



Textura™

United States

Special Topics

Modify Pay Application Appearance

Textura User Manual
2009

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Table of Contents

Modify Pay Application Appearance	2
Overview	2
Invoice Codes	2
Breakout Codes	2
Handling Codes.....	2
Assign Invoice Appearance Codes	2
Invoice Code Hierarchy	2
Invoice Codes	3
System Settings	3
<i>Project Settings</i>	<i>3</i>
Create Invoice Subtotals Using Invoice Codes	4
<i>Go to Assign Invoice Codes.....</i>	<i>6</i>
<i>Example of document using Invoice Codes.....</i>	<i>7</i>
Breakout Codes.....	8
System Settings	8
<i>Project Settings</i>	<i>8</i>
Create Invoice Subtotals Using Breakout Codes	9
<i>Go to Assign Invoice Codes.....</i>	<i>11</i>
<i>Example of custom document using Breakout Codes.....</i>	<i>12</i>
Handling Codes	15
System Settings	15
<i>Project Settings</i>	<i>15</i>
Create Invoice Subtotals Using Handling Codes	16
<i>Go to Assign Invoice Codes.....</i>	<i>18</i>
<i>Example of custom document using Handling Codes</i>	<i>18</i>
Assign Invoice Appearance Codes to Line Items on the SoV.....	19
Invoice Code Hierarchy	22
System Settings	22
<i>Project Settings</i>	<i>22</i>
Customize Invoice Subtotals Using Invoice Code Hierarchy.....	22
<i>Moving Invoice Items</i>	<i>27</i>
<i>Editing Category Descriptions.....</i>	<i>29</i>
<i>Deleting Invoice Items.....</i>	<i>30</i>
<i>Example of standard document using Invoice Code Hierarchy.....</i>	<i>32</i>

Modify Pay Application Appearance

Overview

A variety of options for modifying the appearance of an invoice are available to Textura[™] participants who have access to Edit Schedule of Values. Although line items are displayed on invoices by **Phase Code**, users may create subtotals by project category or contract component to be displayed on invoice documents. Compatible document selections in Project Settings are required to take advantage of invoice code functionality.

Invoice Codes

Invoice Codes allow organizations to subtotal two or more line items in the Schedule of Values and display only the summary line or both the summary line and detail on the continuation sheet of the pay application. Invoice Codes are configurable and can be used to identify any specific order or grouping on the user's Schedule of Values. A typical application of Invoice Coding in Textura[™] is to group and subtotal line items by division or by project phase.

Breakout Codes

Assigning Breakout Codes to the Schedule of Values enables users to generate a single summary pay application for the entire budget, which is signed in Textura[™], and an unlimited number of unsigned individual pay applications summarizing the SoV items to which each Breakout Code is assigned. This type of coding is often used by clients to track pay application data for individual units of a multi-unit project and may be combined with Invoice and Handling Codes. Compatible document selections in Project Settings are required to display Breakout Codes on pay application documents.

Handling Codes

Handling Codes are assigned in Textura[™] to draw specific data or SoV lines from the application to be displayed on a custom pay application document. The specific use of Handling Codes is driven by the document selected in Project Settings. Handling Codes are often combined with Invoice Codes and may also be used with Breakout Codes, with the selection of an appropriate document.

Assign Invoice Appearance Codes

Invoice appearance codes must be assigned to line items on the Schedule of Values in order to appear on pay application documents.

Invoice Code Hierarchy

Invoice Code Hierarchy is typically used where more flexibility is desired in structuring the information displayed on a project's pay application documents.

Invoice Codes can be structured in multi-level, or hierarchical, tiers, enabling the Contracting Organization to create many-layered schemes of detailed subtotalling on invoices, where this is desired. A simple checkbox instructs the application to take advantage of the prescribed structure when populating standard invoice documents.

Invoice Codes

Line items typically appear in **Phase Code** order on invoices, as they do on the Schedule of Values. Invoice Codes can be used to identify specific groupings or alternate sequencing on the Schedule of Values and are configurable. Through the application of Invoice Codes, users can subtotal two or more line items of the Schedule of Values and display only the summary line or both the summary line and detail on the continuation sheet of the pay application.

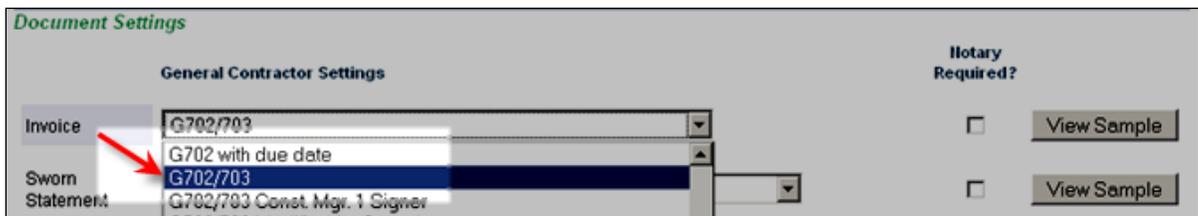
Invoice Codes are often used to group and subtotal line items by division or by project phase.

System Settings

Project Settings

Select the appropriate invoice(s) in **Project Settings: Document Settings: General Contractor Settings** to make use of Invoice Code functionality. If the required document does not appear in the drop down menu, or to determine the correct documents for your organization, please call your Textura™ representative or our Customer Support Team at **1-866-TEXTURA (866-839-8872)**.

The standard G702/G703 invoice document displays Invoice Code subtotals. Custom documents may be used, but are not required.

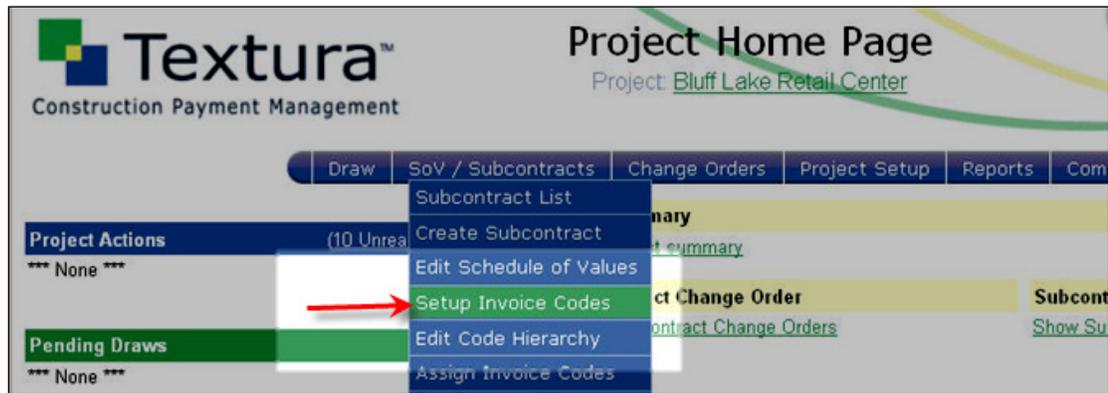


A list of standard documents that support Invoice Codes appears below.

G702/703 with owner's representative line
NIC Payment Certificate
Standard Payment Certificate
G702/703
G702/703 with Current & Total Adjustments
G702 with due date
California G702/703 with owner's representative line
G702/703 w/o AIA headers and footers or notary block
G702/703 w/ CO with Owner MASI - 3 Signatures
Public Building Commission w/Owner MASI -4 signatures
Public Building Commission w/Owner MASI -3 Signatures
G702/703 with Invoice Number
G702/703 with Tax
G702/703 with Unit Pricing, Subjob & Account Code
G702/703 with Change Orders w/ Owner MASI - 2 Signatures
G702/703 Const. Mgr. 1 Signer
Invoice w/ Use of Funds
GC Invoice with Statement
GC Invoice with Statement + 2 MASI
G702 w/ out Architect Block w/ CM

Create Invoice Subtotals Using Invoice Codes

1. Select **Setup Invoice Codes** from the **SoV/Subcontracts** dropdown menu on the **Project Home Page**.



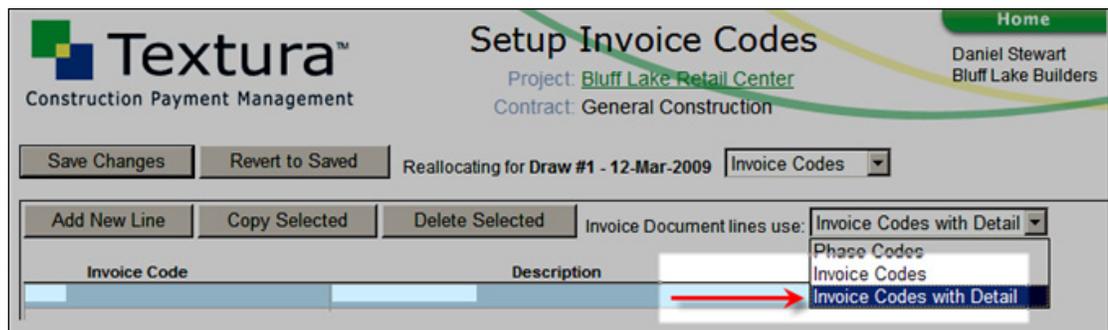
2. Select **Invoice Codes** from the dropdown menu to the right of “**Reallocating for Draw #.**”



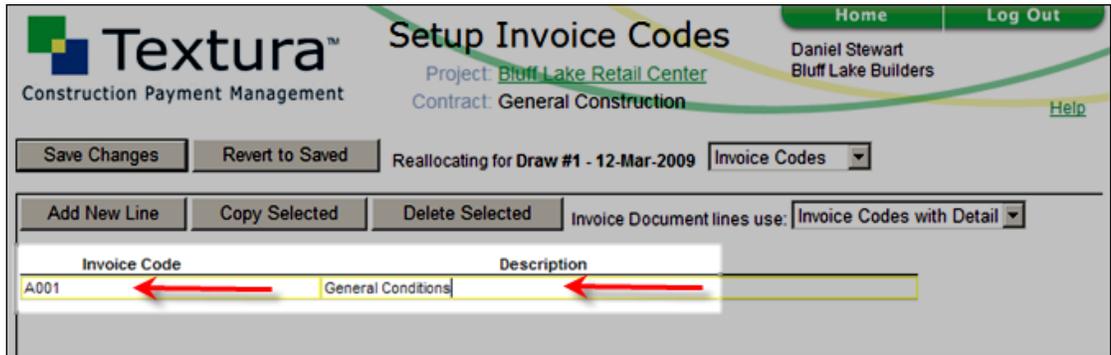
Reallocating for Draw # refers to the Draw Context in which the settings will take effect. More information about Draw Context is available in the Special Topics section of our user [Help](#).

Invoices display line items by **Phase Code**. From the bottom dropdown menu on the **Setup Invoice Codes** page, select **Invoice Codes with Detail** to display Invoice Code subtotals *with* line item detail, i.e., to display Invoice Codes on pay application documents; select **Invoice Codes** to display Invoice Code subtotals *without* line item detail, i.e., to display a summary line for each invoice code that reflects the total of all line items to which that code is assigned.

3. Select the appropriate setting based on your needs from the dropdown menu to the right of “Invoice Document lines use.” (**Invoice Codes with Detail** is used in the example.)



4. Enter an Invoice Code and Description.



Textura™ Setup Invoice Codes
 Construction Payment Management Project: Bluff Lake Retail Center
 Contract: General Construction Daniel Stewart Bluff Lake Builders

Save Changes Revert to Saved Reallocating for Draw #1 - 12-Mar-2009 Invoice Codes

Add New Line Copy Selected Delete Selected Invoice Document lines use: Invoice Codes with Detail

Invoice Code	Description
A001	General Conditions

5. Click Add New Line to enter any additional Invoice Codes.

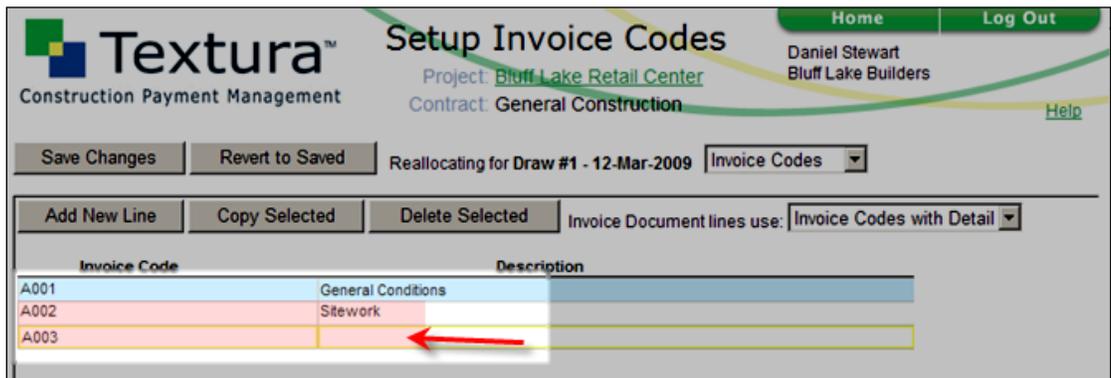


Textura™ Setup Invoice Codes
 Construction Payment Management Project: Bluff Lake Retail Center
 Contract: General Construction Daniel Stewart Bluff Lake Builders

Save Changes Revert to Saved Reallocating for Draw #1 - 12-Mar-2009 Invoice Codes

Add New Line Copy Selected Delete Selected Invoice Document lines use: Invoice Codes with Detail

6. Enter Invoice Codes and Descriptions.



Textura™ Setup Invoice Codes
 Construction Payment Management Project: Bluff Lake Retail Center
 Contract: General Construction Daniel Stewart Bluff Lake Builders

Save Changes Revert to Saved Reallocating for Draw #1 - 12-Mar-2009 Invoice Codes

Add New Line Copy Selected Delete Selected Invoice Document lines use: Invoice Codes with Detail

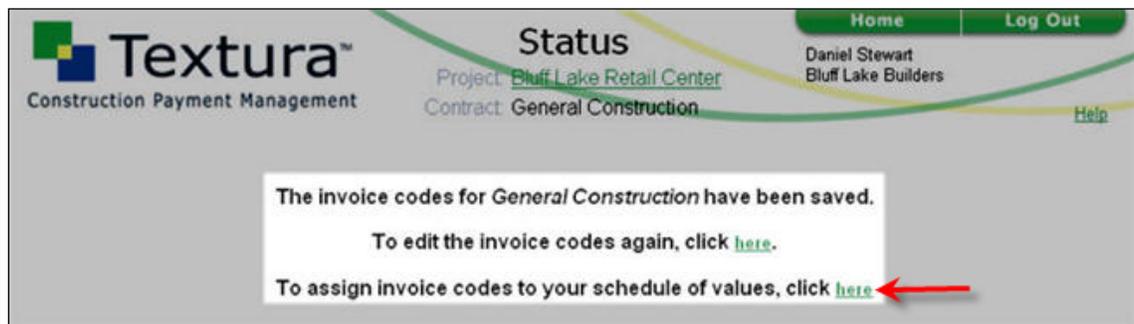
Invoice Code	Description
A001	General Conditions
A002	Sitework
A003	

7. Click **Save Changes** when all **Invoice Codes** and their **Descriptions** have been entered.



A **Status** page is displayed, confirming that the changes are saved.

8. Click the [here](#) link to navigate to the **Assign SoV Codes** page.



Invoice appearance codes must be *assigned* to line items on the Schedule of Values in order to appear on pay application documents.

Go to [Assign Invoice Codes](#).

To view document examples, continue.

Example of document using Invoice Codes

AIA[®] Document G703TM - 1992

Continuation Sheet (page 2)

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 1
APPLICATION DATE: 02/23/09
PERIOD TO: 02/28/09
ARCHITECT'S PROJECT NO.:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D - E)	THIS PERIOD		% (G / C)			
P1	Phase One								
01	earthwork	1,145,000.00	0.00	313,500.00	0.00	313,500.00	27.4%	831,500.00	31,350.00
02	site plumbing	462,500.00	0.00	84,750.00	0.00	84,750.00	17.2%	407,750.00	8,475.00
03	foundation	3,900,000.00	0.00	987,000.00	0.00	987,000.00	25.3%	2,913,000.00	98,700.00
07	steel rebar	720,000.00	0.00	180,000.00	0.00	180,000.00	25.0%	540,000.00	18,000.00
P1	SUBTOTAL Phase One	6,217,500.00	0.00	1,565,250.00	0.00	1,565,250.00	25.0%	4,692,250.00	156,525.00
P2	Phase Two								
04	concrete	2,015,700.00	0.00	413,925.00	0.00	413,925.00	20.1%	1,641,775.00	41,392.50
05	masonry	2,969,000.00	0.00	0.00	0.00	0.00	0.0%	2,969,000.00	0.00
06	structural steel	1,285,700.00	0.00	0.00	0.00	0.00	0.0%	1,285,700.00	0.00
P2	SUBTOTAL Phase Two	6,310,400.00	0.00	413,925.00	0.00	413,925.00	6.6%	5,896,475.00	41,392.50

Breakout Codes

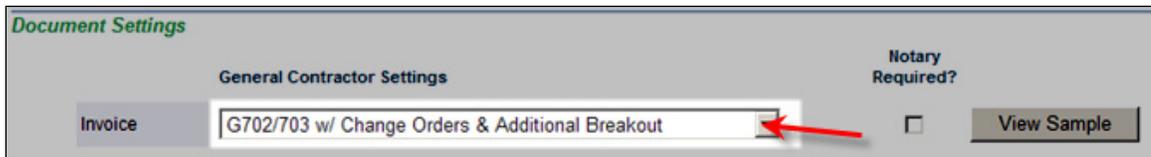
Assigning Breakout Codes to the Schedule of Values enables users to generate a single summary pay application for the entire budget, which is signed in Textura™, and an unlimited number of unsigned individual pay applications summarizing the SoV items to which each Breakout Code is assigned. This type of coding is often used by clients to track pay application data for individual units of a multi-unit project and may be combined with Invoice and Handling Codes.

System Settings

Project Settings

Custom document selections in Project Settings are required to display Breakout Codes on pay application documents.

Select the appropriate invoice(s) in **Project Settings: Document Settings: General Contractor Settings** to make use of Breakout Code functionality. If the required document does not appear in the drop down menu, or to determine the correct documents for your organization, please call your Textura™ representative or our Customer Support Team at **1-866-TEXTURA (866-839-8872)**.



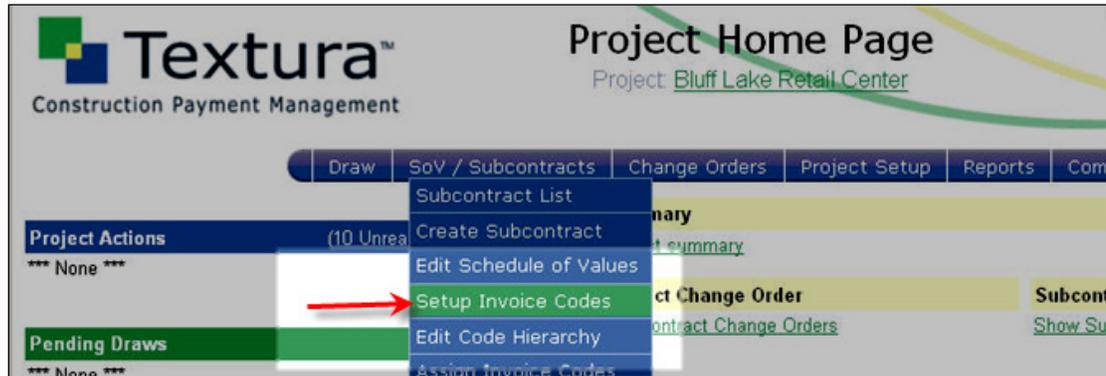
The screenshot shows the 'Document Settings' window. Under the 'General Contractor Settings' section, there is a dropdown menu labeled 'Invoice' with the selected option 'G702/703 w/ Change Orders & Additional Breakout'. A red arrow points to the dropdown arrow. To the right, there is a 'Notary Required?' checkbox which is unchecked, and a 'View Sample' button.

A list of documents that may be available for use with Breakout Codes appears below.

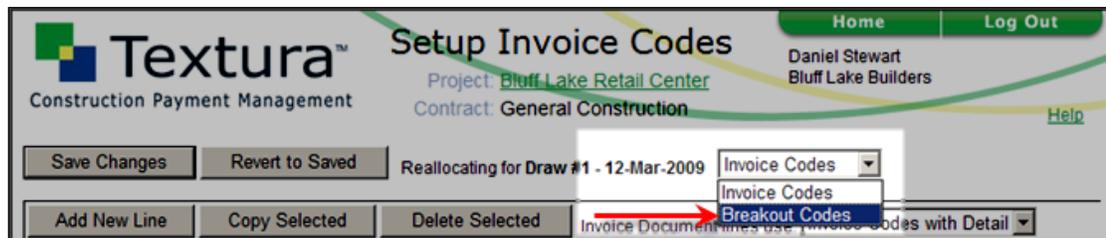
G702/703 with Current & Total Adjustments
G702 with due date
California G702/703 with owner's representative line
G702/703 w/o AIA headers and footers or notary block
California G702/703 w/ Change Orders
G702/703 with Change Orders
G702/703 with Change Orders & Additional Breakout
G702/703 w/ CO with Owner MASI - 3 Signatures
G702/703 with Tax
G702/703 with Unit Pricing, Subjob & Account Code
G702/703 with Change Orders w/ Owner MASI - 2 Signatures
G702/703 Const. Mgr. 1 Signer
State of Idaho Invoice w/ Standard AIA G703
G702/703 with owner's representative line

Create Invoice Subtotals Using Breakout Codes

1. Select **Setup Invoice Codes** from the **SoV/Subcontracts** dropdown menu on the **Project Home Page**.



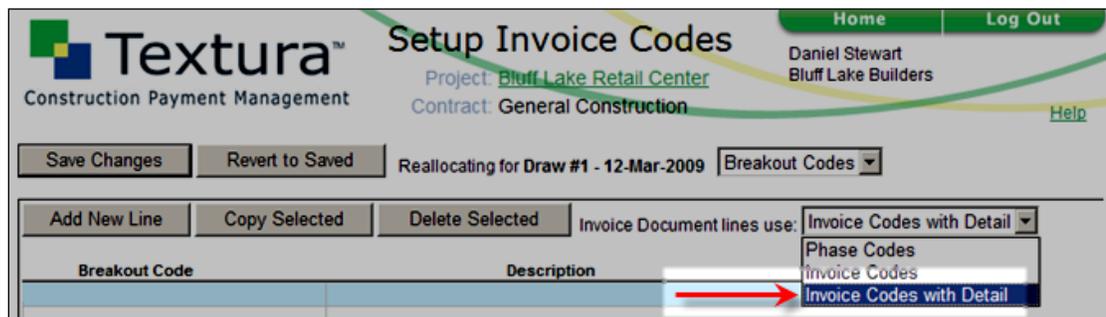
2. Select **Breakout Codes** from the dropdown menu to the right of “Reallocating for Draw #.”



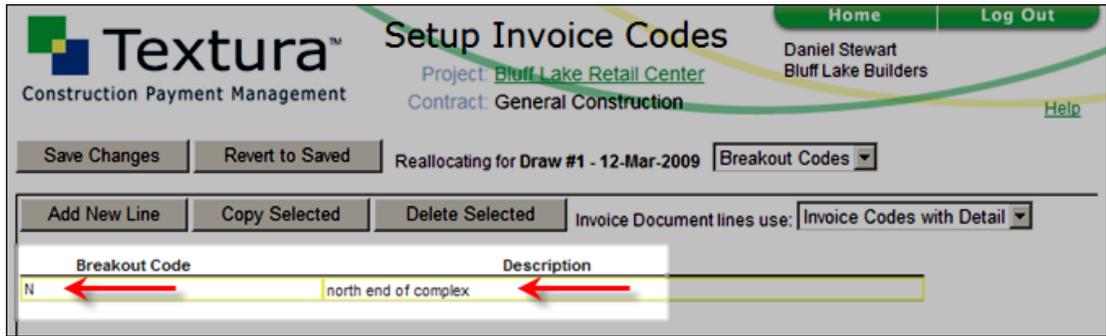
Reallocating for Draw # refers to the Draw Context in which the settings will take effect. More information about Draw Context is available in the Special Topics section of our user [Help](#).

Invoices display line items by **Phase Code**. From the bottom dropdown menu on the **Setup Invoice Codes** page, select **Invoice Codes with Detail** to display Invoice Code subtotals *with* line item detail, i.e., to display Invoice Codes/Breakout Codes on pay application documents; select **Invoice Codes** to display Invoice Code subtotals *without* line item detail, i.e., to display a summary line for each invoice code that reflects the total of all line items to which that code is assigned.

3. Select the appropriate setting based on your needs from the dropdown menu to the right of “Invoice Document lines use.” (**Invoice Codes with Detail** is used in the example.)



4. Enter a **Breakout Code** and **Description**.



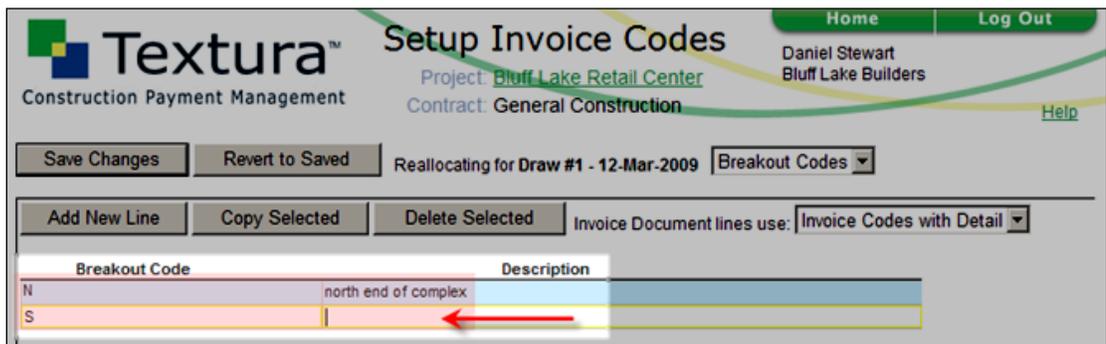
The screenshot shows the 'Setup Invoice Codes' page in the Textura system. The page header includes the Textura logo, project name 'Bluff Lake Retail Center', and contract name 'General Construction'. Below the header are buttons for 'Save Changes', 'Revert to Saved', and a dropdown menu for 'Breakout Codes'. A table with two columns, 'Breakout Code' and 'Description', is displayed. The first row contains the value 'N' in the 'Breakout Code' column and 'north end of complex' in the 'Description' column. Red arrows point to these two cells.

5. Click **Add New Line** to enter any additional **Breakout Codes**.



This screenshot is identical to the previous one, but the 'Add New Line' button is highlighted with a red box and a red arrow pointing to it.

6. Enter **Breakout Codes** and **Descriptions**.



The screenshot shows the 'Setup Invoice Codes' page with two rows in the table. The first row has 'N' in the 'Breakout Code' column and 'north end of complex' in the 'Description' column. The second row has 'S' in the 'Breakout Code' column and an empty 'Description' field. A red arrow points to the 'Description' field of the second row.

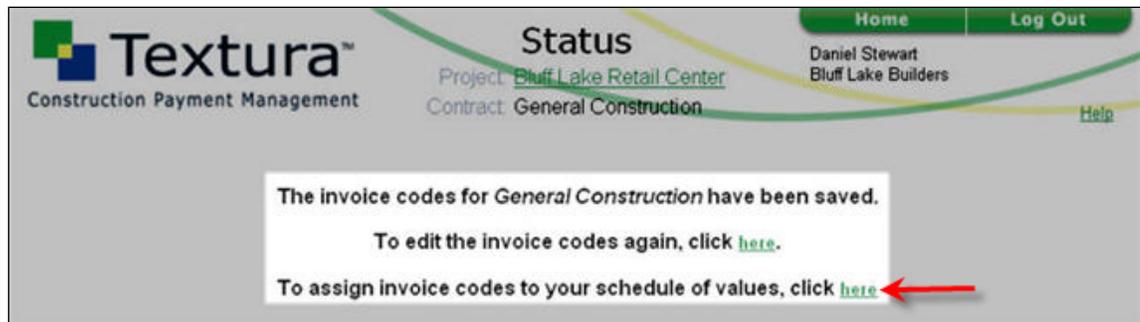
7. Click **Save Changes** when all **Breakout Codes** and their **Descriptions** have been entered.



This screenshot is identical to the previous one, but the 'Save Changes' button is highlighted with a red box and a red arrow pointing to it.

A **Status** page is displayed, confirming that the changes are saved.

8. Click the [here](#) link to navigate to the **Assign SoV Codes** page.



Invoice appearance codes must be *assigned* to line items on the Schedule of Values in order to appear on pay application documents.

Go to [Assign Invoice Codes](#).

To view document examples, continue.

Example of custom document using Breakout Codes

Entire project invoice:

AIA Document G702TM - 1992
Application and Certificate for Payment

TO OWNER: Murphy Development Corp. 100 Murphy Development Way Buff Lake, Illinois 11111	PROJECT: Bluff Lake Retail Center 100 Bluff Lake Blvd Bluff Lake, Illinois 11111, Bluff County	APPLICATION NO: 2 PERIOD TO: 06/30/09 CONTRACT FOR: General Construction CONTRACT DATE: 06/09/08 PROJECT NOS:	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Bluff Lake Builders 1001 N. Trace Buff Lake, IL 61811	VIA ARCHITECT: Division Architectural Associates 1001 N. Trace Buff Lake, IL 61811		

Continuation sheet:

AIA Document G703TM - 1992
Continuation Sheet (page 2)

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2
APPLICATION DATE: 06/02/09
PERIOD TO: 06/30/09
ARCHITECT'S PROJECT NO.:

A ITEM NO.	B DESCRIPTION OF WORK	C ORIGINAL CONTRACT	C.1 CHANGE ORDERS	C.2 REVISED CONTRACT	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G / C.2)	I BALANCE TO FINISH (C.1 - G)	J RETAINAGE (BY VARIABLE RATE)
					E FROM PREVIOUS APPLICATION (D - E)	F THIS PERIOD					
A001	General Conditions										
00.1	Mobilization	250,000.00	0.00	250,000.00	125,000.00	0.00	0.00	125,000.00	50.0%	125,000.00	0.00
00.2	Permits	750,000.00	0.00	750,000.00	562,500.00	0.00	0.00	562,500.00	75.0%	187,500.00	0.00
00.3	General Conditions	3,500,000.00	0.00	3,500,000.00	700,000.00	150,000.00	0.00	1,050,000.00	30.0%	2,450,000.00	105,000.00
00.4	Sitework	1,500,000.00	0.00	1,500,000.00	250,000.00	300,000.00	0.00	550,000.00	36.7%	950,000.00	55,000.00
00.5	Overhead and Profit	2,000,000.00	0.00	2,000,000.00	500,000.00	0.00	0.00	500,000.00	25.0%	1,500,000.00	50,000.00
A001	SUBTOTAL General Conditions	8,000,000.00	0.00	8,000,000.00	2,137,500.00	450,000.00	0.00	2,787,500.00	34.8%	5,212,500.00	210,000.00
A002	Concrete										
02N	Concrete - north	4,750,000.00	0.00	4,750,000.00	0.00	950,000.00	0.00	950,000.00	20.0%	3,800,000.00	95,000.00
02S	Concrete - south	4,750,000.00	0.00	4,750,000.00	0.00	950,000.00	0.00	950,000.00	20.0%	3,800,000.00	95,000.00
A002	SUBTOTAL Concrete	9,500,000.00	0.00	9,500,000.00	0.00	1,900,000.00	0.00	1,900,000.00	20.0%	7,600,000.00	190,000.00

Additional breakout sheet (custom):

Bluff Lake Retail Center Application No. 2

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
BID PKG	DESCRIPTION	SUBCONTRACTOR / VENDOR	EMP Contract	EMP Change Order	REVISED EMP	Subcontractor Contract as Awarded	Change Orders	Retaind Contracts to SUBCONTRACTORS	PREVIOUS APPLICATION	THIS PERIOD	Stored Materials	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH	RETAINAGE APPLICATION	RETAINAGE	NET BILLING TO DATE
	General Conditions																
00.1	Mobilization		\$250,000.00	\$0.00	\$250,000.00				\$125,000.00	\$0.00	\$0.00	\$125,000.00	50.0%	\$125,000.00	\$0.00	\$0.00	\$125,000.00
00.2	Permits		\$750,000.00	\$0.00	\$750,000.00				\$562,500.00	\$0.00	\$0.00	\$562,500.00	75.0%	\$187,500.00	\$0.00	\$0.00	\$562,500.00
00.3	General Conditions		\$3,500,000.00	\$0.00	\$3,500,000.00				\$700,000.00	\$150,000.00	\$0.00	\$1,050,000.00	30.0%	\$2,450,000.00	\$105,000.00	\$105,000.00	\$945,000.00
00.4	Sitework	Overhead Earth & Pavement	\$1,500,000.00	\$0.00	\$1,500,000.00	\$1,000,000.00	\$0.00	\$1,000,000.00	\$250,000.00	\$300,000.00	\$0.00	\$550,000.00	36.7%	\$950,000.00	\$55,000.00	\$55,000.00	\$495,000.00
00.5	Overhead and Profit		\$2,000,000.00	\$0.00	\$2,000,000.00				\$500,000.00	\$0.00	\$0.00	\$500,000.00	25.0%	\$1,500,000.00	\$50,000.00	\$50,000.00	\$450,000.00
	SUBTOTAL - General Conditions		\$8,000,000.00	\$0.00	\$8,000,000.00	\$1,000,000.00	\$0.00	\$1,000,000.00	\$2,137,500.00	\$450,000.00	\$0.00	\$2,787,500.00	34.8%	\$5,212,500.00	\$210,000.00	\$210,000.00	\$2,577,500.00
	Concrete																
02N	Concrete - north	ABC Concrete	\$4,750,000.00	\$0.00	\$4,750,000.00	\$4,750,000.00	\$0.00	\$4,750,000.00	\$0.00	\$950,000.00	\$0.00	\$950,000.00	20.0%	\$3,800,000.00	\$95,000.00	\$95,000.00	\$3,705,000.00
02S	Concrete - south	ABC Concrete	\$4,750,000.00	\$0.00	\$4,750,000.00	\$4,750,000.00	\$0.00	\$4,750,000.00	\$0.00	\$950,000.00	\$0.00	\$950,000.00	20.0%	\$3,800,000.00	\$95,000.00	\$95,000.00	\$3,705,000.00
	SUBTOTAL - Concrete		\$9,500,000.00	\$0.00	\$9,500,000.00	\$9,500,000.00	\$0.00	\$9,500,000.00	\$0.00	\$1,900,000.00	\$0.00	\$1,900,000.00	20.0%	\$7,600,000.00	\$190,000.00	\$190,000.00	\$7,410,000.00

North end of complex breakout:

AIA Document G702™ – 1992
Application and Certificate for Payment

TO OWNER: Murphy Development Corp. 100 Murphy Development Way Bluff Lake, Illinois 11111	PROJECT: Bluff Lake Retail Center 100 Bluff Lake Blvd Bluff Lake, Illinois 11111, Bluff County	APPLICATION NO: 2 PERIOD TO: 06/30/09 CONTRACT FOR: N - north end of complex CONTRACT DATE: 06/01/05 PROJECT NOS:	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OFFICE <input type="checkbox"/>
FROM CONTRACTOR: Bluff Lake Builders 515...	VIA ARCHITECT: Dirksen Architecture Associates 100...		

Continuation sheet:

AIA Document G703™ – 1992
Continuation Sheet (page 8)

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2
APPLICATION DATE: 08/02/09
PERIOD TO: 06/30/09
ARCHITECT'S PROJECT NO:

ITEM NO.	DESCRIPTION OF WORK	ORIGINAL CONTRACT	CHANGE ORDERS	REVISED CONTRACT	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C-D)	BALANCE TO FINISH (C-I-G)	RETAINAGE OF VARIABLE RATE
					FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
A002	Concrete										
E1N	Concrete - north	4,750,000.00	0.00	4,750,000.00	0.00	650,000.00	0.00	950,000.00	20.0%	1,800,000.00	95,000.00
A002	SUBTOTAL Concrete	4,750,000.00	0.00	4,750,000.00	0.00	650,000.00	0.00	950,000.00	20.0%	1,800,000.00	95,000.00
A003	Flashing										
E2N	Flashing - north	10,000,000.00	0.00	10,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	10.0%	9,000,000.00	100,000.00
A003	SUBTOTAL Flashing	10,000,000.00	0.00	10,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	10.0%	9,000,000.00	100,000.00
A004	Electrical										

Additional breakout sheet (custom):

Bluff Lake Retail Center

Application No. 2

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
BD PEG	DESCRIPTION	SUBCONTRACTOR / VENDOR	GMP Contract	GMP Change Order	REVISED GMP	Subcontractor Contract as Awarded	Change Orders	Revised Contract to Subcontractor	PREVIOUS APPLICATION	THIS PERIOD	Stored Materials	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH	RETAINAGE THIS APPLICATION	RETAINAGE	NET BILLING TO DATE
	Concrete																
E1N	Concrete - north	ABC Concrete	\$4,750,000.00	\$0.00	\$4,750,000.00	\$4,750,000.00	\$0.00	\$4,750,000.00	\$0.00	\$950,000.00	\$0.00	\$950,000.00	20.0%	\$3,800,000.00	\$95,000.00	\$95,000.00	\$855,000.00
	SUBTOTAL - Concrete		\$4,750,000.00	\$0.00	\$4,750,000.00	\$4,750,000.00	\$0.00	\$4,750,000.00	\$0.00	\$950,000.00	\$0.00	\$950,000.00	20.0%	\$3,800,000.00	\$95,000.00	\$95,000.00	\$855,000.00
	Flashing																
E2N	Flashing - north	Polynesian Flashing	\$10,000,000.00	\$0.00	\$10,000,000.00	\$10,000,000.00	\$0.00	\$10,000,000.00	\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00	10.0%	\$9,000,000.00	\$100,000.00	\$100,000.00	\$900,000.00
	SUBTOTAL - Flashing		\$10,000,000.00	\$0.00	\$10,000,000.00	\$10,000,000.00	\$0.00	\$10,000,000.00	\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00	10.0%	\$9,000,000.00	\$100,000.00	\$100,000.00	\$900,000.00
	Electrical																
E3N	Electrical - north		\$11,000,000.00	\$0.00	\$11,000,000.00				\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$11,000,000.00	\$0.00	\$0.00	\$0.00
	SUBTOTAL - Electrical		\$11,000,000.00	\$0.00	\$11,000,000.00				\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$11,000,000.00	\$0.00	\$0.00	\$0.00
	Drywall																
		Lake County Greent				\$1,000,000.00											

South end of complex breakout:

AIA Document G702TM - 1992
Application and Certificate for Payment

TO OWNER: Murphy Development Corp.
100 Murphy Development Way
Bluff Lake, Illinois 11111

FROM CONTRACTOR: Bluff Lake Builders
51 Sherwood Terrace

PROJECT: Bluff Lake Retail Center
100 Bluff Lake Blvd
Bluff Lake, Illinois 11111, Bluff County

VIA ARCHITECT: Dirksen Architectural Associates
1000 Lakeshore Parkway

APPLICATION NO.: 2
PERIOD TO: 06/30/09
CONTRACT FOR: S - south end of complex
CONTRACT DATE: 05/09/08
PROJECT NOS:

Distribution to:
OWNER
ARCHITECT
CONTRACTOR
FIELD

Continuation sheet.

AIA Document G703TM - 1992
Continuation Sheet (page 12)

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2
APPLICATION DATE: 06/02/09
PERIOD TO: 06/30/09
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C ORIGINAL CONTRACT	C.1 CHANGE ORDERS	C.2 REVISED CONTRACT	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G / C.2)	I BALANCE TO FINISH (C.2 - G)	J RETAINAGE (IF VARIABLE RATE)
					D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD					
A002	Concrete										
015	Concrete - south	4,750,000.00	0.00	4,750,000.00	0.00	950,000.00	0.00	950,000.00	20.0%	3,800,000.00	95,000.00
A002	SUBTOTAL Concrete	4,750,000.00	0.00	4,750,000.00	0.00	950,000.00	0.00	950,000.00	20.0%	3,800,000.00	95,000.00
A003	Plumbing										
025	Plumbing - south	10,000,000.00	0.00	10,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	10.0%	9,000,000.00	100,000.00
A003	SUBTOTAL Plumbing	10,000,000.00	0.00	10,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	10.0%	9,000,000.00	100,000.00
A005	Drywall										
045	Drywall - south	2,500,000.00	0.00	2,500,000.00	0.00	0.00	0.00	0.00	0.0%	2,500,000.00	0.00
A005	SUBTOTAL Drywall	2,500,000.00	0.00	2,500,000.00	0.00	0.00	0.00	0.0%	2,500,000.00	0.00	

Additional breakout sheet (custom):

Bluff Lake Retail Center Application No. 2

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
NO	DESCRIPTION	SUBCONTRACTOR / VENDOR	OMP Contract	OMP Change Order	REVISED OMP	Subcontractor Contract as Awarded	Change Orders	Revised Contracts to Subcontractor	PREVIOUS APPLICATION	THIS PERIOD	Stored Materials	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH	RETAINAGE THIS APPLICATION	RETAINAGE	NET BILLING TO DATE
015	Concrete - south	ABC Concrete	\$4,750,000.00	\$0.00	\$4,750,000.00	\$4,750,000.00	\$0.00	\$4,750,000.00	\$0.00	\$950,000.00	\$0.00	\$950,000.00	20.0%	\$3,800,000.00	\$95,000.00	\$95,000.00	\$955,000.00
	SUBTOTAL - Concrete		\$4,750,000.00	\$0.00	\$4,750,000.00	\$4,750,000.00	\$0.00	\$4,750,000.00	\$0.00	\$950,000.00	\$0.00	\$950,000.00	20.0%	\$3,800,000.00	\$95,000.00	\$95,000.00	\$955,000.00
025	Plumbing - south	Perlighter Plumbing	\$10,000,000.00	\$0.00	\$10,000,000.00	\$10,000,000.00	\$0.00	\$10,000,000.00	\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00	10.0%	\$9,000,000.00	\$100,000.00	\$100,000.00	\$900,000.00
	SUBTOTAL - Plumbing		\$10,000,000.00	\$0.00	\$10,000,000.00	\$10,000,000.00	\$0.00	\$10,000,000.00	\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00	10.0%	\$9,000,000.00	\$100,000.00	\$100,000.00	\$900,000.00
045	Drywall - south	Lake County General Contractor	\$2,500,000.00	\$0.00	\$2,500,000.00	\$2,500,000.00	\$0.00	\$2,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,500,000.00	\$0.00	\$0.00	\$0.00
	SUBTOTAL - Drywall		\$2,500,000.00	\$0.00	\$2,500,000.00	\$2,500,000.00	\$0.00	\$2,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,500,000.00	\$0.00	\$0.00	\$0.00

Handling Codes

Handling Codes are assigned in Textura™ to draw specific data or SoV lines from the application to be displayed on a custom pay application document. Handling Codes are often combined with Invoice Codes and may also be used with Breakout Codes, given the selection of an appropriate document.

The specific use of Handling Codes is driven by the document selected in Project Settings. All documents that support the use of Handling Codes are custom (i.e., no standard documents currently support this coding option).

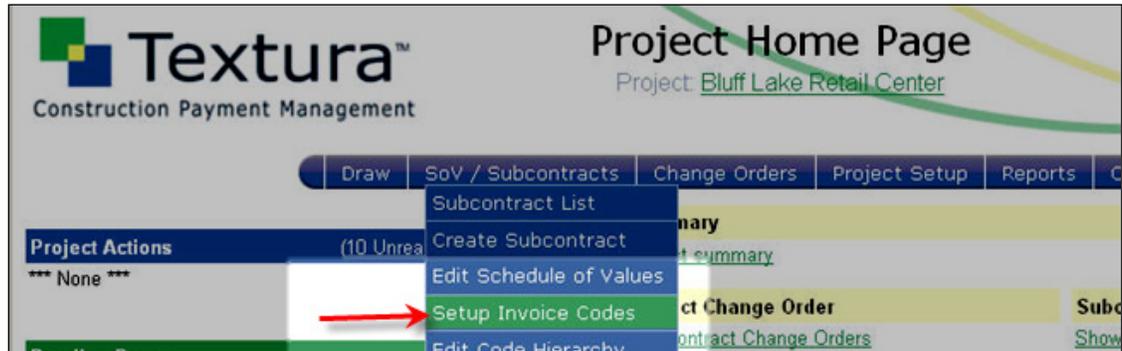
System Settings

Project Settings

Select the appropriate invoice(s) in **Project Settings: Document Settings: General Contractor Settings** to make use of Handling Code functionality. If the required document does not appear in the drop down menu, or to determine the correct documents for your organization, please call your Textura™ representative or our Customer Support Team at **1-866-TEXTURA (866-839-8872)**.

Create Invoice Subtotals Using Handling Codes

1. Select **Setup Invoice Codes** from the **SoV/Subcontracts** dropdown menu on the **Project Home Page**.



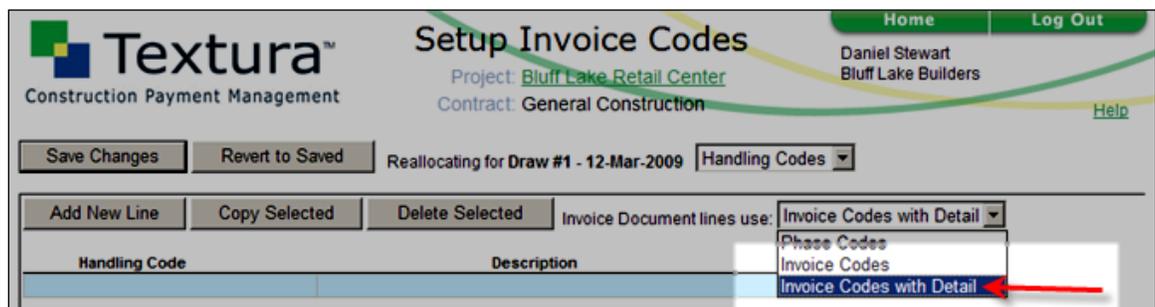
2. Select **Handling Codes** from the dropdown menu to the right of "Reallocating for Draw #."



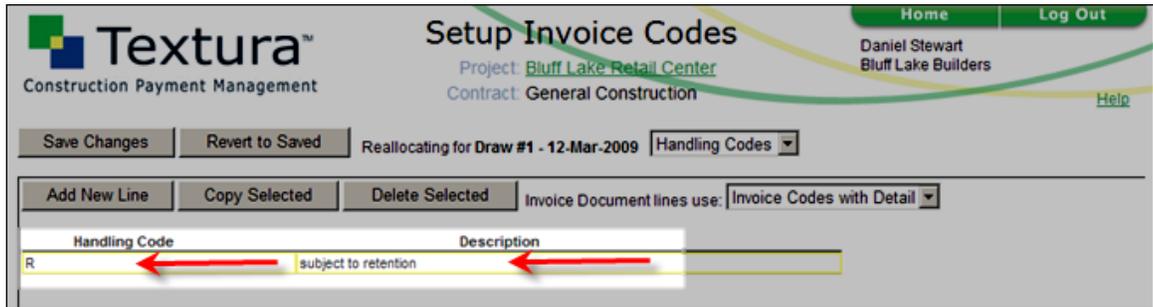
Reallocating for Draw # refers to the Draw Context in which the settings will take effect. More information about Draw Context is available in the Special Topics section of our user [Help](#).

Invoices display line items by **Phase Code**. From the bottom dropdown menu on the **Setup Invoice Codes** page, select **Invoice Codes with Detail** to display Invoice Code subtotals *with* line item detail, i.e., to display Invoice Codes/Handling Codes on pay application documents; select **Invoice Codes** to display Invoice Code subtotals *without* line item detail, i.e., to display a summary line for each invoice code that reflects the total of all line items to which that code is assigned.

3. Select the appropriate setting based on your needs from the dropdown menu to the right of "Invoice Document lines use." (**Invoice Codes with Detail** is used in the example.)

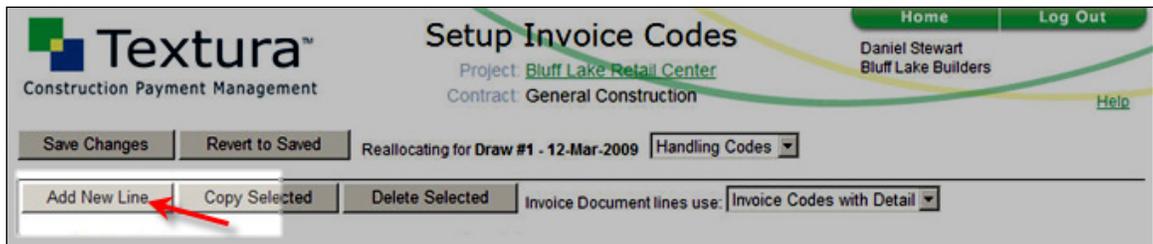


4. Enter a **Handling Code** and **Description**.



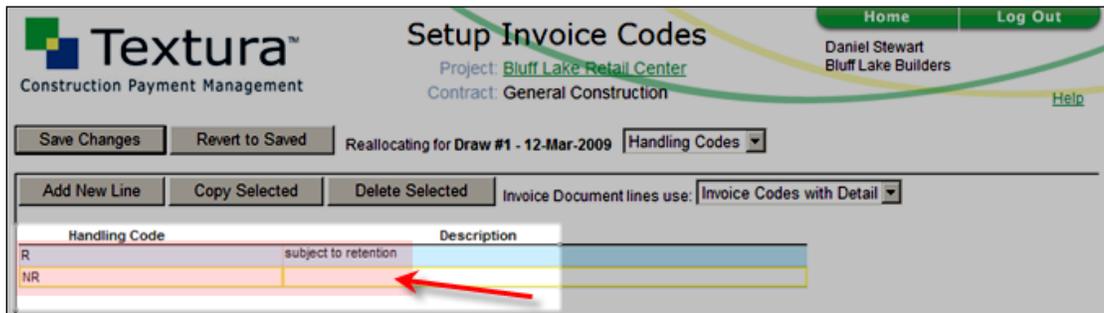
The screenshot shows the 'Setup Invoice Codes' page in the Textura system. The page header includes the Textura logo, project name 'Bluff Lake Retail Center', and contract name 'General Construction'. Below the header, there are buttons for 'Save Changes' and 'Revert to Saved', and a dropdown menu for 'Handling Codes'. A table with two columns, 'Handling Code' and 'Description', is displayed. The first row contains the value 'R' in the 'Handling Code' column and 'subject to retention' in the 'Description' column. Red arrows point to these two cells.

5. Click **Add New Line** to enter any additional **Handling Codes**.



The screenshot shows the 'Setup Invoice Codes' page. The 'Add New Line' button is highlighted with a red arrow, indicating the next step in the process.

6. Enter **Handling Codes** and **Descriptions**.



The screenshot shows the 'Setup Invoice Codes' page. The table now has two rows. The first row is 'R' with 'subject to retention'. The second row is 'NR' with an empty description field. A red arrow points to the 'NR' cell in the 'Handling Code' column.

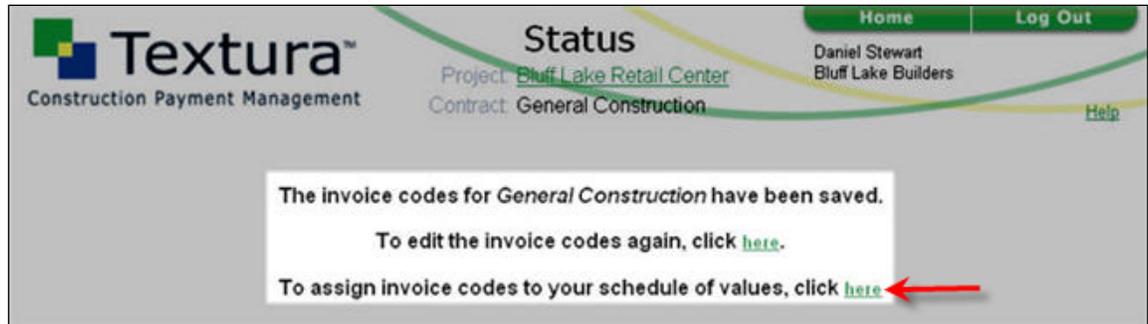
7. Click **Save Changes** when all **Handling Codes** and their **Descriptions** have been entered.



The screenshot shows the 'Setup Invoice Codes' page. The 'Save Changes' button is highlighted with a red arrow, indicating the final step in the process.

A **Status** page is displayed, confirming that the changes are saved.

8. Click the [here](#) link to navigate to the **Assign SoV Codes** page.



Invoice appearance codes must be *assigned* to line items on the Schedule of Values in order to appear on pay application documents.

Go to [Assign Invoice Codes](#).

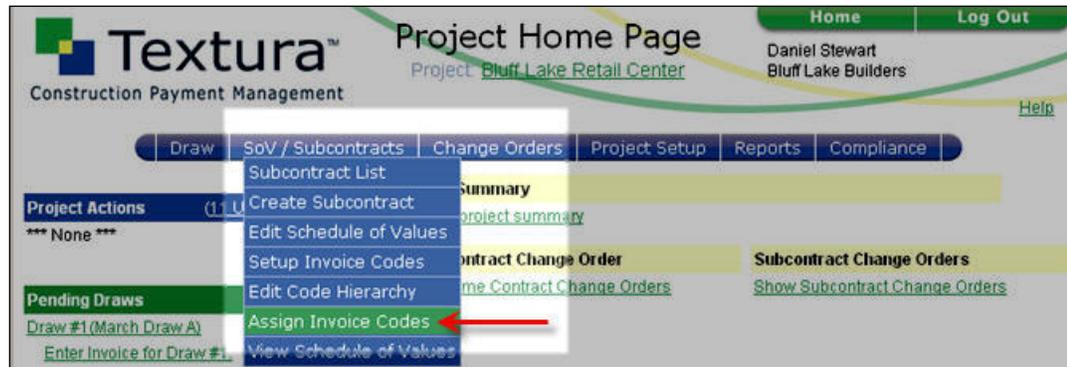
Example of custom document using Handling Codes

Name and Location of Project		Bluff Lake Retail Center 100 Bluff Lake Blvd, Bluff Lake, IL 11111	
Name and Address of Contractor		Bluff Lake Builders 51 Sherwood Terrace, Lake Bluff, IL 60044	
Request No.	For Period		
3	07/01/2009 TO 07/31/2009		
ANALYSIS OF CONTRACT AMOUNT TO DATE			
Original Contract Amount		\$100,000,000.00	(1)
Net Amount of Change Orders through CO#		\$0.00	(2)
Adjusted Contract Amount (Line 1 + Line 2)		\$100,000,000.00	(3)
ANALYSIS OF WORK PERFORMED (Attach Pay Estimate Breakdown)			
Value of Work Performed - not subject to retainage		\$0.00	(4)
Value of Work Performed - subject to retainage		\$12,587,500.00	(5)
Less Amount Retained Per Contract Terms			
(5% of Line 5 above, show % if different)	9.4%	(\$1,180,000.00)	(6)
Net Amount Earned to Date (Line 4 plus Line 5 minus Line 6)		\$11,407,500.00	(7)
Less Previous Payments		\$6,650,000.00	(8)
BALANCE DUE THIS PAYMENT (Line 6 - Line 7)		\$4,757,500.00	(9)
CERTIFICATION OF CONTRACTOR:			

Assign Invoice Appearance Codes to Line Items on the SoV

Invoice appearance codes must be assigned to line items on the Schedule of Values in order to appear on the pay application documents. Any line not assigned an invoice code appears on the invoice as “unassigned.” Assign Invoice Codes to define categories to be subtotaled.

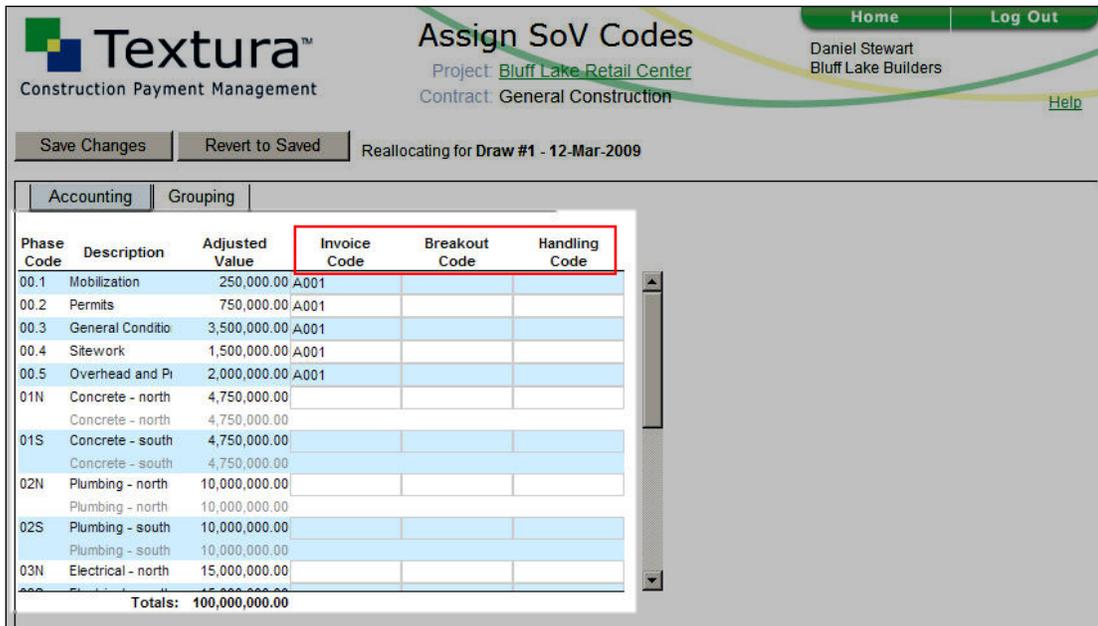
1. Select **Assign Invoice Codes** from the **SoV/Subcontracts** dropdown menu on the **Project Home Page**.



The **Assign SoV Codes** page is displayed. The columns that appear are determined by the document selections in Project Settings. SoV Codes can be used individually or in combination. The SoV Code options are:

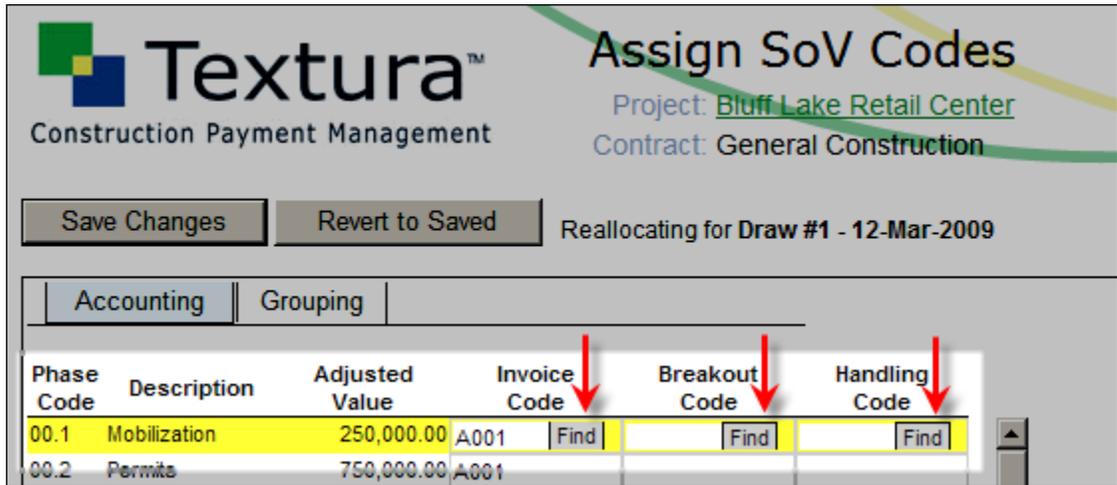
- ▶ Invoice Code
- ▶ Breakout Code
- ▶ Handling Code

Code must be created before it can be assigned. See previous sections to create SoV Codes.



Phase Code	Description	Adjusted Value	Invoice Code	Breakout Code	Handling Code
00.1	Mobilization	250,000.00	A001		
00.2	Permits	750,000.00	A001		
00.3	General Conditio	3,500,000.00	A001		
00.4	Sitework	1,500,000.00	A001		
00.5	Overhead and Pr	2,000,000.00	A001		
01N	Concrete - north	4,750,000.00			
	Concrete - north	4,750,000.00			
01S	Concrete - south	4,750,000.00			
	Concrete - south	4,750,000.00			
02N	Plumbing - north	10,000,000.00			
	Plumbing - north	10,000,000.00			
02S	Plumbing - south	10,000,000.00			
	Plumbing - south	10,000,000.00			
03N	Electrical - north	15,000,000.00			
	Electrical - north	15,000,000.00			
Totals:		100,000,000.00			

- Click in a cell to reveal the **Find** action.

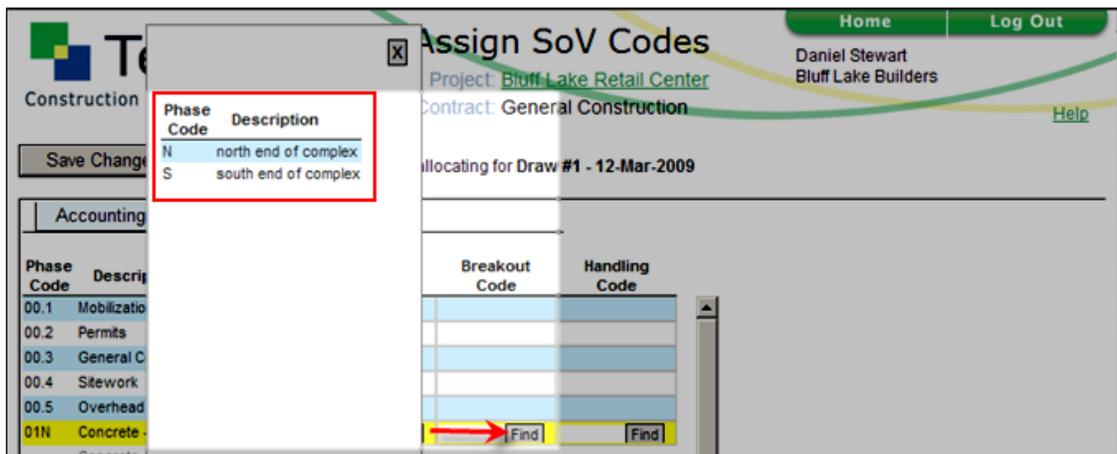


Textura[™] Assign SoV Codes
Construction Payment Management
Project: [Bluff Lake Retail Center](#)
Contract: [General Construction](#)

Save Changes Revert to Saved Reallocating for Draw #1 - 12-Mar-2009

Phase Code	Description	Adjusted Value	Invoice Code	Breakout Code	Handling Code
00.1	Mobilization	250,000.00	A001		
00.2	Permits	750,000.00	A001		

- Click **Find** to open a detailed list of options to select from, or type the code into the field.



Textura[™] Assign SoV Codes
Construction Payment Management
Project: [Bluff Lake Retail Center](#)
Contract: [General Construction](#)

Home Log Out Daniel Stewart Bluff Lake Builders Help

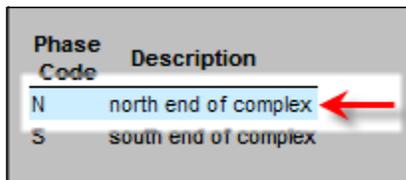
Save Changes Revert to Saved Reallocating for Draw #1 - 12-Mar-2009

Phase Code	Description	Adjusted Value	Invoice Code	Breakout Code	Handling Code
00.1	Mobilization	250,000.00	A001		
00.2	Permits	750,000.00	A001		
00.3	General C				
00.4	Sitework				
00.5	Overhead				
01N	Concrete				



The code column in the dialog box is always labeled “Phase Code” regardless of the type of code displayed.

- Click to select the desired code.

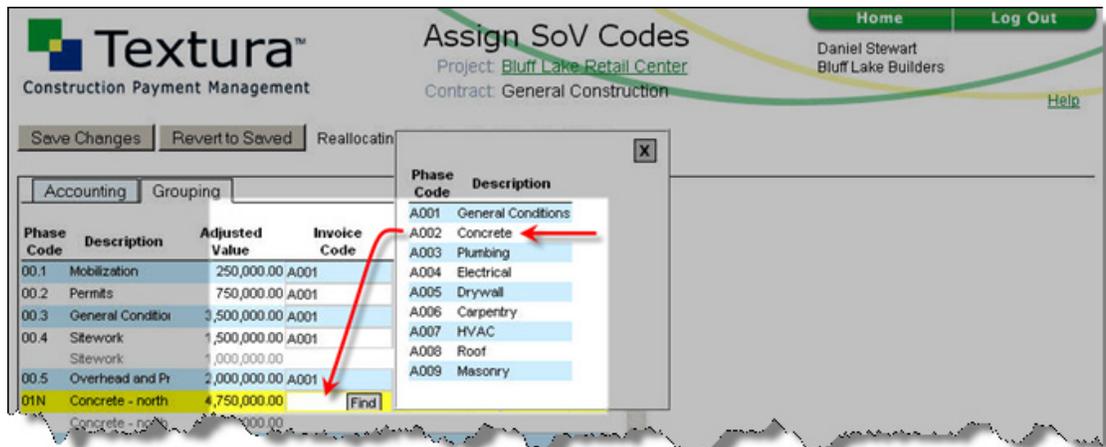


Phase Code	Description
N	north end of complex
S	south end of complex

The selected code appears in the cell.

Phase Code	Description	Adjusted Value	Invoice Code	Breakout Code	Handling Code
00.1	Mobilization	250,000.00	A001		
00.2	Permits	750,000.00	A001		
00.3	General Condition	3,500,000.00	A001		
00.4	Sitework	1,500,000.00	A001		
00.5	Overhead and Pi	2,000,000.00	A001		
01N	Concrete - north	4,750,000.00		N	
	Concrete - north	4,750,000.00			

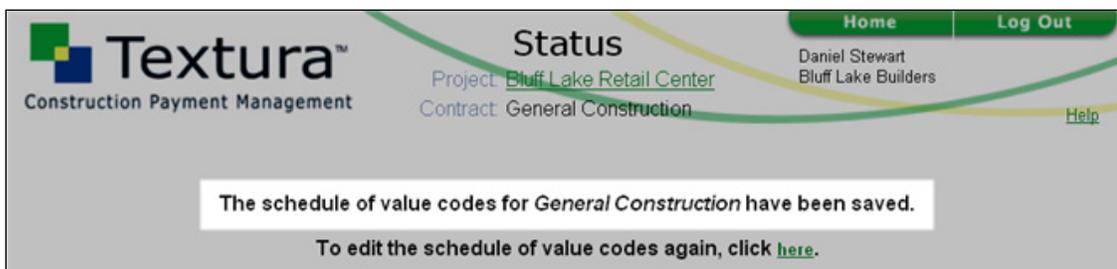
1. Assign **SoV Codes** as appropriate.



2. Click **Save Changes** when finished assigning SoV Codes.



A **Status** page is displayed, confirming that the **SoV Codes** are saved.



Invoice Code Hierarchy

System Settings

Project Settings

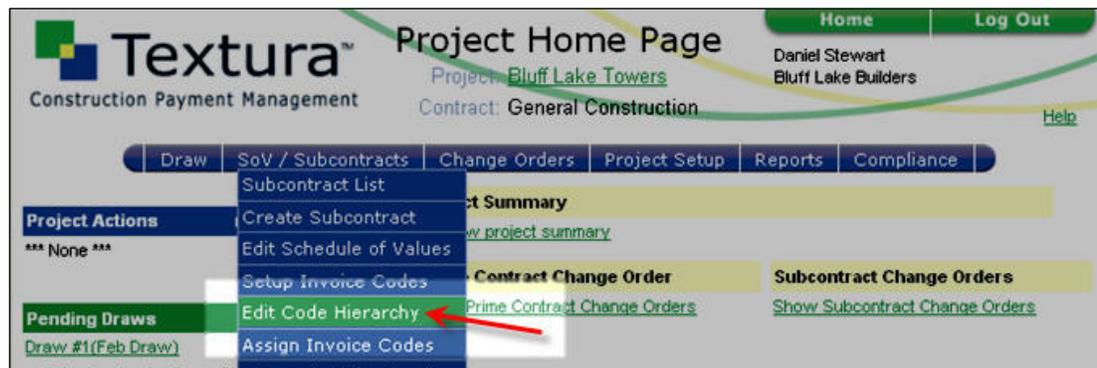
No special system or project settings are required to make use of Invoice Code Hierarchy; provided the box is checked on the Edit Code Hierarchy page, the code structure created there is displayed on the standard G702/G703 document.

Customize Invoice Subtotals Using Invoice Code Hierarchy

Invoice Code Hierarchy is typically used where more flexibility is desired in structuring the information displayed on a project's pay application documents.

Invoice Codes can be structured in multi-level, or hierarchical, tiers, enabling the Contracting Organization to create many-layered schemes of detailed subtotaling on invoices, where this is desired. A simple checkbox instructs the application to take advantage of the prescribed structure when populating standard invoice documents.

1. Select **Edit Code Hierarchy** from the **SoV/Subcontracts** dropdown menu on the **Project Home Page**.



The **Edit Code Hierarchy** page is displayed.

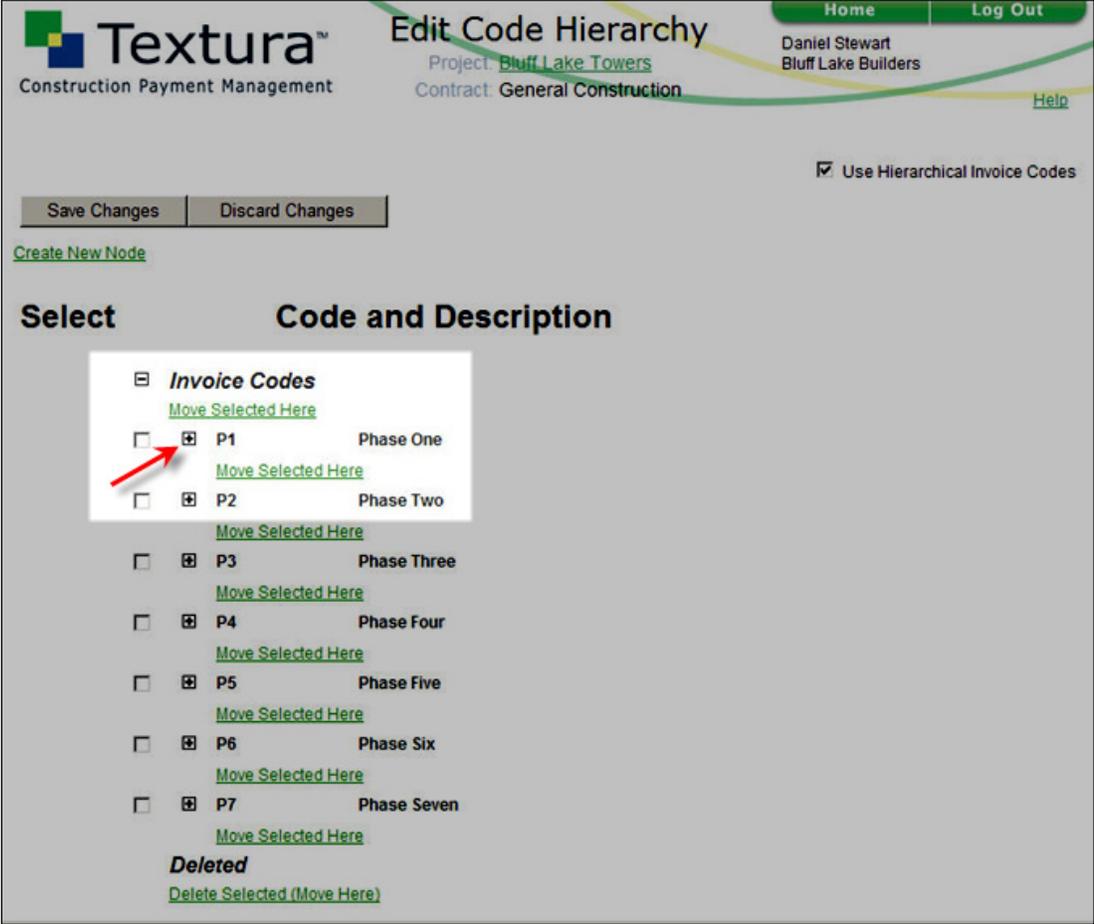
2. Check the **Use Hierarchical Invoice Codes** box to ensure that the code structure you create appears on your invoice.



Line items are ordered by Invoice Code. Only a single tier of code structure may be immediately apparent upon opening the page. If so, items having the  symbol to the left of the Code may be expanded to reveal one or more additional level(s).

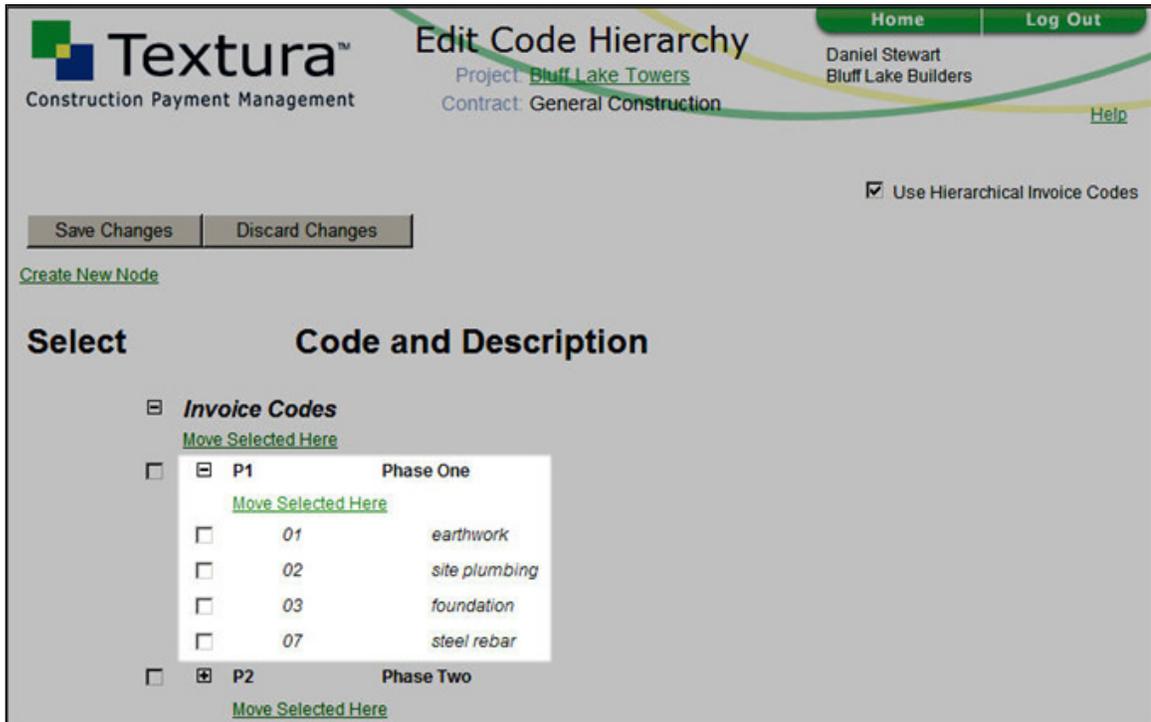
Throughout the application, the  symbol represents detail that may be opened for viewing.

3. Click the  symbol to expand the item.



The screenshot displays the 'Edit Code Hierarchy' interface. At the top, the Textura logo and 'Construction Payment Management' are on the left. The page title 'Edit Code Hierarchy' is centered, with 'Project: Bluff Lake Towers' and 'Contract: General Construction' below it. On the right, there are links for 'Home' and 'Log Out', and the user's name 'Daniel Stewart Bluff Lake Builders' is shown. A 'Help' link is also present. Below the header, there are buttons for 'Save Changes' and 'Discard Changes', and a checkbox for 'Use Hierarchical Invoice Codes' which is checked. A 'Create New Node' link is also visible. The main content area is titled 'Select Code and Description' and contains a list of invoice codes. Each code (P1 through P7) is preceded by a plus symbol in a square, indicating it is expandable. A red arrow points to the plus symbol for P1. Below each code is a 'Move Selected Here' link. At the bottom of the list, there is a 'Deleted' section with a 'Delete Selected (Move Here)' link.

The item expands to reveal the next level of coding.

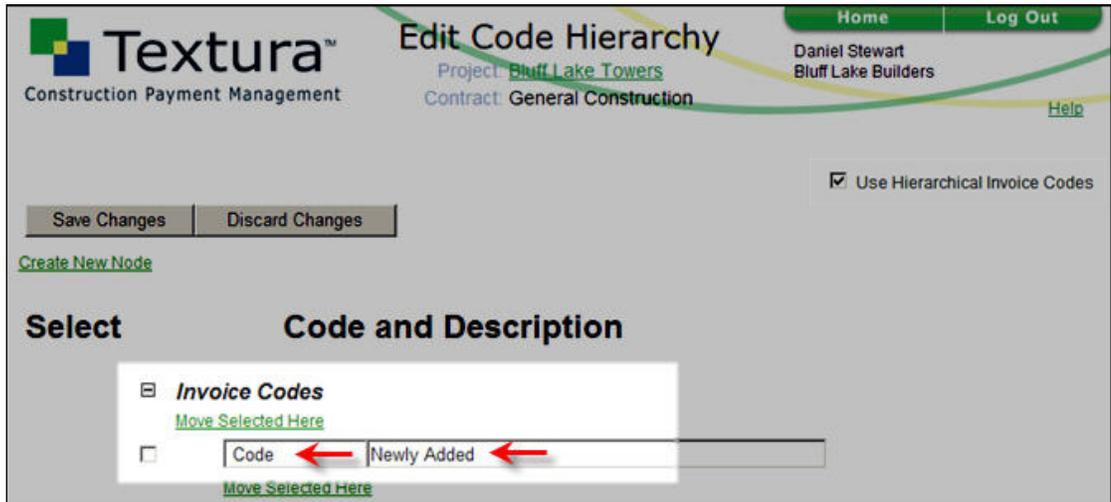


The **Edit Code Hierarchy** page enables users to customize the structure of existing **Invoice Codes**, adding new categories as needed.

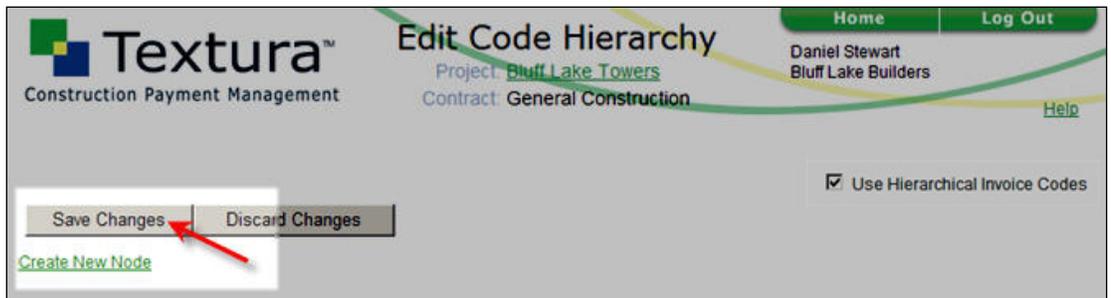
1. Click **Create New Node** to add a new category.



2. Enter a **Code** and **Description** for the **New Node** in the fields provided.

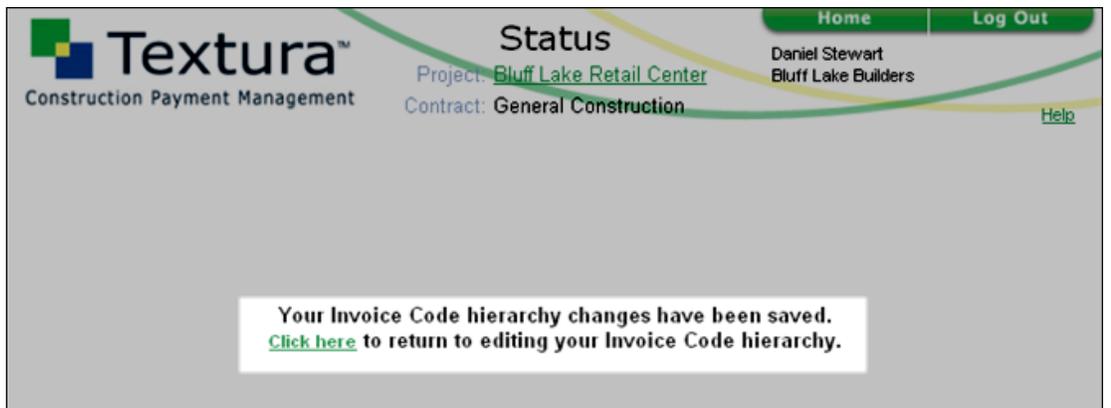


3. Click **Save Changes**.



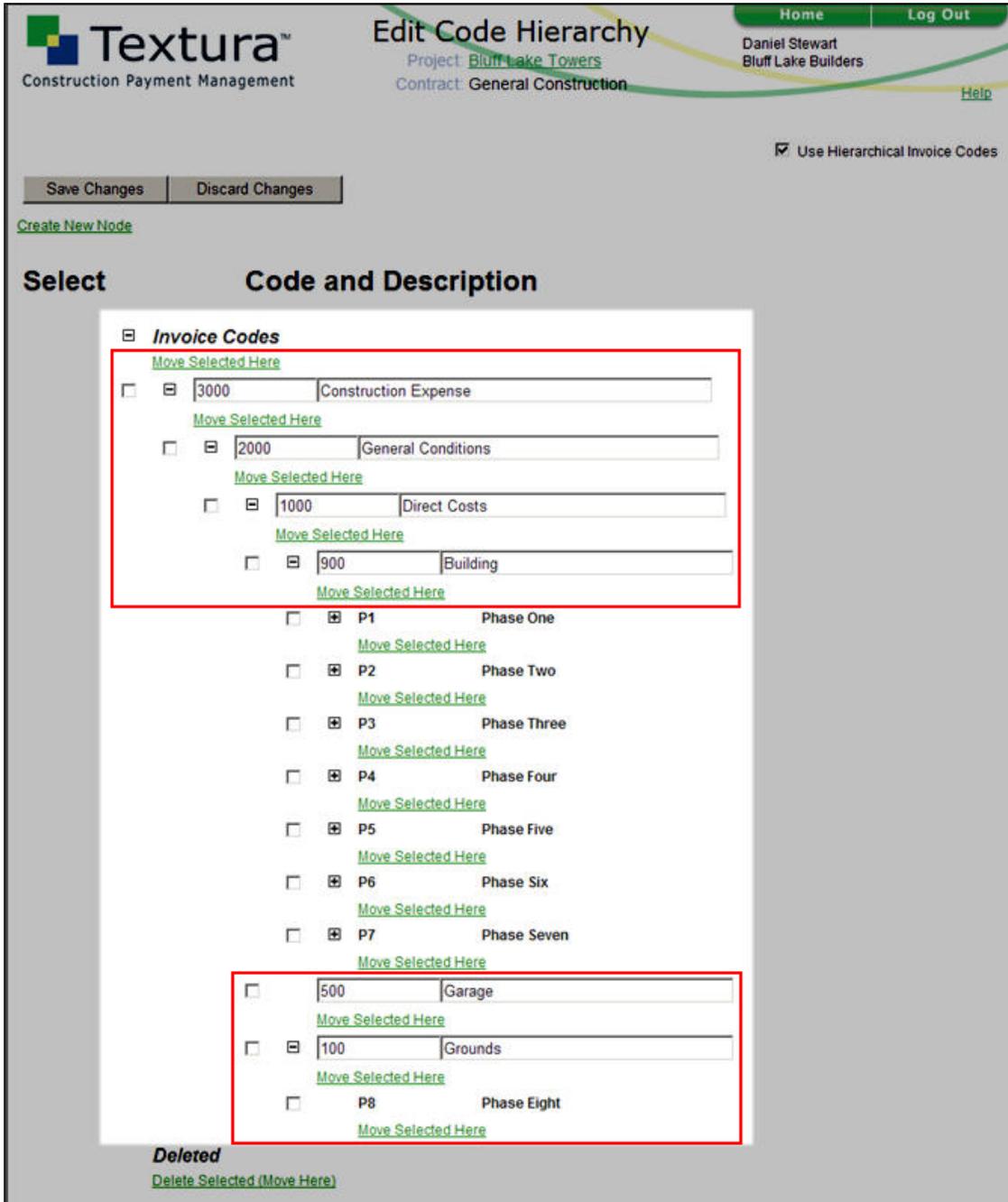
A **Status** page is displayed, confirming the addition.

4. Select the [Click here](#) link to view the addition and/or continue to **Edit Code Hierarchy**.



In the example, new nodes have been added to create four additional tiers – bringing the current total to six, including Phase Codes. More may be added as the user requires.

The user has created nodes for **Garage** and **Grounds** under **Direct Costs**, as well as an additional **Phase (8)** for the project. No invoice items currently appear within these nodes. Items may be added later via a Change Order, or existing items currently residing within another node may be relocated here. “Empty” nodes do not appear on invoice documents.



Textura[™] Construction Payment Management

Edit Code Hierarchy

Project: [Bluff Lake Towers](#)
Contract: [General Construction](#)

Home | Log Out
Daniel Stewart
Bluff Lake Builders
[Help](#)

Use Hierarchical Invoice Codes

[Save Changes](#) | [Discard Changes](#)

[Create New Node](#)

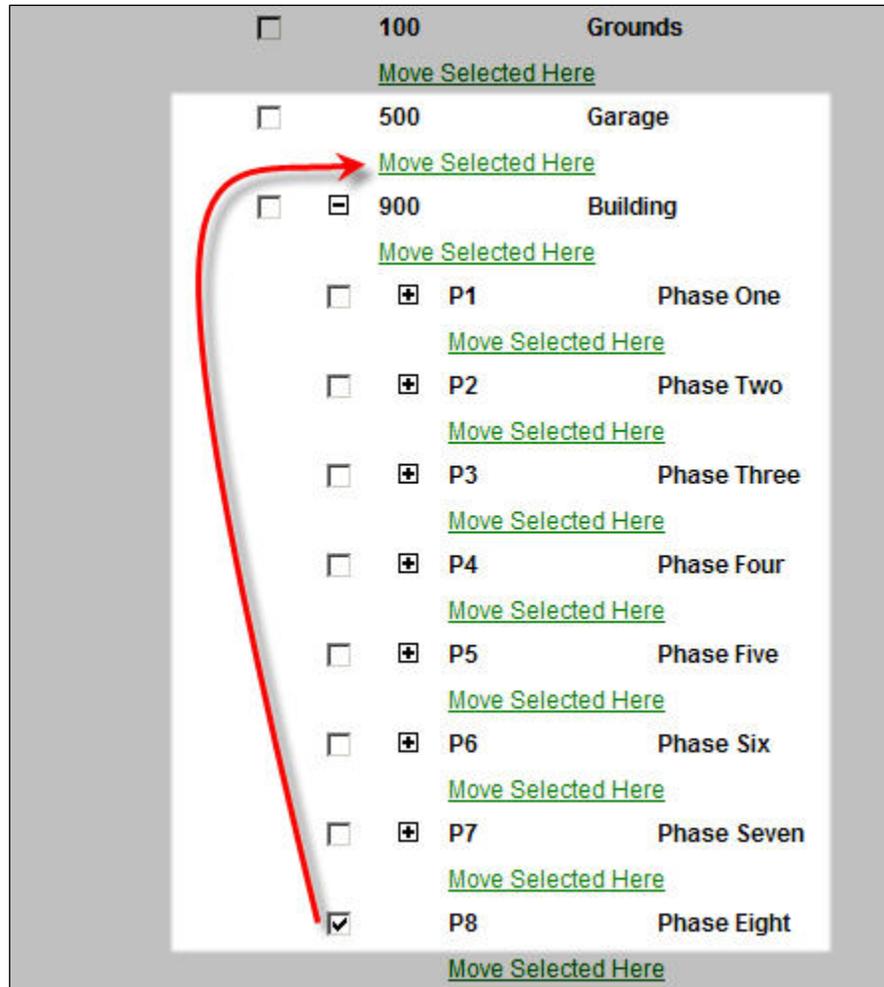
Select Code and Description

- Invoice Codes**
 - [Move Selected Here](#)
 - 3000 Construction Expense
 - [Move Selected Here](#)
 - 2000 General Conditions
 - [Move Selected Here](#)
 - 1000 Direct Costs
 - [Move Selected Here](#)
 - 900 Building
 - [Move Selected Here](#)
 - P1 Phase One
 - [Move Selected Here](#)
 - P2 Phase Two
 - [Move Selected Here](#)
 - P3 Phase Three
 - [Move Selected Here](#)
 - P4 Phase Four
 - [Move Selected Here](#)
 - P5 Phase Five
 - [Move Selected Here](#)
 - P6 Phase Six
 - [Move Selected Here](#)
 - P7 Phase Seven
 - [Move Selected Here](#)
 - 500 Garage
 - [Move Selected Here](#)
 - 100 Grounds
 - [Move Selected Here](#)
 - P8 Phase Eight
 - [Move Selected Here](#)

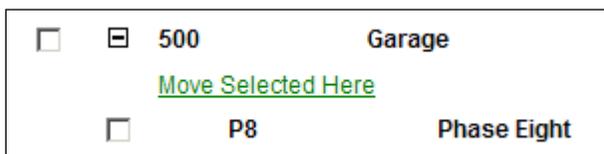
Deleted
[Delete Selected \(Move Here\)](#)

Moving Invoice Items

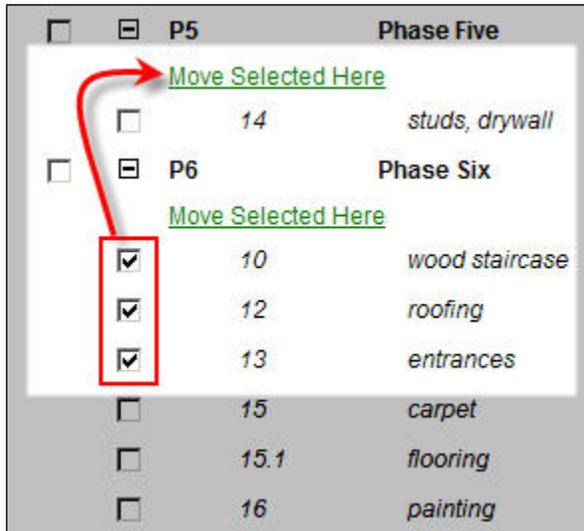
1. Move items into **New Nodes** as appropriate.



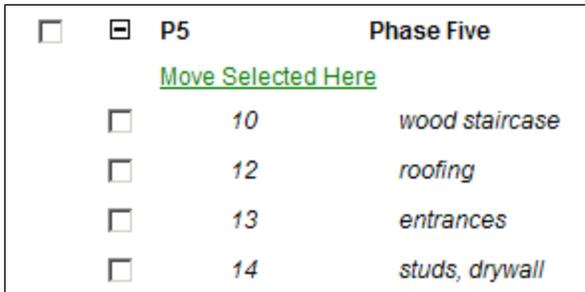
Items appear in new locations. Items relocated in a session must be saved prior to exiting page.



2. Move items into/out of existing nodes as appropriate.



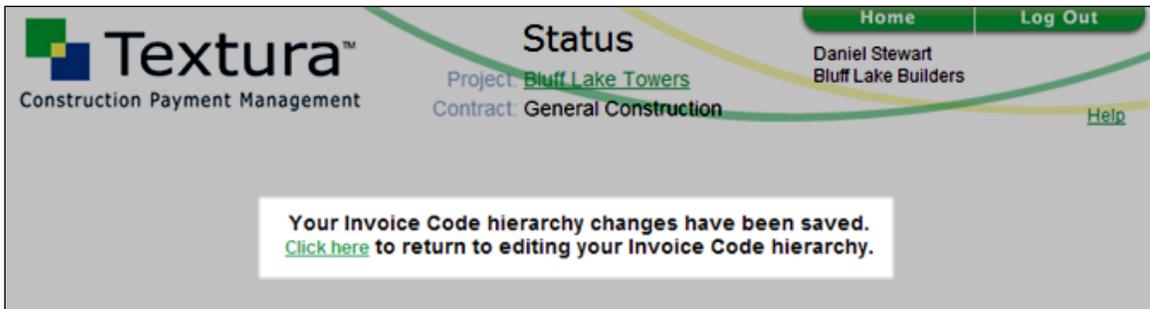
Multiple items can be moved to/from one destination at one time.



3. Click **Save Changes**.



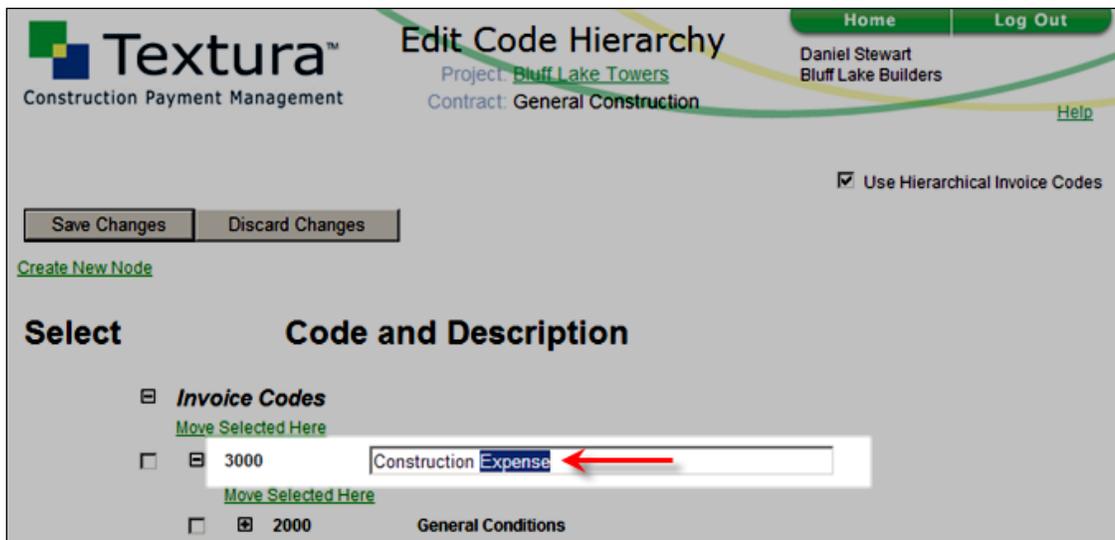
A **Status** page confirms the formatting changes. Select the [Click here](#) link to review the changes on the **Edit Code Hierarchy** page.



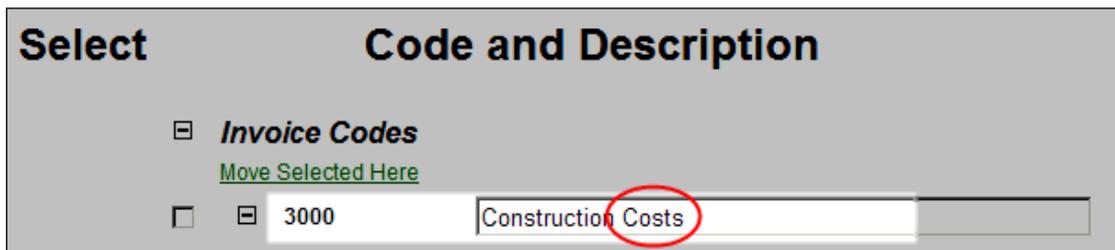
Editing Category Descriptions

Invoice Codes/Nodes and Descriptions are editable on this page.

1. Click the **Invoice Code** or **Description** to be edited.



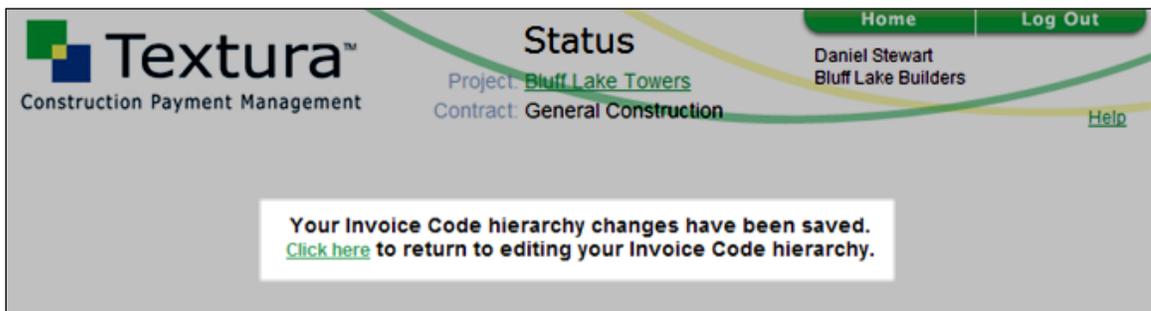
2. Edit as needed.



3. Click **Save Changes**.

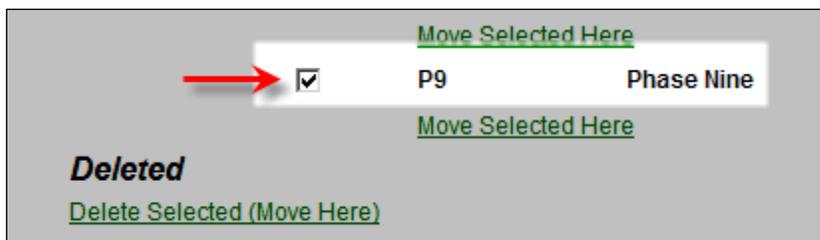


A **Status** page confirms the editing changes. Select the [Click here](#) link to review the changes on the **Edit Code Hierarchy** page.



Deleting Invoice Items

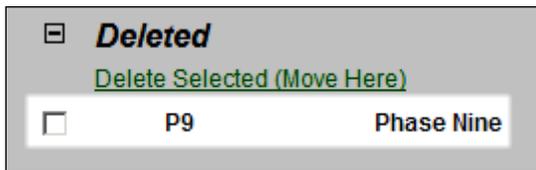
1. Select the item(s) to be deleted. Multiple items may be selected for deletion at once.



2. Delete selected item(s).



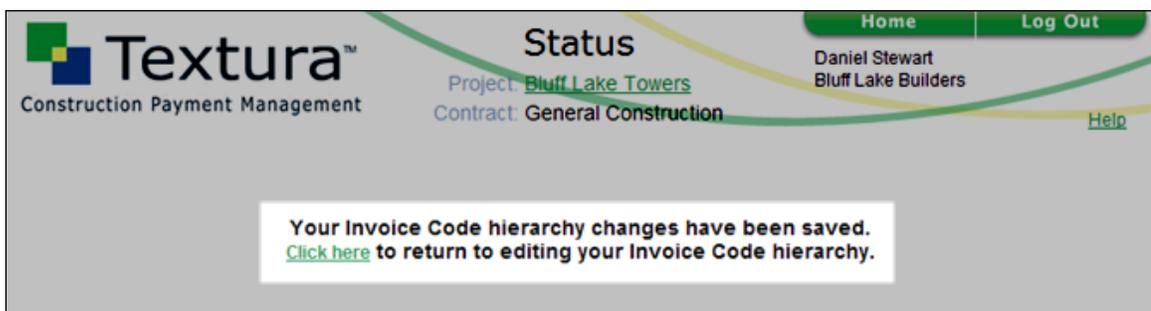
The selected item appears in the **Deleted** section at the bottom of the page.



3. Click **Save Changes**.

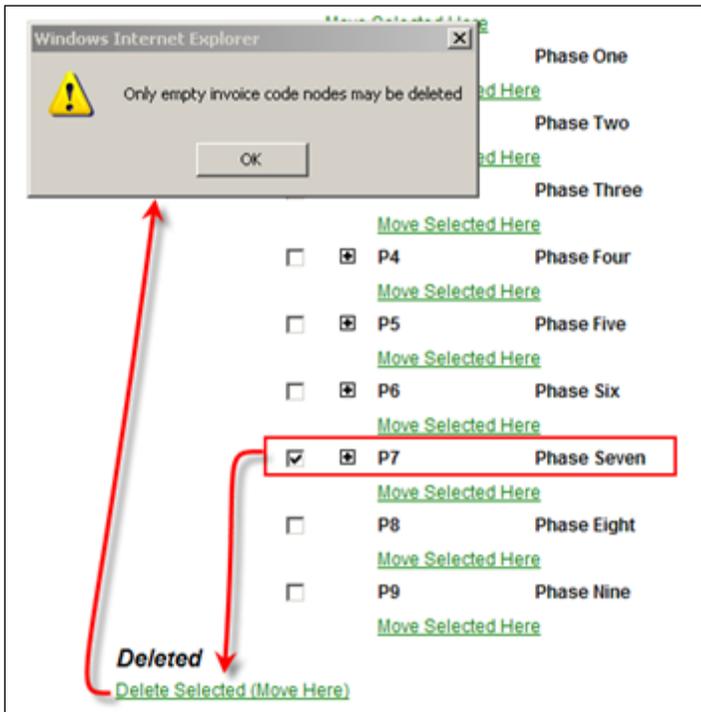


A **Status** page confirms the deletions. Select the [Click here](#) link to review the changes on the **Edit Code Hierarchy** page.



Deletion Error

Only "empty" nodes may be deleted. An error message – such as the one shown – appears when users attempt to delete of a non-empty node.



Example of standard document using Invoice Code Hierarchy

AIA® Document G702™ – 1992		Application and Certificate for Payment	
TO OWNER: Becker, Thaddeus, & Thor 1500 Blossom Way Madison, Wisconsin 53902	PROJECT: Stuff Lake Towers 10001 Tower Rd Las Vegas, Nevada 89031, Clark County	APPLICATION NO: 3 PERIOD TO: 05/31/09 CONTRACT FOR: General Construction CONTRACT DATE: 03/05/09	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Stuff Lake Builders 51 Sherman Terrace Lake Stuff, Illinois 60004	VIA ARCHITECT:	PROJECT NOS:	
CONTRACTOR'S APPLICATION FOR PAYMENT			
Applications is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.			
1. ORIGINAL CONTRACT SUM	\$ 25,200,000.00		
2. Net change by Change Orders	\$ 1,632,000.00		
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 26,832,000.00		
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 5,695,835.00		
5. RETAINAGE:			
a. 5.4% of Completed Work (Column D + E on G703)	\$ 307,065.30		
b. 10.2% of Stored Material (Column F on G703)	\$ 580.00		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 307,645.30		
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 5,162,209.70		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 3,681,408.00		
8. CURRENT PAYMENT DUE (Line 6 Less Line 7)	\$ 1,480,811.70		
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 8)	\$ 21,689,736.30		
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shows basis in work due.			
CONTRACTOR: Stuff Lake Builders			
By: <u>Daniel Stewart</u>		Date: <u>August 03, 2009</u>	
State of _____		County of _____	
Subscribed and sworn to before me this _____ day of _____, 2009.			
Notary Public: _____ My Commission expires: _____			
ARCHITECT'S CERTIFICATE FOR PAYMENT			
In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.			
AMOUNT CERTIFIED			\$ 1,480,811.70

The invoice structure created on the **Edit Code Hierarchy** page can be viewed on the **G703**.

AIA[®] Document G703™ - 1992

Continuation Sheet (page 2)

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column L on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
 APPLICATION DATE: 08/06/09
 PERIOD TO: 09/31/09
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			K 100% PREVIOUS APPLICATION (D + E)	L THIS PERIOD					
3000	Construction Costs								
2000	General Conditions								
1000	Direct Costs								
900	Building								
F1	Phase One								
01	earthwork	1,145,000.00	62,250.00	99,500.00	0.00	661,750.00	57.8%	483,250.00	66,175.00
02	site plumbing	491,500.00	28,500.00	56,750.00	0.00	185,250.00	37.6%	307,250.00	18,525.00
03	foundation	3,900,000.00	1,974,000.00	987,000.00	0.00	2,961,000.00	75.9%	939,000.00	296,100.00
07	steel rebar	720,000.00	60,000.00	0.00	0.00	360,000.00	50.0%	360,000.00	0.00
F1	SUBTOTAL Phase One	6,257,500.00	3,024,750.00	1,143,250.00	0.00	4,168,000.00	66.6%	2,089,500.00	380,800.00
F2	Phase Two								
04	concrete	2,055,700.00	127,850.00	248,355.00	0.00	1,076,205.00	52.4%	979,495.00	107,620.50
05	masonry	2,968,000.00	0.00	0.00	0.00	0.00	0.0%	2,968,000.00	0.00
06	structural steel	1,281,700.00	0.00	0.00	0.00	0.00	0.0%	1,281,700.00	0.00
F2	SUBTOTAL Phase Two	6,310,400.00	127,850.00	248,355.00	0.00	1,076,205.00	17.1%	5,234,195.00	107,620.50
F3	Phase Three								
11	fire protection	289,300.00	0.00	0.00	0.00	0.00	0.0%	289,300.00	0.00
18	HVAC	1,181,000.00	50,000.00	248,750.00	0.00	298,750.00	25.0%	882,250.00	26,875.00
20	electrical	1,234,000.00	147,800.00	0.00	5,000.00	152,800.00	12.5%	1,081,200.00	15,280.00
F3	SUBTOTAL Phase Three	4,251,300.00	197,800.00	248,750.00	5,000.00	451,550.00	10.6%	3,799,750.00	45,155.00
F4	Phase Four								
08	millwork	1,222,040.00	0.00	0.00	0.00	0.00	0.0%	1,222,040.00	0.00
09	granite	51,300.00	0.00	0.00	0.00	0.00	0.0%	51,300.00	0.00
F4	SUBTOTAL Phase Four	1,273,340.00	0.00	0.00	0.00	0.00	0.0%	1,273,340.00	0.00
F5	Phase Five								
10	wood staircase	607,530.00	0.00	0.00	0.00	0.00	0.0%	607,530.00	0.00
12	roofing	1,233,520.00	0.00	0.00	0.00	0.00	0.0%	1,233,520.00	0.00
13	entrances	1,487,390.00	0.00	0.00	0.00	0.00	0.0%	1,487,390.00	0.00
14	clash drywall	2,324,650.00	0.00	0.00	0.00	0.00	0.0%	2,324,650.00	0.00
	TOTAL								