CONSTRUCTION & SUBCONTRACTOR INVOICE

Progress Billing Draw, CSI Cost Codes, Retainage Holdback & Lien Waiver Notice

 # INV-CON-2026-0418

Draw #2 • 40% Complete

CONTRACTOR: Summit Ridge Construction & Builders LLC • Austin, TX (GC Lic #CGC-1528901)

OWNER / GC: Oakridge Commercial Properties LLC — 840 Commerce Pkwy, Austin, TX 78704

Project: Oakridge Commercial Addition • Permit #BLD-2026-4410 • Contract Value: $48,000.00

#	Code	Description	Qty	Unit	Rate	Total
1	DIV-06-FRM	Structural Framing, Load-Bearing Header & Sheathing (Phase 2)	1	draw	$7,800.00	**$7,800.00**
2	DIV-06-MAT	Kiln-Dried Lumber Package, LVL Beams & Structural Hardware	1	lot	$4,250.00	**$4,250.00**
3	DIV-09-DRY	Fire-Rated 5/8" Type X Drywall Hang, Tape & Level 4 Finish	1,850	sqft	$2.40	**$4,440.00**
4	DIV-01-EQP	Site Dumpster Haul-Off, Scissor Lift Rental & Safety Barriers	1	lot	$960.00	**$960.00**

Subtotal:	**$17,450.00**
Sales Tax (0.00% Capital Improvement):	$0.00
Less 10% Contractual Retainage Holdback:	-$1,745.00
NET PROGRESS DRAW DUE (Net 15):	**$15,705.00**

TERMS & LIEN WAIVER: Upon receipt of cleared funds ($15,705.00), Contractor executes a Conditional Waiver and Release on Progress Payment for Phase 2. Remaining 10% retainage ($1,745.00) payable within 30 days of final inspection sign-off.

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