and E perimeters.	2.00	3,600.00
	Inlet Protection Devices (Below Grate)	250.00	
	Erosion Seeding, Fertilizer, and Straw Mulch	775.00	
	Monthly SWPPP Inspection Service	275.00	
	Temporary Stabilization (Straw Mulch Only)	575.00	

Credit Card Payments

NOW ACCEPTED

VISA MasterCard AMERICAN EXPRESS DISCOVER

Please Note: A Convenience Fee of 3.0% will be added to the Invoice Total

Subtotal	3,600.00
Sales Tax	
Total Invoice Amount	3,600.00
Payment/Credit Applied	
TOTAL	**3,600.00**

INVOICE

1441 29th Street, Suite 208
West Des Moines, IA 50266

Voice: (515) 446-8283
Fax: (515) 446-8292

Invoice Number: 24-2223
Invoice Date: Oct 17, 2024
Page: 1

Bill To:	Customer & Job Location
Nevada Dev, LLC 1615 SW Main St, #207 Ankeny, IA 50023	Northview Plat 1 Nevada

Customer ID	Customer PO	Payment Terms	Due Date
NevadaDevLLC	Northview Plat 1	Net 30 Days	11/16/24

Quantity	Description	Unit Price	Amount
1.00	Work Date: 10/17/24		
375.00	Silt Fence or Filter Sock: Installed filter sock wraps on three intakes. Left remaining sock for future installation.	2.00	750.00
	Inlet Protection Devices (Below Grate)	250.00	
	Erosion Seeding, Fertilizer, and Straw Mulch	775.00	
	Monthly SWPPP Inspection Service	275.00	
	Temporary Stabilization (Straw Mulch Only)	575.00	

Credit Card Payments
NOW ACCEPTED

Please Note: A Convenience Fee of 3.0% will be added to the Invoice Total

Subtotal	750.00
Sales Tax	
Total Invoice Amount	750.00
Payment/Credit Applied	
TOTAL	**750.00**

Interstate Power and Light Co.
An Alliant Energy Company
1284 XE PL
Ames IA 50014
www.alliantenergy.com

March 10, 2025

Nevada Dev LLC
20965 650th Ave
Nevada IA 50201

RE: Northview Plat 1

Enclosed please find three copies of the Gas Facilities Extension Agreement. The cost for the gas facilities installation will be $20,543.55. This is the amount to be paid to Interstate Power & Light Company thirty (30) days prior to the commencement of construction.

On two copies of the agreement, under the Customer/Developer header on the second page, you will need to complete the following fields:

- By: Owner Signature
- Title: Owner Title

Also, please include the Corporate Tax ID or Social Security Number, written on the agreement, in order to be able to issue potential future refunds.

Your prompt response to return the signed, original Gas Facilities Extension Agreement to the address listed below, along with payment, is appreciated. An original Gas Facilities Extension Agreement, including the Exhibits A & B, will be mailed to you after Interstate Power & Light Company management has authorized your documents and payment has been processed, or verified if ACH.

When submitting payment, please DO NOT combine payments for multiple projects, or multiple contracts. Submit payment in the amount of $20,543.55 only.

Interstate Power & Light Company
Attention: Sue Abarr
1284 XE PL
Ames IA 50014

If you have questions concerning this extension contract, please call Aquila Sletten, Field Designer, at 515-268-3449 for assistance.

Sincerely,

Sue Abarr

Sue Abarr
Work Order Support Coordinator
515-268-3492

enclosures

IPL Contract No. 60253

GAS FACILITIES EXTENSION AGREEMENT (ADVANCE)

THIS AGREEMENT, made this 7TH day of MARCH 2025, between **Interstate Power and Light Company**, hereinafter called the Company, and NEVADA DEVELOPMENT LLC hereinafter called the Customer/Developer.

WITNESSETH:

WHEREAS, the Company is engaged in the distribution of gas in the City of NEVADA Iowa; and

WHEREAS, the Customer/Developer is the owner of the following legally described premises: Click or tap here to enter text., Iowa, as shown on the map attached hereto (marked Exhibit A) and made a part hereof; and

WHEREAS, the Company desires to sell natural gas to the ultimate owners or occupants of the residences, or other buildings being built or installed on said premises, and the Customer/Developer desires to have natural gas available for such residences or other buildings to be used for heating, water heating, cooking and other uses, hereinafter called gas service.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The Company agrees to construct, install, maintain and operate natural gas facilities to serve said premises; upon application for gas service made by the owner or occupant of each such building.

2. The Customer/Developer agrees to advance to the Company the estimated cost of construction of gas facilities, as set out in Exhibit B, attached, and the Company agrees to refund to the Customer/Developer the cost of installing the facilities, as set forth in Paragraph 4 below.

3. For the purpose of this agreement, the Company's estimated cost and the Customer/Developer advance for this gas extension are shown on Exhibit B.

4. The Customer/Developer agrees to advance $ 20,543.55 to the Company payable prior to the commencement of construction. Upon acceptance by the Company of each application for gas service by Customer/Developers along the extensions contemplated herein, the Company shall refund Customer/Developer's advances in accordance with the Company's Gas Tariff Extension policy on file with the Iowa Utilities Board. The Company shall not be obligated to refund more than the original amount advanced and the refunds shall be without interest.

5. The obligation of the Company to make refund to the Customer/Developers shall be null and void after the expiration of ten (10) years from the date of this agreement, and any and all monies remaining unrefunded in the hands of the Company shall then become the sole property of the Company.

6. The Customer/Developer agrees to furnish at his own expense all necessary easements and permits required for the installation of said gas main, and the Customer/Developer and the Company will cooperate so that said construction and installation can be accomplished in the most economical manner.

7. Title to all gas facilities installed pursuant to this agreement shall be in the Company.

8. Applications for gas service referred to above shall be subject to and pursuant to applicable rules and regulations of the Company effective at the date of said applications with respect to the availability of natural gas and the rates and charges for same.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

INTERSTATE POWER AND LIGHT COMPANY

By ______________________________

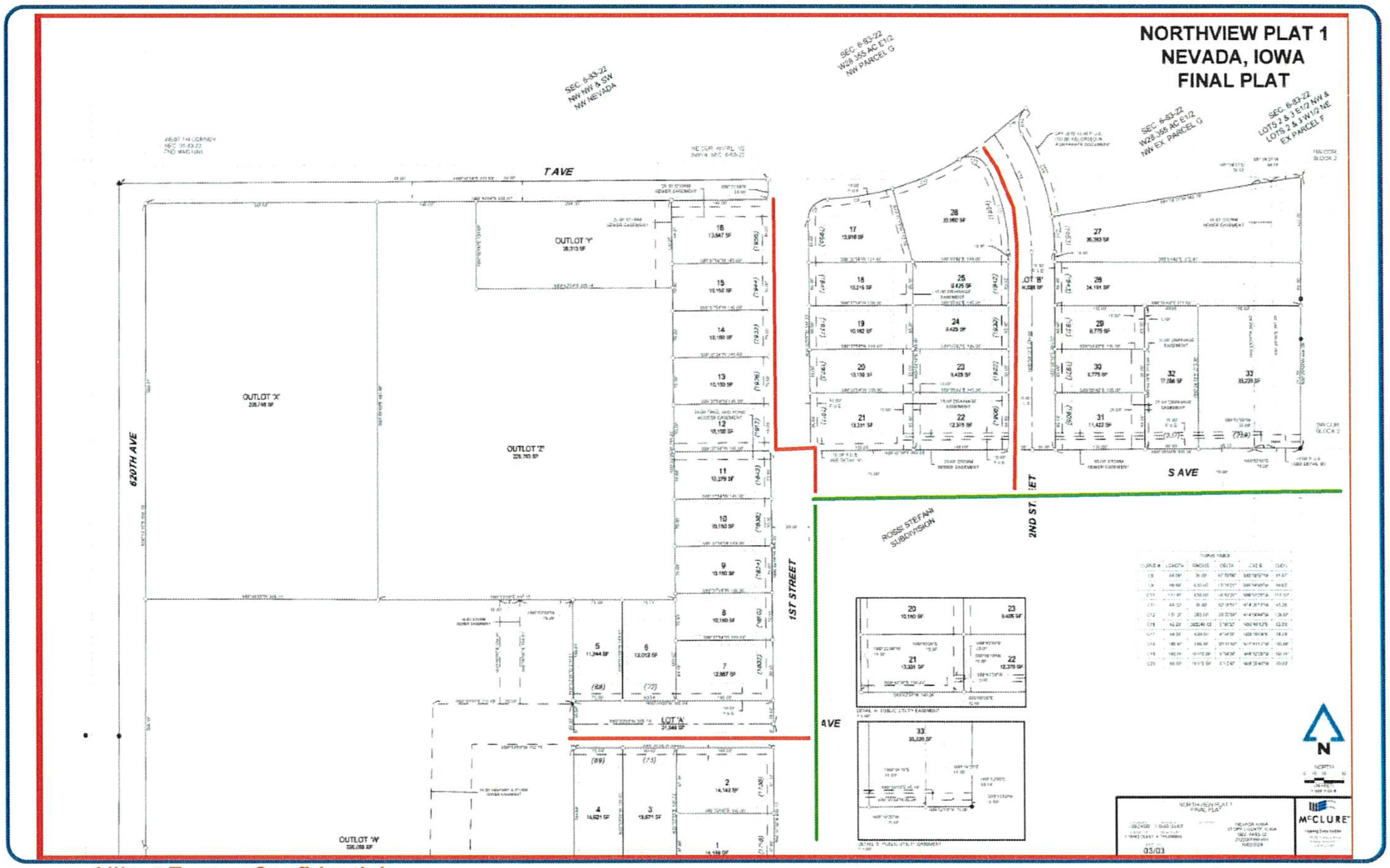
Title ______________________________

CUSTOMER/DEVELOPER
Tax ID # 92-0291960

By Signed by: [signature] 94E14A781ECF49D...

Title Partner

Cost to Extend 1346' of 2" plastic gas main to The Northview Subdivision. Additional cost may apply for adverse conditions. Adverse conditions include, but are not limited to; excessive rock and tree roots, frost, extreme mud, etc.



1:0

Northview Subdivision
Gas Extension Map

Alliant Energy

Interstate Power and Light Co.
An Alliant Energy Company
1284 XE PL
Ames IA 50014
www.alliantenergy.com

March 26, 2025

Nevada Dev LLC
20965 650th Ave
Nevada IA 50201

RE: Northview Plat 1

Enclosed please find three copies of the Electric Facilities Extension Agreement. The cost for the electric facilities installation will be $141,072.95. This is the amount to be paid to Interstate Power & Light Company thirty (30) days prior to the commencement of construction.

On two copies of the agreement, under the Customer/Developer header on the second page, you will need to complete the following fields:

- By: Owner Signature
- Title: Owner Title

Also, please include the Corporate Tax ID or Social Security Number, written on the agreement, in order to be able to issue potential future refunds.

Your prompt response to return the signed, original Electric Facilities Extension Agreement to the address listed below, along with payment, is appreciated. An original Electric Facilities Extension Agreement, including the Exhibits A & B, will be mailed to you after Interstate Power & Light Company management has authorized your documents and payment has been processed, or verified if ACH.

When submitting payment, please DO NOT combine payments for multiple projects, or multiple contracts. Submit payment in the amount of $141,072.95 only.

Interstate Power & Light Company
Attention: Sue Abarr
1284 XE PL
Ames IA 50014

If you have questions concerning this extension contract, please call Aquila Sletten, Field Designer, at 515-268-3449 for assistance.

Sincerely,

Sue Abarr

Sue Abarr
Work Order Support Coordinator
515-268-3492

enclosures

ALLIANT ENERGY.

INTERSTATE POWER AND LIGHT COMPANY
Applicable to the Iowa Service Area

Electric Facilities Extension Agreement (Advance by Cash Deposit)

Contract No. 60314

This agreement made this 26 day of MARCH, 2025 by and between Interstate Power and Light Company, an Iowa corporation headquartered at 200 First Street SE, Cedar Rapids, Iowa, (hereinafter referred to as "the Company") and NEVADA DEV LLC, a corporation/partnership/proprietorship with principal offices at City of NEVADA, State of IOWA, (hereinafter referred to as "the Customer/Developer"):

WITNESSETH,

WHEREAS, the Company is engaged in the distribution of electricity in the State of Iowa, and

WHEREAS, the Customer/Developer is the owner of the following legally described premises: (NORTHVIEW SUBDIVISION PLAT 1)

, as shown on the map attached hereto (marked Exhibit A) and made a part hereof and;

WHEREAS, the Company desires to sell electricity to the owners or occupants of the residences, or other buildings being built or installed on said premises, and the Customer/Developer desires to have electricity available for such residences or other buildings, hereinafter called "Electric Service".

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The Company agrees to construct, install, maintain and operate electric distribution facilities to serve said premises upon application for Electric Service made by the owner or occupant of each such residence or other building.

2. Thirty (30) days prior to the commencement of construction, by the Company of electric distribution facilities, the Customer/Developer shall execute this agreement and shall advance to the Company the estimated cost of construction of electric distribution facilities, as set out in Exhibit B attached.

3. Upon acceptance by the Company of each attachment for Electric Service by Customers/Developers along the extensions specifically contemplated in Exhibit B, the Company shall refund amounts, in accordance with the Company's current electric tariff on file with the Iowa Utilities Board, three (3) years estimated revenue minus the revenue for recovery of fuel and energy efficiency program costs for the said three (3) years. The Company shall not be obligated to refund more than the original amount advanced and the refunds shall be without interest.

4. The obligation of the Company to make refunds to the Customer/Developer shall be null and void after the expiration of ten (10) years from the date of the advance, and any and all monies remaining unrefunded in the hands of the Company shall then become the sole property of the Company.

5. The Customer/Developer agrees to furnish at his own expense all necessary easements and permits required for the installation of said electric extensions. Prior to electric facilities installation the customer/developer agrees to install lot pins and have existing grade within six inches of final grade. The Customer/Developer and the Company will cooperate so that said construction and installation can be accomplished in the most economical manner.

6. The Customer/Developer agrees to physically mark the location of all obstacles on Customer/Developer's site that lie underground within ten feet of proposed excavation. Such obstacles may include, but are not limited to, septic and sewer systems, buried wire for out-buildings or decorative lighting, drain tiles and LP gas lines. The Customer/Developer shall mark the location of all such obstacles with stakes or flags or by painting the ground prior to and maintained until commencement of the proposed excavation. The Customer/Developer accepts full responsibility for any and all damage to, or damage caused by, Company or its contractor striking any such underground obstacles the Customer/Developer fails to mark or marks incorrectly.

7. Title to all electric facilities installed pursuant to this agreement shall be in the Company.

8. Applications for Electric Service referred to above shall be subject to and pursuant to applicable rules and regulations of the Company as contained in its tariff effective at the date of said applications with respect to the availability of Electric Service and the rates and charges for same.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

INTERSTATE POWER AND LIGHT COMPANY

By ______________________________

Title ______________________________

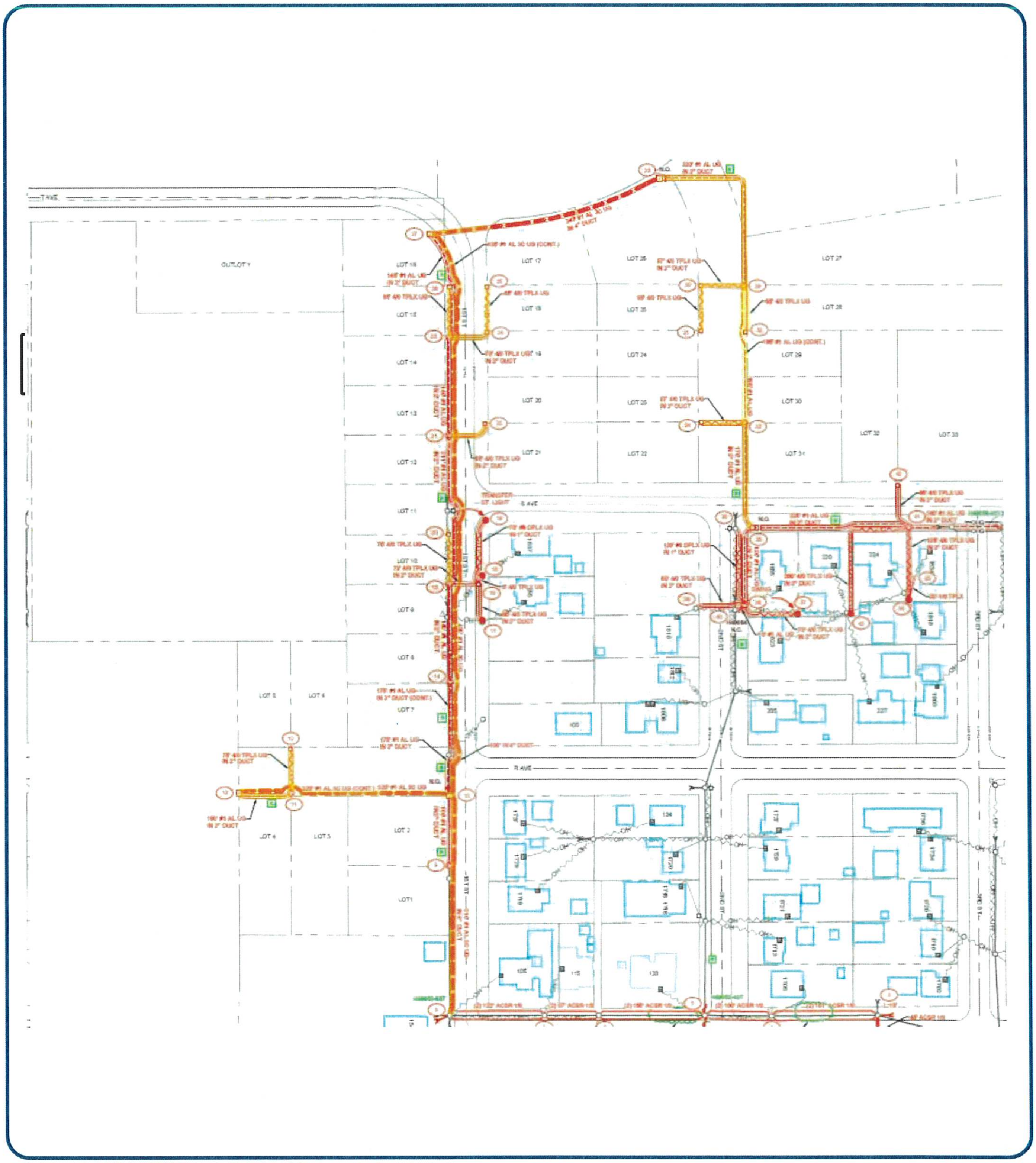
CUSTOMER/DEVELOPER
Tax ID # 92-0291960

By Signed by: [signature] 94E14A781ECF49D...

Title Partner

EXHIBIT A:

Billing for 8 transformers, 10 pedestals, 470' 4" duct, 981' of 2" duct, 1405' of 3 phase cable, 685' of 1 phase cable, 664' of 4/0 triplex, 470' of 4" drill, 464' of 2" drill, 1520' of trench, 4 3phase j-boxes, 3 Person Crew Set Up Fee.



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NORTHVIEW SUBDIVISION PLAT 1
ELECTRIC EXTENSION MAP

Alliant Energy

Interstate Power and Light Company, an Alliant Energy Company
ELECTRIC ADVANCE CONTRACT BILLING ESTIMATE

Mar 26, 2025

All prices are estimates and are subject to change. Estimate is valid for 30 Days. Actual construction costs may result in changes.
For questions regarding the bill estimate call:

NUB ACCOUNT ID 1968589454

Mail To: NEVADA DEV LLC
20965 650TH AVE
NEVADA, IA, 50201

Email Address:

Service Address: 1837 1st ST, NEVADA, IA 50201

Reference Work Order: 1026148
AE Contact Name: Aquila Sletten
AE Contact Email: aquilasletten@alliantenergy.com
AE Contact Phone: 515-268-3449
Billable Charge Type: EXHIBITB
Billable Charge Status: ESTIMATE

Qty	Description	Unit Cost	Cost	Refundable?
8.00	Transformer Cost Difference Overhead to Underground <=167 kVA	$747.00	$5,976.00	Yes
1.00	Electric Primary Riser, Size #1AL 3 Phase	$5,225.44	$5,225.44	Yes
10.00	Electric Secondary Pedestal	$517.40	$5,174.00	Yes
8.00	Electric Padmount Transmformer Installation, 1 Phase	$1,119.43	$8,955.44	Yes
470.00	Directional Drill 4"	$28.39	$13,343.30	Yes
470.00	4" Conduit	$8.78	$4,126.60	Yes
464.00	Directional Drill <=2"	$21.53	$9,989.92	Yes
981.00	<=2" Conduit	$5.36	$5,258.16	Yes
1,405.00	Electric Underground Primary Cable - Size #1AL 3 Phase	$10.93	$15,356.65	Yes
685.00	Electric Underground Primary Cable - Size #1, 1 Phase	$3.64	$2,493.40	Yes
664.00	Electric Secondary Cable	$3.31	$2,197.84	Yes
4.00	Electric Junction Box, 200amp 3 Phase	$8,393.05	$33,572.20	Yes
1.00	Electric Crew Setup Fee	$1,046.00	$1,046.00	Yes
1,520.00	Trench Excavation	$5.25	$7,980.00	Yes

Total Refundable Amount: $120,694.95
Total Non-Refundable Amount: $0.00
Total Customer Allowance Amount: $0.00
Total Installed Cost: $120,694.95
State/Local Tax: $0.00
Tax Adder: $ 20,108.00
Total Billable Amount: $ 141,072.95

Comments:

Billing for 8 transformers, 10 pedestals, 470' 4" duct, 981' of 2" duct, 1405' of 3 phase cable, 685' of 1 phase cable, 664' of 4/0 triplex, 470' of 4" drill, 464' of 2" drill, 1520' of trench, 4 3phase j-boxes, 3 Person Crew Set Up Fee.

Estimate is valid for 30 Days **Valid until Apr 25, 2025**

Alliant Energy

Interstate Power and Light Company, an Alliant Energy Company
COST TO INSTALL 7 NEW STREET LIGHTS BILLING ESTIMATE

Mar 14, 2025

All prices are estimates and are subject to change. Estimate is valid for 30 Days. Actual construction costs may result in changes.
For questions regarding the bill estimate call:

Reference Account Number: 7151985691

Mail To:	NEVADA DEV LLC 20965 650TH AVE NEVADA, IA, 50201	**Reference Work Order:**	1041810
		AE Contact Name:	Sletten, Aquila
		AE Contact Email:	aquilasletten@alliantenergy.com
Email Address:		**AE Contact Phone:**	
		Billable Charge Type:	STREETLIGHT
Service Address:	1ST ST, NEVADA, IA, 50201	**Billable Charge Status:**	ESTIMATE

Qty	Description	Unit Cost	Cost	Refundable?
7.00	Lighting Steel Pole	$2,702.70	$18,918.90	No

Total Refundable Amount:	$0.00
Total Non-Refundable Amount:	$18,918.90
Total Customer Allowance Amount:	$0.00
Total Installed Cost:	$18,918.90
State/Local Tax:	$0.00
Tax Adder:	$1,459.59
Total Billable Amount:	$20,378.49

Comments:

STREET LIGHTS FOR NEVADA NORTHVIEW SUBDIVISION PLAT 1
BILL NEVADA DEV LLC FOR THE POLES
HAVE LIGHTS AND POLES ADDED TO THE STREET LIGHT ACCOUNT -

BILL DEVELOPER FOR POLES IN ADVANCE, BILL

MONTHLY LIGHT CHARGES TO CITY OF NEVADA

Estimate is valid for 30 Days **Valid until Apr 13, 2025**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

June 04, 2025
Project No: 2022001065-010
Invoice No: 160018
Due Date: July 04, 2025

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.
Professional Services from April 27, 2025 to May 31, 2025

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00	
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00	
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00	
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00	
2.03-Rezoning	3,100.00	100.00	3,100.00	3,100.00	0.00	
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00	
2.06-Final Plat	8,300.00	90.00	7,470.00	6,640.00	830.00	
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00	
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00	
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00	
2.11-Record Drawings	3,200.00	50.00	1,600.00	0.00	1,600.00	
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00	
3.01-Construction Staking	13,200.00	95.00	12,540.00	11,220.00	1,320.00	
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00	
Total Fee	132,875.00		129,785.00	126,035.00	3,750.00	
		Total Fee				**3,750.00**
				Total this Phase		**$3,750.00**

Phase 600 Construction Administration

Task 601 General CA

	Hours	Rate	Amount	
Project Manager II	3.50	205.00	717.50	
Totals	3.50		717.50	
Total Labor				**717.50**
		Total this Task		**$717.50**

Total this Phase	**$717.50**
Total Due this Invoice	**$4,467.50**

Outstanding Invoices

Number	Date	Balance
157612	1/30/2025	.40
Total		**.40**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

April 03, 2025
Project No: 2022001065-010
Invoice No: 158902
Due Date: May 03, 2025

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.

Professional Services from February 23, 2025 to March 29, 2025

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	3,100.00	100.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00
2.06-Final Plat	8,300.00	75.00	6,225.00	5,810.00	415.00
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00
3.01-Construction Staking	13,200.00	75.00	9,900.00	9,240.00	660.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	132,875.00		124,300.00	123,225.00	1,075.00

Total Fee **1,075.00**

Total this Phase **$1,075.00**

Phase 600 Construction Administration

Task 601 General CA

	Hours	Rate	Amount
Professional Land Surveyor	1.00	180.00	180.00
Project Manager II	1.00	205.00	205.00
Totals	2.00		385.00

Total Labor **385.00**

Total this Task **$385.00**

Total this Phase	**$385.00**
Total Due this Invoice	**$1,460.00**

Outstanding Invoices

Number	Date	Balance
157612	1/30/2025	.40
Total		**.40**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary	May 01, 2025	
ATI Group	Project No:	2022001065-010
1615 SW Main Street, Suite #207	Invoice No:	159610
Ankeny, IA 50023	Due Date:	May 31, 2025

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.
Professional Services from March 30, 2025 to April 26, 2025

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00	
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00	
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00	
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00	
2.03-Rezoning	3,100.00	100.00	3,100.00	3,100.00	0.00	
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00	
2.06-Final Plat	8,300.00	80.00	6,640.00	6,225.00	415.00	
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00	
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00	
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00	
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00	
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00	
3.01-Construction Staking	13,200.00	85.00	11,220.00	9,900.00	1,320.00	
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00	
Total Fee	132,875.00		126,035.00	124,300.00	1,735.00	
		Total Fee				**1,735.00**
				Total this Phase		**$1,735.00**

Phase 600 Construction Administration

Task 601 General CA

	Hours	Rate	Amount	
Project Manager II	5.00	205.00	1,025.00	
Totals	5.00		1,025.00	
Total Labor				**1,025.00**
			Total this Task	**$1,025.00**

Total this Phase	**$1,025.00**

Phase	700	Survey Services
Task	760.1	Restaking

	Hours	Rate	Amount	
Project Manager II	3.50	205.00	717.50	
Totals	3.50		717.50	
Total Labor				**717.50**

Total this Task	**$717.50**
Total this Phase	**$717.50**
Total Due this Invoice	**$3,477.50**

Outstanding Invoices

Number	Date	Balance
157612	1/30/2025	.40
158902	4/3/2025	1,460.00
Total		**1,460.40**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

January 30, 2025
Project No: 2022001065-010
Invoice No: 157612
Due Date: March 01, 2025

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.
Professional Services from December 29, 2024 to January 25, 2025

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	3,100.00	100.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00
2.06-Final Plat	8,300.00	70.00	5,810.00	5,810.00	0.00
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00
3.01-Construction Staking	13,200.00	70.00	9,240.00	9,240.00	0.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	132,875.00		123,225.00	123,225.00	0.00

Total Fee **0.00**

Total this Phase **0.00**

Phase 600 Construction Administration

Task 601 General CA

	Hours	Rate	Amount	
Project Manager II	4.50	205.00	922.50	
Totals	4.50		922.50	
Total Labor				**922.50**

Total this Task **$922.50**

Total this Phase	**$922.50**
Total Due this Invoice	**$922.50**

Short pay by $0.40 due to overpayment on invoice 157070

Outstanding Invoices

Number	Date	Balance
157070	1/2/2025	1,261.25
Total		**1,261.25**

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1360 NW 121st Street
Clive, IA 50325

Scott Henry
20965 650th Ave
Nevada, IA 50201

June 30, 2023	
Project No:	2022001065-020
Invoice No:	146422
Due Date:	July 30, 2023

Project 2022001065-020 Northview Plat of Survey
Email invoice to scott.henry@longview.ag
Professional Services from May 28, 2023 to July 01, 2023

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
2.04-Plat of Survey	3,800.00	50.00	1,900.00	0.00	1,900.00	
Total Fee	3,800.00		1,900.00	0.00	1,900.00	
		Total Fee				**1,900.00**
				Total Due this Invoice		**$1,900.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

January 02, 2025
Project No: 2022001065-010
Invoice No: 157070
Due Date: February 01, 2025

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.

Professional Services from December 01, 2024 to December 28, 2024

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00
2.06-Final Plat	8,300.00	70.00	5,810.00	5,810.00	0.00
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00
3.01-Construction Staking	13,200.00	70.00	9,240.00	9,240.00	0.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		123,225.00	123,225.00	0.00

Total Fee **0.00**

Total this Phase **0.00**

Phase 700 Survey Services

Task 760.1 Restaking

	Hours	Rate	Amount
Crew Chief	9.00	135.00	1,215.00
Engineer III	.25	185.00	46.25
Totals	9.25		1,261.25

Total Labor **1,261.25**

Total this Task **$1,261.25**

Total this Phase	**$1,261.25**
Total Due this Invoice	**$1,261.25**

Outstanding Invoices

Number	Date	Balance
156546	12/5/2024	2,810.00
Total		**2,810.00**

MCCLURE™

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

December 05, 2024
Project No: 2022001065-010
Invoice No: 156546
Due Date: January 04, 2025

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.

Professional Services from October 27, 2024 to November 30, 2024

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00
2.06-Final Plat	8,300.00	70.00	5,810.00	4,980.00	830.00
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00
3.01-Construction Staking	13,200.00	70.00	9,240.00	7,260.00	1,980.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		123,225.00	120,415.00	2,810.00

Total Fee	**2,810.00**
Total this Phase	**$2,810.00**
Total Due this Invoice	**$2,810.00**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

October 31, 2024	
Project No:	2022001065-010
Invoice No:	155797
Due Date:	November 30, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.

Professional Services from September 29, 2024 to October 26, 2024

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00	
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00	
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00	
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00	
2.03-Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00	
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00	
2.06-Final Plat	8,300.00	60.00	4,980.00	2,075.00	2,905.00	
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00	
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00	
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00	
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00	
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00	
3.01-Construction Staking	13,200.00	55.00	7,260.00	2,640.00	4,620.00	
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00	
Total Fee	135,975.00		120,415.00	112,890.00	7,525.00	
		Total Fee				**7,525.00**
				Total this Phase		**$7,525.00**

Phase 600 Construction Administration

Task 601 General CA

		Hours	Rate	Amount	
Engineer III		6.75	185.00	1,248.75	
	Totals	6.75		1,248.75	
	Total Labor				**1,248.75**
			Total this Task		**$1,248.75**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary	September 06, 2024	
ATI Group	Project No:	2022001065-010
1615 SW Main Street, Suite #207	Invoice No:	154600
Ankeny, IA 50023	Due Date:	October 06, 2024

Project 2022001065-010 Northview - Phase 1

Email invoices to BJ Stokesbary.

Professional Services from July 28, 2024 to August 31, 2024

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00
2.06-Final Plat	8,300.00	15.00	1,245.00	1,245.00	0.00
2.07-Construction Drawings	28,300.00	100.00	28,300.00	24,055.00	4,245.00
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,080.00	120.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00
3.01-Construction Staking	13,200.00	5.00	660.00	0.00	660.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		110,080.00	105,055.00	5,025.00

Total Fee	**5,025.00**
Total this Phase	**$5,025.00**
Total Due this Invoice	**$5,025.00**

Outstanding Invoices

Number	Date	Balance
153400	7/3/2024	9,200.00
153763	7/31/2024	7,295.00
Total		**16,495.00**

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BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

October 03, 2024
Project No: 2022001065-010
Invoice No: 155060
Due Date: November 02, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.

Professional Services from September 01, 2024 to September 30, 2024

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	22,700.00	0.00
2.06-Final Plat	8,300.00	25.00	2,075.00	1,245.00	830.00
2.07-Construction Drawings	28,300.00	100.00	28,300.00	28,300.00	0.00
2.09-Permit Coordination	1,200.00	100.00	1,200.00	1,200.00	0.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	100.00	6,000.00	6,000.00	0.00
3.01-Construction Staking	13,200.00	20.00	2,640.00	660.00	1,980.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		112,890.00	110,080.00	2,810.00

Total Fee **2,810.00**

Total this Phase **$2,810.00**

Phase 900 Additional Services

Task 902.3 Potholing Fieldwork and Processing

	Hours	Rate	Amount
Project Manager I	6.00	185.00	1,110.00
Crew Chief	4.00	135.00	540.00
Engineer III	6.50	185.00	1,202.50
Totals	16.50		2,852.50

Total Labor **2,852.50**

Total this Task **$2,852.50**

Total this Phase	**$2,852.50**
Total Due this Invoice	**$5,662.50**

Outstanding Invoices

Number	Date	Balance
154600	9/6/2024	5,025.00
Total		**5,025.00**

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BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

July 03, 2024
Project No: 2022001065-010
Invoice No: 153400
Due Date: August 02, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.

Professional Services from May 18, 2024 to June 29, 2024

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	750.00	250.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	95.00	21,565.00	19,295.00	2,270.00
2.06-Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07-Construction Drawings	28,300.00	70.00	19,810.00	15,565.00	4,245.00
2.09-Permit Coordination	1,200.00	80.00	960.00	840.00	120.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,120.00	280.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	80.00	4,800.00	4,800.00	0.00
3.01-Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		97,760.00	90,595.00	7,165.00

Total Fee 7,165.00

Total this Phase $7,165.00

Phase 900 Additional Services

Task 902.1 Concepting (Outlot X and W Layout, Grading, and Planning)

	Hours	Rate	Amount
Engineer III	7.00	185.00	1,295.00
Totals	7.00		1,295.00

Total Labor 1,295.00

Total this Task $1,295.00

Task 902.2 ODC #1 - Regrading Pond to reduce stockpile

		Hours	Rate	Amount	
Engineer III		4.00	185.00	740.00	
	Totals	4.00		740.00	
	Total Labor				**740.00**
				Total this Task	**$740.00**
				Total this Phase	**$2,035.00**
				Total Due this Invoice	**$9,200.00**

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BJ Stokesbary		July 31, 2024	
ATI Group		Project No:	2022001065-010
1615 SW Main Street, Suite #207		Invoice No:	153763
Ankeny, IA 50023		Due Date:	August 30, 2024

Project 2022001065-010 Northview - Phase 1

Email invoices to BJ Stokesbary.

Professional Services from June 30, 2024 to July 27, 2024

Phase 1 Lump Sum Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01-Mtgs/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02-Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03-OPC	1,000.00	100.00	1,000.00	1,000.00	0.00
2.02-Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03-Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05-Preliminary Plat	22,700.00	100.00	22,700.00	21,565.00	1,135.00
2.06-Final Plat	8,300.00	15.00	1,245.00	650.00	595.00
2.07-Construction Drawings	28,300.00	85.00	24,055.00	19,810.00	4,245.00
2.09-Permit Coordination	1,200.00	90.00	1,080.00	960.00	120.00
2.10-Color Pres Exhibits	1,400.00	100.00	1,400.00	1,400.00	0.00
2.11-Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.12-MSWMP	6,000.00	100.00	6,000.00	4,800.00	1,200.00
3.01-Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01-Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		105,055.00	97,760.00	7,295.00

Total Fee	**7,295.00**
Total this Phase	**$7,295.00**
Total Due this Invoice	**$7,295.00**

Outstanding Invoices

Number	Date	Balance
153400	7/3/2024	9,200.00
Total		**9,200.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

April 24, 2024
Project No: 2022001065-010
Invoice No: 151820
Due Date: May 24, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.
Professional Services from March 24, 2024 to April 20, 2024

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03 OPC	1,000.00	75.00	750.00	500.00	250.00
2.02 Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03 Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05 Preliminary Plat	22,700.00	70.00	15,890.00	14,755.00	1,135.00
2.06 Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07 Construction Drawings	28,300.00	50.00	14,150.00	9,905.00	4,245.00
2.09 Permit Coordination	1,200.00	50.00	600.00	600.00	0.00
2.10 Color Press Exhibits	1,400.00	80.00	1,120.00	1,120.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	6,000.00	80.00	4,800.00	3,600.00	1,200.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01 Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		85,535.00	78,705.00	6,830.00

Total Fee **6,830.00**

Total Due this Invoice **$6,830.00**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

May 23, 2024	
Project No:	2022001065-010
Invoice No:	152424
Due Date:	June 22, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.

Professional Services from April 21, 2024 to May 18, 2024

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03 OPC	1,000.00	75.00	750.00	750.00	0.00
2.02 Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03 Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05 Preliminary Plat	22,700.00	85.00	19,295.00	15,890.00	3,405.00
2.06 Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07 Construction Drawings	28,300.00	55.00	15,565.00	14,150.00	1,415.00
2.09 Permit Coordination	1,200.00	70.00	840.00	600.00	240.00
2.10 Color Press Exhibits	1,400.00	80.00	1,120.00	1,120.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	6,000.00	80.00	4,800.00	4,800.00	0.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01 Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		90,595.00	85,535.00	5,060.00

Total Fee **5,060.00**

Total Due this Invoice **$5,060.00**

Outstanding Invoices

Number	Date	Balance
151820	4/24/2024	6,830.00
Total		**6,830.00**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

January 05, 2024	
Project No:	2022001065-010
Invoice No:	149866
Due Date:	February 04, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.
Professional Services from November 26, 2023 to December 30, 2023

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03 OPC	1,000.00	50.00	500.00	500.00	0.00
2.02 Base Mapping	27,100.00	95.00	25,745.00	8,130.00	17,615.00
2.03 Rezoning	6,200.00	29.0323	1,800.00	1,800.00	0.00
2.05 Preliminary Plat	22,700.00	28.37	6,440.00	6,440.00	0.00
2.06 Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07 Construction Drawings	28,300.00	13.9929	3,960.00	3,960.00	0.00
2.09 Permit Coordination	1,200.00	14.5833	175.00	175.00	0.00
2.10 Color Press Exhibits	1,400.00	60.00	840.00	840.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	6,000.00	29.1667	1,750.00	1,750.00	0.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01 Boundary Survey	9,500.00	100.00	9,500.00	7,125.00	2,375.00
Total Fee	135,975.00		59,235.00	39,245.00	19,990.00

Total Fee	**19,990.00**
Total Due this Invoice	**$19,990.00**

Outstanding Invoices

Number	Date	Balance
149257	11/30/2023	13,820.00
Total		**13,820.00**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary	January 20, 2024
ATI Group	Project No: 2022001065-010
1615 SW Main Street, Suite #207	Invoice No: 150126
Ankeny, IA 50023	Due Date: February 19, 2024

Project 2022001065-010 Northview - Phase 1

Email invoices to BJ Stokesbary.

Professional Services from December 31, 2023 to January 20, 2024

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03 OPC	1,000.00	50.00	500.00	500.00	0.00
2.02 Base Mapping	27,100.00	100.00	27,100.00	25,745.00	1,355.00
2.03 Rezoning	6,200.00	50.00	3,100.00	1,800.00	1,300.00
2.05 Preliminary Plat	22,700.00	40.00	9,080.00	6,440.00	2,640.00
2.06 Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07 Construction Drawings	28,300.00	13.9929	3,960.00	3,960.00	0.00
2.09 Permit Coordination	1,200.00	14.5833	175.00	175.00	0.00
2.10 Color Press Exhibits	1,400.00	60.00	840.00	840.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	6,000.00	29.1667	1,750.00	1,750.00	0.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01 Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		64,530.00	59,235.00	5,295.00

Total Fee **5,295.00**

Total Due this Invoice **$5,295.00**

Outstanding Invoices

Number	Date	Balance
149866	12/31/2023	19,990.00
Total		**19,990.00**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

February 23, 2024
Project No: 2022001065-010
Invoice No: 150714
Due Date: March 24, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.
Professional Services from January 21, 2024 to February 17, 2024

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03 OPC	1,000.00	50.00	500.00	500.00	0.00
2.02 Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03 Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05 Preliminary Plat	22,700.00	50.00	11,350.00	9,080.00	2,270.00
2.06 Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07 Construction Drawings	28,300.00	25.00	7,075.00	3,960.00	3,115.00
2.09 Permit Coordination	1,200.00	35.00	420.00	175.00	245.00
2.10 Color Press Exhibits	1,400.00	80.00	1,120.00	840.00	280.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	6,000.00	50.00	3,000.00	1,750.00	1,250.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01 Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		71,690.00	64,530.00	7,160.00

Total Fee **7,160.00**

Reimbursable Expenses

Out-Of-Pocket Expenses			
2/6/2024	City of Nevada	528.00	
	Total Reimbursables	**528.00**	**528.00**

Total Due this Invoice **$7,688.00**

Outstanding Invoices

Number	Date	Balance
149866	12/31/2023	19,990.00
150126	1/20/2024	5,295.00
Total		**25,285.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

March 27, 2024
Project No: 2022001065-010
Invoice No: 151221
Due Date: April 26, 2024

Project 2022001065-010 Northview - Phase 1
Email invoices to BJ Stokesbary.
Professional Services from February 18, 2024 to March 23, 2024

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	7,875.00	100.00	7,875.00	7,875.00	0.00
1.03 OPC	1,000.00	50.00	500.00	500.00	0.00
2.02 Base Mapping	27,100.00	100.00	27,100.00	27,100.00	0.00
2.03 Rezoning	6,200.00	50.00	3,100.00	3,100.00	0.00
2.05 Preliminary Plat	22,700.00	65.00	14,755.00	11,350.00	3,405.00
2.06 Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07 Construction Drawings	28,300.00	35.00	9,905.00	7,075.00	2,830.00
2.09 Permit Coordination	1,200.00	50.00	600.00	420.00	180.00
2.10 Color Press Exhibits	1,400.00	80.00	1,120.00	1,120.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	6,000.00	60.00	3,600.00	3,000.00	600.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01 Boundary Survey	9,500.00	100.00	9,500.00	9,500.00	0.00
Total Fee	135,975.00		78,705.00	71,690.00	7,015.00

Total Fee **7,015.00**

Total Due this Invoice **$7,015.00**

Outstanding Invoices

Number	Date	Balance
149866	12/31/2023	19,990.00
150126	1/20/2024	5,295.00
150714	2/23/2024	7,688.00
Total		**32,973.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

November 30, 2023
Project No: 2022001065-010
Invoice No: 149257
Due Date: December 30, 2023

Project 2022001065-010 Henry Land II Phase 1
Email invoices to BJ Stokesbary.
Professional Services from October 29, 2023 to November 25, 2023

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	7,875.00	100.00	7,875.00	3,875.00	4,000.00
1.03 OPC	1,000.00	50.00	500.00	500.00	0.00
2.02 Base Mapping	27,100.00	30.00	8,130.00	5,600.00	2,530.00
2.03 Rezoning	6,200.00	29.0323	1,800.00	1,800.00	0.00
2.05 Preliminary Plat	22,700.00	28.37	6,440.00	6,440.00	0.00
2.06 Final Plat	8,300.00	7.8313	650.00	650.00	0.00
2.07 Construction Drawings	28,300.00	13.9929	3,960.00	3,960.00	0.00
2.09 Permit Coordination	1,200.00	14.5833	175.00	175.00	0.00
2.10 Color Press Exhibits	1,400.00	60.00	840.00	675.00	165.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	6,000.00	29.1667	1,750.00	1,750.00	0.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
2.01 Boundary Survey	9,500.00	75.00	7,125.00	0.00	7,125.00
Total Fee	135,975.00		39,245.00	25,425.00	13,820.00

Total Fee **13,820.00**

Total Due this Invoice **$13,820.00**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

December 31, 2022	
Project No:	2022001065-010
Invoice No:	143318
Due Date:	January 30, 2023

Project 2022001065-010 Henry Land II Phase 1
Send Invoices to ATI-BJ
Professional Services from November 27, 2022 to December 31, 2022

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	3,875.00	100.00	3,875.00	3,875.00	0.00
1.03 OPC	500.00	100.00	500.00	500.00	0.00
2.02 Base Mapping	5,600.00	100.00	5,600.00	5,600.00	0.00
2.03 Rezoning	1,800.00	100.00	1,800.00	1,800.00	0.00
2.05 Preliminary Plat	9,200.00	60.00	5,520.00	4,600.00	920.00
2.06 Final Plat	6,500.00	10.00	650.00	650.00	0.00
2.07 Construction Drawings	19,800.00	10.00	1,980.00	1,980.00	0.00
2.09 Permit Coordination	700.00	0.00	0.00	0.00	0.00
2.10 Color Press Exhibits	900.00	50.00	450.00	450.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	3,500.00	40.00	1,400.00	1,050.00	350.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
Total Fee	68,775.00		21,775.00	20,505.00	1,270.00

Total Fee	**1,270.00**
Total Due this Invoice	**$1,270.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

February 28, 2023
Project No: 2022001065-010
Invoice No: 144210
Due Date: March 30, 2023

Project 2022001065-010 Henry Land II Phase 1
Send Invoices to ATI-BJ
Professional Services from January 29, 2023 to February 25, 2023

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	3,875.00	100.00	3,875.00	3,875.00	0.00
1.03 OPC	500.00	100.00	500.00	500.00	0.00
2.02 Base Mapping	5,600.00	100.00	5,600.00	5,600.00	0.00
2.03 Rezoning	1,800.00	100.00	1,800.00	1,800.00	0.00
2.05 Preliminary Plat	9,200.00	70.00	6,440.00	5,520.00	920.00
2.06 Final Plat	6,500.00	10.00	650.00	650.00	0.00
2.07 Construction Drawings	19,800.00	20.00	3,960.00	1,980.00	1,980.00
2.09 Permit Coordination	700.00	25.00	175.00	0.00	175.00
2.10 Color Press Exhibits	900.00	75.00	675.00	450.00	225.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	3,500.00	50.00	1,750.00	1,400.00	350.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
Total Fee	68,775.00		25,425.00	21,775.00	3,650.00

Total Fee **3,650.00**

Total Due this Invoice **$3,650.00**

Outstanding Invoices

Number	Date	Balance
143318	12/31/2022	1,270.00
Total		**1,270.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

November 30, 2022
Project No: 2022001065-010
Invoice No: 142956
Due Date: December 30, 2022

Project 2022001065-010 Henry Land II Phase 1
Send Invoices to ATI-BJ
Professional Services from October 30, 2022 to November 26, 2022

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	3,875.00	100.00	3,875.00	3,875.00	0.00
1.03 OPC	500.00	100.00	500.00	500.00	0.00
2.02 Base Mapping	5,600.00	100.00	5,600.00	5,600.00	0.00
2.03 Rezoning	1,800.00	100.00	1,800.00	1,800.00	0.00
2.05 Preliminary Plat	9,200.00	50.00	4,600.00	3,680.00	920.00
2.06 Final Plat	6,500.00	10.00	650.00	650.00	0.00
2.07 Construction Drawings	19,800.00	10.00	1,980.00	1,980.00	0.00
2.09 Permit Coordination	700.00	0.00	0.00	0.00	0.00
2.10 Color Press Exhibits	900.00	50.00	450.00	450.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	3,500.00	30.00	1,050.00	700.00	350.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
Total Fee	68,775.00		20,505.00	19,235.00	1,270.00

Total Fee **1,270.00**

Total Due this Invoice **$1,270.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

October 31, 2022
Project No: 2022001065-010
Invoice No: 142362
Due Date: November 30, 2022

Project 2022001065-010 Henry Land II Phase 1
Send Invoices to ATI-BJ
Professional Services from September 25, 2022 to October 29, 2022

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	3,875.00	100.00	3,875.00	3,875.00	0.00
1.03 OPC	500.00	100.00	500.00	250.00	250.00
2.02 Base Mapping	5,600.00	100.00	5,600.00	1,400.00	4,200.00
2.03 Rezoning	1,800.00	100.00	1,800.00	900.00	900.00
2.05 Preliminary Plat	9,200.00	40.00	3,680.00	2,760.00	920.00
2.06 Final Plat	6,500.00	10.00	650.00	0.00	650.00
2.07 Construction Drawings	19,800.00	10.00	1,980.00	1,980.00	0.00
2.09 Permit Coordination	700.00	0.00	0.00	0.00	0.00
2.10 Color Press Exhibits	900.00	50.00	450.00	450.00	0.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	3,500.00	20.00	700.00	350.00	350.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
Total Fee	68,775.00		19,235.00	11,965.00	7,270.00

Total Fee **7,270.00**

Total Due this Invoice **$7,270.00**

Outstanding Invoices

Number	Date	Balance
141816	9/30/2022	11,965.00
Total		**11,965.00**

1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

July 31, 2022
Project No: 2022001065-000
Invoice No: 140880
Due Date: August 30, 2022

Project 2022001065-000 Henry Land II Boundary Survey
Please send invoices to Ashley Mowery
Professional Services from June 26, 2022 to July 30, 2022

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
2.01 Boundary Survey	4,900.00	100.00	4,900.00	0.00	4,900.00	
Total Fee	4,900.00		4,900.00	0.00	4,900.00	
		Total Fee				**4,900.00**
				Total Due this Invoice		**$4,900.00**

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1360 NW 121st Street
Clive, IA 50325

BJ Stokesbary
ATI Group
1615 SW Main Street, Suite #207
Ankeny, IA 50023

September 30, 2022
Project No: 2022001065-010
Invoice No: 141816
Due Date: October 30, 2022

Project 2022001065-010 Henry Land II Phase 1
Send Invoices to ATI-BJ
Professional Services from August 28, 2022 to September 24, 2022

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
1.01 Meetings/Cons/Admin	0.00	0.00	0.00	0.00	0.00
1.02 Dev Concept Plan	3,875.00	100.00	3,875.00	0.00	3,875.00
1.03 OPC	500.00	50.00	250.00	0.00	250.00
2.02 Base Mapping	5,600.00	25.00	1,400.00	0.00	1,400.00
2.03 Rezoning	1,800.00	50.00	900.00	0.00	900.00
2.05 Preliminary Plat	9,200.00	30.00	2,760.00	0.00	2,760.00
2.06 Final Plat	6,500.00	0.00	0.00	0.00	0.00
2.07 Construction Drawings	19,800.00	10.00	1,980.00	0.00	1,980.00
2.09 Permit Coordination	700.00	0.00	0.00	0.00	0.00
2.10 Color Press Exhibits	900.00	50.00	450.00	0.00	450.00
2.11 Record Drawings	3,200.00	0.00	0.00	0.00	0.00
2.11 MSWMP	3,500.00	10.00	350.00	0.00	350.00
3.01 Construction Staking	13,200.00	0.00	0.00	0.00	0.00
Total Fee	68,775.00		11,965.00	0.00	11,965.00

Total Fee	**11,965.00**
Total Due this Invoice	**$11,965.00**

Construction Materials Testing
1610 E Madison Ave.
Des Moines, IA 50313
www.cmt-iowa.com

Invoice

Invoice Date	Invoice #
5/31/2025	54854

Bill To
ATI Group 1615 SW Main Street, Suite 207 Ankeny, IA 50023

P.O. No. / Project No. / Contract No.	Terms	Project Name
		Northview Plat 1 Nevada

Quantity	Description	Date of Service	Rate	Amount
3	Cylinder Breaks Sample 23410; 1-1, 1-2, 1-3	4/28/2025	26.00	78.00
7.5	Hrs, Concrete Field Tests & PU Cyls - 4/28, 4/29 (air test)		66.00	495.00
2	Hrs, Proof Roll Observations	5/7/2025	66.00	132.00
4.5	Hrs, Compaction Tests - 5/22 (cancelled in route), 5/28		66.00	297.00
4	Trips, Fuel / Trip Charge - 4/28, 4/29, 5/7, 5/28		35.00	140.00

Total	$1,142.00
Payments/Credits	$0.00
Balance Due	**$1,142.00**

Please Pay From Invoice.

We accept all major credit cards. Please call our office at 515-263-0794 with your card number and we'll be happy to bill your account.

Construction Materials Testing
1610 E Madison Ave.
Des Moines, IA 50313

www.cmt-iowa.com

Invoice

Invoice Date	Invoice #
5/7/2025	54372

Bill To
ATI Group 1615 SW Main Street, Suite 207 Ankeny, IA 50023

P.O. No. / Project No. / Contract No.	Terms	Project Name
		Northview Plat 1 Nevada

Quantity	Description	Date of Service	Rate	Amount
1	Proctor Test Performed - Proctor #23335	4/21/2025	180.00	180.00
8.25	Hrs, Compaction Tests & PU Proctor - 4/9, 4/10, 4/21		66.00	544.50
4.5	Hrs, Proof Roll Observations - 4/11, 4/16		66.00	297.00
4	Hrs, Concrete Field Tests (cancelled onsite) - 4/22, 4/23		66.00	264.00
7	Trips, Fuel / Trip Charge - 4/9, 4/10, 4/11, 4/16, 4/21, 4/22, 4/23		35.00	245.00

Total	$1,530.50
Payments/Credits	$0.00
Balance Due	**$1,530.50**

Please Pay From Invoice.

We accept all major credit cards. Please call our office at 515-263-0794 with your card number and we'll be happy to bill your account.

Construction Materials Testing

1610 E Madison Ave.
Des Moines, IA 50313

www.cmt-iowa.com

Invoice

Invoice Date	Invoice #
12/4/2024	53133

Bill To
ATI Group 1615 SW Main Street, Suite 207 Ankeny, IA 50023

P.O. No. / Project No. / Contract No.	Terms	Project Name
		Northview Plat 1 Nevada

Quantity	Description	Date of Service	Rate	Amount
11.5	Hrs, Compaction Tests - 11/8 (2 trips, one cancelled onsite), 11/15, 11/21, 11/26		65.00	747.50
5	Trips, Fuel / Trip Charge - 11/8 (2 trips), 11/15, 11/21, 11/26		35.00	175.00

Total	$922.50
Payments/Credits	$0.00
Balance Due	**$922.50**

Please Pay From Invoice.

We accept all major credit cards. Please call our office at 515-263-0794 with your card number and we'll be happy to bill your account.

HUBER GRADING INC.

INVOICE

Invoice Number 25-0238
Invoice Date: May 23, 2025

1410 NW Main Street
Elkhart, IA 50073

Voice: (515) 367-7407
Fax: (515) 367-7409

Bill To:	Customer & Job Location
Nevada Dev LLC 1615 SW Main Street, Suite 207 Ankeny, IA 50023	Nevada Dev LLC Northveiw Plat 1 Nevada, IA

Customer ID	Customer PO	Payment Terms	Due Date
nevadadevllc	Northveiw Plat 1	Due Upon Receipt	5/23/25

Quantity	Description	Unit Price	Amount
	Item #3 Traffic Controls - Allowance - 90% Complete		
	Item #8 Typical 12" Subgrade Preparation - 100% Complete		
	Item #9 6" of Limestone - Modified Subbase - 100% Complete		
	Item #10 Temporary Rock Roadway		
	Typical 12" Subgrade Preparation - 100% Complete		
	5" of 3" Clean - Base Course - 100% Complete		
	3" of 1.5" Roadstone - Cap Course - 100% Complete		
	Item #11 Curb Backfill - 100% Complete		
	Item #12 Replacing Existing Topsoil/Organics - 100% Complete		
	Work Completed since last invoice:		157,364.00

Subtotal	157,364.00
Sales Tax	
Total Invoice Amount	157,364.00
Payment/Credit Applied	
TOTAL	**157,364.00**

HUBER GRADING INC.

INVOICE

Invoice Number 25-0240
Invoice Date: May 23, 2025

1410 NW Main Street
Elkhart, IA 50073

Voice: (515) 367-7407
Fax: (515) 367-7409

Bill To:	Customer & Job Location
Nevada Dev LLC 1615 SW Main Street, Suite 207 Ankeny, IA 50023	Nevada Dev LLC Northview Plat 1 CO #3 Add'l tile to pond Nevada, IA

Customer ID	Customer PO	Payment Terms	Due Date
nevadadevllc	Northview Plat 1	Due Upon Receipt	5/23/25

Quantity	Description	Unit Price	Amount
	04-16-2025 Met w/ Farmer to N & investigated for add'l plugged tile. Found existing tile & opened to drain.		
4.50	Mini Excavator	205.00	922.50
3.00	Hand Labor	110.00	330.00
	04-17-2025 Install 40' of 8" N12 tile to connect to existing tile line to pond.		
3.00	Mini Excavator	205.00	615.00
3.00	Hand Labor	110.00	330.00
1.00	MSI Inv# 0939690	103.26	103.26
1.00	Tile Materials	90.00	90.00

Subtotal	2,390.76
Sales Tax	
Total Invoice Amount	2,390.76
Payment/Credit Applied	
TOTAL	**2,390.76**

HUBER
GRADING INC.

1410 NW Main Street
Elkhart, IA 50073

Voice: (515) 367-7407
Fax: (515) 367-7409

INVOICE

Invoice Number 24-0832
Invoice Date: Dec 13, 2024

Bill To:	Customer & Job Location
Nevada Dev LLC 1615 SW Main Street, Suite 207 Ankeny, IA 50023	Nevada Dev LLC Northview Plat 1 Nevada, IA

Customer ID	Customer PO	Payment Terms	Due Date
nevadadevllc	Northview Plat 1	Due Upon Receipt	12/13/24

Quantity	Description	Unit Price	Amount
	Item #3 Traffic Controls - Allowance - 36% Complete		5,400.00

Subtotal	5,400.00
Sales Tax	
Total Invoice Amount	5,400.00
Payment/Credit Applied	
TOTAL	**5,400.00**

HUBER GRADING INC.

INVOICE

Invoice Number 24-0833
Invoice Date: Dec 13, 2024

1410 NW Main Street
Elkhart, IA 50073

Voice: (515) 367-7407
Fax: (515) 367-7409

Bill To:	Customer & Job Location
Nevada Dev LLC 1615 SW Main Street, Suite 207 Ankeny, IA 50023	Nevada Dev LLC Northview Plat 1 Change Order #1 Nevada, IA

Customer ID	Customer PO	Payment Terms	Due Date
nevadadevllc	Northview Plat 1	Due Upon Receipt	12/13/24

Quantity	Description	Unit Price	Amount
	10-17-2024 Explore & expose existing farm tile lines that drain into pond. Backfilled trenches.		
5.50	Skid Loader	160.00	880.00
10.00	Mini Excavator	205.00	2,050.00
1.00	Management w/GPS	135.00	135.00
1.50	Hand Labor	110.00	165.00
	10-18-2024 Hooked onto 4 different farm tile lines & outletted into pond & started backfilling. Installed +/- 220' of 10" N12, 120' of 6" N12 & +/- 40' of N12 tile & fittings.		
9.50	Mini Excavator	205.00	1,947.50
9.50	Hand Labor	110.00	1,045.00
1.00	Core & Main Inv# V85571	774.70	774.70
1.00	MSI Inv# 924741	3,118.58	3,118.58
	10-21-2024 Finish backfilling & compacting tile trenches.		
5.00	Skid Loader	160.00	800.00
3.50	Mini Excavator	205.00	717.50
	11-12-2024 Start removing 10" clay tile S of the pond & backfill trench per Eric's request.		
3.50	Skid Loader	160.00	560.00
4.50	Mini Excavator	205.00	922.50
1.00	Management w/GPS	135.00	135.00
	11-13-2024 Cont'd removing 10" clay tile S of the pond & backfilled trench per Eric's request. Found an 8" CMP that was connected to 10" clay tile, shot it w/GPS & placed a marker on		

Subtotal	Continued
Sales Tax	
Total Invoice Amount	Continued
Payment/Credit Applied	
TOTAL	**Continued**

INVOICE

HUBER GRADING INC.

1410 NW Main Street
Elkhart, IA 50073

Voice: (515) 367-7407
Fax: (515) 367-7409

Invoice Number 24-0833
Invoice Date: Dec 13, 2024

Bill To:
Nevada Dev LLC 1615 SW Main Street, Suite 207 Ankeny, IA 50023

Customer & Job Location
Nevada Dev LLC Northview Plat 1 Change Order #1 Nevada, IA

Customer ID	Customer PO	Payment Terms	Due Date
nevadadevllc	Northview Plat 1	Due Upon Receipt	12/13/24

Quantity	Description	Unit Price	Amount
	it so OnTrack can connect or remove when they come through w/sanitary.		
6.00	Skid Loader	160.00	960.00
6.00	Mini Excavator	205.00	1,230.00
5.00	Management w/GPS	135.00	675.00

Subtotal	16,115.78
Sales Tax	
Total Invoice Amount	16,115.78
Payment/Credit Applied	
TOTAL	**16,115.78**

INVOICE

Invoice Number 24-0728
Invoice Date: Oct 25, 2024

HUBER GRADING INC.

1410 NW Main Street
Elkhart, IA 50073

Voice: (515) 367-7407
Fax: (515) 367-7409

Bill To:	Customer & Job Location
Nevada Dev LLC 1615 SW Main Street, Suite 207 Ankeny, IA 50023	Nevada Dev LLC Northview Plat 1 Nevada, IA

Customer ID	Customer PO	Payment Terms	Due Date
nevadadevllc	Northview Plat 1	Due Upon Receipt	10/25/24

Quantity	Description	Unit Price	Amount
	Item #1 Mobilization & GPS Machine Files - 100% Complete		
	Item #4 Asphalt Sawing, Removal & Disposal at Intersections - Excludes All Areas Where Utilities Tie into Existing - Those by others - 100% Complete		
	Item #5 Stripping Existing Topsoil/Organics - 100% Complete		
	Item #6 On Site Excavation - 100% Complete		
	Item #7 Typical 12" Pond Liner - 100% Complete		
	Item #12 Replacing Existing Topsoil/Organics - 75% Complete		
	Work Completed to Date:		362,186.00

Subtotal	362,186.00
Sales Tax	
Total Invoice Amount	362,186.00
Payment/Credit Applied	
TOTAL	**362,186.00**