Invoice: progress billing

INVOICE # PA-2207-04

ISSUED Oct 31, 2026

DUE DATE Dec 5, 2026

FROM
Live Oak Builders, LLC
Teresa Gonzales
+1 512 555 0163
billing@liveoakbuilders.example
2901 S Lamar Blvd, Suite 210, Austin, TX 78704

BILL TO
Barton Creek Dental Group, PLLC
Dr. Priya Raman
+1 512 555 0118
praman@bartoncreekdental.example
3500 Bee Cave Rd, Suite 120, Austin, TX 78746
Architect: Hollis Ward Architects

PROJECT	APPLICATION	PERIOD	CONTRACT	TERMS
Barton Creek Dental, new 6,800 sq ft clinic, 4410 Mopac Expy, Austin	No. 4	Oct 1–31, 2026	Lump sum, signed Jun 2, 2026	Due in 35 days

Application summary

Where the contract stands after this month's work.

LINE	ITEM	AMOUNT
1	Original contract sum	$1,840,000.00
2	Net change by change orders (CO-01, CO-02)	$36,500.00
3	Contract sum to date (1 + 2)	$1,876,500.00
4	Work completed to date (schedule of values, page 2)	$1,258,110.00
5	Retainage to date, 10% of line 4	$125,811.00
6	Earned less retainage (4 – 5)	$1,132,299.00
7	Less previous payments (applications 1 to 3)	$803,070.00
8	Current payment due (6 – 7)	$329,229.00
9	Balance to finish, retainage included (3 – 6)	$744,201.00

Line 8 is the amount of this invoice. It equals the work billed this period, $365,810.00, less 10% retainage.

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Schedule of values

Each line of the contract, what was billed before, what is billed now and how complete it is.

ITEM	DESCRIPTION	SCHEDULED	PREVIOUS	THIS PERIOD	DONE
01	General conditions	$128,000	$64,000	$15,360	62%
02	Sitework and utilities	$142,000	$142,000	–	100%
03	Concrete foundations and slab	$186,000	$186,000	–	100%
04	Structural steel and framing	$238,000	$214,200	$23,800	100%
05	Roofing and waterproofing	$96,000	$38,400	$52,800	95%
06	Exterior envelope and storefront	$214,000	$53,500	$74,900	60%
07	HVAC	$198,000	$59,400	$49,500	55%
08	Plumbing and dental gases	$172,000	$77,400	$43,000	70%
09	Electrical and low voltage	$164,000	$57,400	$41,000	60%
10	Interior finishes	$236,000	–	$47,200	20%
11	Casework and dental cabinetry	$66,000	–	–	0%
CO-01	Added data cabling, 24 drops	$14,500	–	$7,250	50%
CO-02	Upgraded storefront glazing	$22,000	–	$11,000	50%
	Total	$1,876,500	$892,300	$365,810	67%

No materials are stored off site this period. Percentages are agreed with the architect at the monthly site walk before this application is sent.

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This period

Work completed from October 1 to 31, 2026. Retainage of 10% is withheld from every line.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Base contract, work this period					
1	**General conditions** Code: SOV-01 Complete to date: 62% of $128,000 Supervision, temporary facilities, site safety and cleanup for October.	1 period	$15,360.00	10%	0%	$13,824.00
2	**Structural steel and framing** Code: SOV-04 Complete to date: 100% of $238,000 Roof joists set and decked; steel inspection passed on October 9.	1 period	$23,800.00	10%	0%	$21,420.00
3	**Roofing and waterproofing** Code: SOV-05 Complete to date: 95% of $96,000 TPO membrane, insulation and flashings. Roof walk-through with the architect on October 22.	1 period	$52,800.00	10%	0%	$47,520.00
4	**Exterior envelope and storefront** Code: SOV-06 Complete to date: 60% of $214,000 Masonry veneer on the north and east walls; storefront frames set.	1 period	$74,900.00	10%	0%	$67,410.00
5	**HVAC** Code: SOV-07 Complete to date: 55% of $198,000 Rooftop units set by crane; supply ductwork roughed in.	1 period	$49,500.00	10%	0%	$44,550.00
6	**Plumbing and dental gases** Code: SOV-08 Complete to date: 70% of $172,000 Operatory rough-in for 9 chairs, vacuum and compressed air piping.	1 period	$43,000.00	10%	0%	$38,700.00
7	**Electrical and low voltage** Code: SOV-09 Complete to date: 60% of $164,000	1 period	$41,000.00	10%	0%	$36,900.00
8	**Interior finishes** Code: SOV-10 Complete to date: 20% of $236,000 Interior framing and the first drywall on the operatory wing.	1 period	$47,200.00	10%	0%	$42,480.00
					Subtotal: Base contract, work this period	**$312,804.00**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Change orders, work this period					
9	**CO-01: Added data cabling, 24 drops** Code: CO-01 Complete to date: 50% of $14,500 Approved: Sep 18, 2026	1 period	$7,250.00	10%	0%	$6,525.00
10	**CO-02: Upgraded storefront glazing** Code: CO-02 Complete to date: 50% of $22,000 Approved: Sep 30, 2026	1 period	$11,000.00	10%	0%	$9,900.00
					Subtotal: Change orders, work this period	**$16,425.00**

Subtotal before discounts	$365,810.00
Less retainage (10%)	-$36,581.00
Subtotal (without taxes)	$329,229.00
Sales tax (none on a Texas lump-sum contract)	$0.00
Current payment due	**$329,229.00**

Change orders

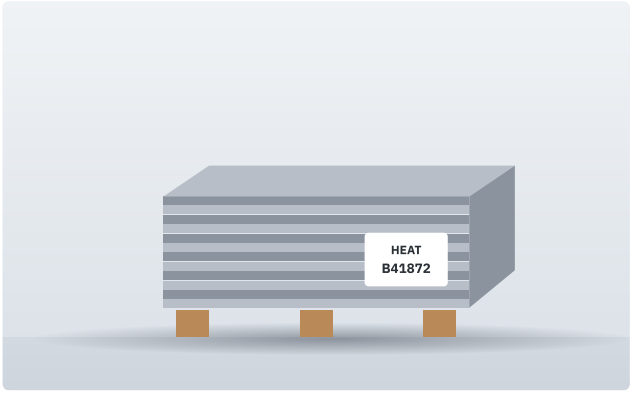
NUMBER	CHANGE	AMOUNT	APPROVED
CO-01	24 extra data drops for the imaging room and front desk, requested by the owner	$14,500.00	Sep 18, 2026
CO-02	Low-E insulated glass in the storefront instead of single-pane tempered	$22,000.00	Sep 30, 2026

Both change orders were signed by the owner and the architect before the work started.

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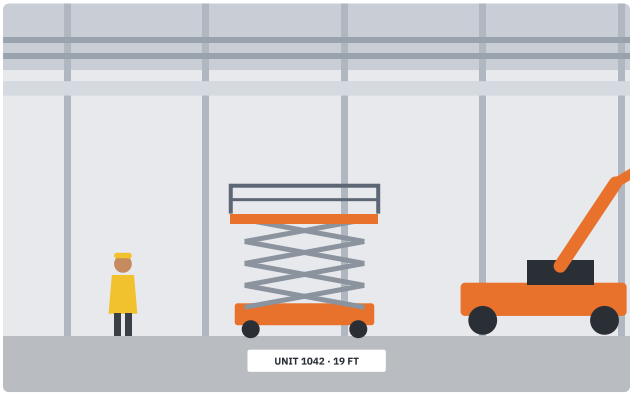
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Progress this month



Roof deck and membrane

Steel deck complete and membrane down on 95% of the roof; both rooftop units set by crane on October 14.



Operatory wing

Framing complete and the first drywall hung on the six operatory rooms.

Inspections this period

- ☑ Structural steel inspection, City of Austin, passed October 9
- ☑ Plumbing rough-in, operatory wing, passed October 20
- ☑ Roof walk-through with the architect, October 22, punch items listed
- ☐ Above-ceiling inspection, booked for November 12

Where the job stands

On schedule for substantial completion on February 26, 2027.

67%

Complete

Of the contract sum to date

2

Change orders

Both approved and priced

0

Days of delay

Rain days used: 3 of 10

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How to pay

Please pay $329,229.00 by Dec 5, 2026, quoting application PA-2207-04.

ACCOUNT NAME
Live Oak Builders, LLC

ACCOUNT NUMBER
4407 1932 0058

BANK
Hill Country Commercial Bank

CHECK PAYABLE TO
Live Oak Builders, LLC

ROUTING NUMBER (ACH)
114 555 027

PAYMENT REFERENCE
PA-2207-04

Payment terms

1. Due date

1.1 Payment is due 35 days after the owner receives this application, under the Texas Prompt Payment Act.

2. Late payment

2.1 Unpaid amounts carry interest of 1.5% a month from the due date, as the Act allows.

3. Retainage

3.1 10% is held until 30 days after final completion and released with the final application, as Texas lien law provides.

4. Lien waivers

4.1 A conditional waiver for this payment is attached. Unconditional waivers from the contractor and major subcontractors follow once it clears.

5. Sales tax

5.1 None is charged: on a lump-sum new construction contract in Texas the contractor pays the tax on materials when it buys them.

Certified

The contractor certifies the work shown is complete and previous payments were applied to it. The architect certifies the amount due.

OWNER	CONTRACTOR	ARCHITECT
_____	_____	_____
SIGNATURE	SIGNATURE	SIGNATURE
Barton Creek Dental Group, PLLC	Live Oak Builders, LLC	Hollis Ward Architects
Name: _____	Name: _____	Name: _____
Date: ___ / ___ / _____	Date: ___ / ___ / _____	Date: ___ / ___ / _____

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