

**UTILITIES DIVISION LAND DEVELOPMENT DIVISION**  
**SYSTEM ACCEPTANCE FISCAL INFORMATION SHEET**  
(Auditing submittal with supporting documentation after Board acceptance of systems)

**PROJECT INFORMATION**

Project Name:	Acscend Highlands Reserve		
County Project DMS #	LDRES-2023-7	PCUMD Project #	
Developer Name:	DHIC Highlands Reserve, LLC		
Developer Address:	2500 Maitland Center Parking, Suite 311 Maitland, FL 32751		
Contact Person & Phone No.	Matthew Mitchel (407) 725-1046		
<b>SYSTEM(S) ACCEPTED BY UTILITIES DIVISION</b>			
Wastewater:	Reclaimed Water:	X	Potable Water: X
Commencement Date of County Operation of System(s):	01/08/26		
Date of Acceptance by Board of County Commissioners:	07/07/26		

**SYSTEM VALUE AND REIMBURSEMENT INFORMATION**

System Value			
	On Site	Off Site	
Wastewater*	\$0.00	\$0.00	\$0.00
Reclaimed Water*	\$0.00	\$6,460.00	\$6,460.00
Potable Water*	\$0.00	\$151,864.00	\$151,864.00
Land**	\$0.00	\$0.00	
<b>Total system value</b>			<b>\$158,324.00</b>
<b>Cash Payment by Developer to County</b>			
<b>Reimbursements</b>			
From wastewater connection fees			\$0.00
From reclaimed water connection fees			\$0.00
From potable water connection fees			\$0.00
Total connection fee reimbursement			\$0.00
Cash for wastewater improvements***			\$0.00
Cash for reclaimed water improvements***			\$0.00
Cash for potable water improvements***			\$0.00
Cash for land***			\$0.00
Total cash reimbursement***			\$0.00
<b>Summary of System Value and Reimbursements</b>			<b>\$0.00</b>
Total system value			\$158,324.00
Total connection fee reimbursement			\$0.00
Total cash reimbursement			
<b>System contribution value****</b>			<b>\$158,324.00</b>

\*In accordance with construction schedule of values

\*\*In accordance with Property Appraiser records if land not purchased

\*\*\*Paid upon system acceptance by Board and invoice approval by Auditor to Board

\*\*\*\*Total system value less total connection fee and cash reimbursements

**SUPPORTING DOCUMENTATION**

Documents	Applicable	Attached
Developer's Letter of Dedication	X	X
Engineer's Certificate of Certification	X	X
Contractor's Letter of Certification	X	X
Construction schedule of values (water, wastewater and/or reclaimed water)	X	X
Copy of New Development Information Sheet	X	X
Final Inspector's Letter	X	X
Agenda item accepting system(s)	X	X
Original Developer's Affidavit of Costs*	NA	NA
Original Contractor's Affidavit of Charges*	NA	NA
Copy of agreement with developer, if applicable*	NA	NA
*Applicable only if agreement exists	NA	NA

Prepared by: Chrissy Irons

Date: 06/12/26

**CHAPTER 2**

**DEVELOPMENT COORDINATION**

**Section 250-E**

**Engineer of Record's Letter of Certification**

Project: Ascend Highlands Reserve - Infrastructure

Project No.: LDRES-2023-7

I, as ENGINEER OF RECORD for the above subject project, hereby certify to POLK COUNTY that all applicable water, wastewater, reclaimed water, storm, and/or roadway systems constructed as part of, and in conjunction with the subject project are completed in conformance with the Construction Plans as approved by POLK COUNTY and all State of Florida construction permit conditions. These public infrastructure improvements are complete, functional, ready to be placed into operation to provide service to the public, and ready for POLK COUNTY acceptance, ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all public infrastructure system information. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat.

Engineer's Signature \_\_\_\_\_

Date: \_\_\_\_\_

1/2/26

Engineer's Typed Name: David L. Evans

Florida P. E. Registration Number: 46586

Engineer's Firm Name: Evans Engineering, Inc.

Engineer's Email Address: permitting@evansenginc.com

Engineer's Mailing Address:

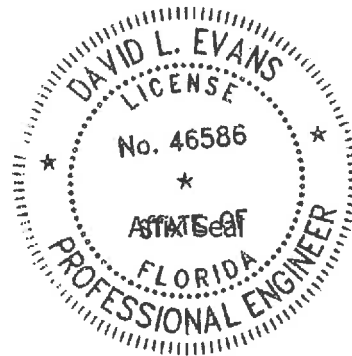
719 Irma Ave, Orlando, FL 32803

Engineer's Physical Address:

719 Irma Ave, Orlando, FL 32803

Telephone Number: (407) 872-1515

Fax Number: \_\_\_\_\_



**CHAPTER 2**

**DEVELOPMENT COORDINATION**

**Section 250-F**


**Contractor's Letter of Certification**

Project: Ascend Highland Reserve - Infrastructure  
PCU Project No.: LDRES-2023-7

I, as the CONTRACTOR for the above subject project, hereby certify to PCU that the water \_\_\_\_\_, wastewater \_\_\_\_\_, and/or reclaimed water \_\_\_\_\_ system (check all that apply) constructed as part of, and in conjunction with the above subject project are completed and in conformance with the Construction Plans approved by PCU, and State of Florida construction permit conditions. These utility systems are complete, functional, ready to be placed into operation to provide service to the public, and ready for County acceptance for PCU to take ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all utility system information, to include: each and every water, wastewater, and reclaimed water service, tap, clean-out, valve, fire hydrant, fitting, casing, and pipe referenced either from at least two fixed and easily found reference points (e.g., property corners, manhole lids, valve lids, etc.) or by the use of stations and offsets from the center of wastewater manholes or inline valves, as applicable. Depths, material specifications, and sizes of pipes, valves, and fittings are indicated on the Record Drawings. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat. Horizontal dimensions and distances shown are within 0.1 foot accuracy. Vertical dimensions, elevations, and distances are within 0.1 foot accuracy.

All construction materials and workmanship is warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.

	<u>11/21/2025</u>	<u>CUC1224501</u>
Contractor's Signature	Date	Florida License Number
<u>Thomas McNamara</u>		<u>Southern Development &amp; Construction Inc.</u>
Contractor's typed Name		Contractor's Firm Name
<u>2544 Connection Point,</u>		<u>2544 Connection Point,</u>
<u>Oviedo, FL, 32765</u>		<u>Oviedo, FL, 32765</u>
Contractor's Physical Address		Contractor's Mailing Address
<u>407-977-9898</u>		
Telephone Number		
<u></u>		
Fax Number		

**CHAPTER 2**

**DEVELOPMENT COORDINATION**

**Section 250-D**

**Developer's Letter of Dedication & Statement of Warranty**

Project: Ascend Highland Reserve - Infrastructure  
PCU Project No.: LDRES-2023-7

I, as the DEVELOPER of the above subject project, hereby dedicate to PCU all applicable water, wastewater, and/or reclaimed water systems constructed as part of, and in conjunction with the subject project for ownership, operation, and maintenance responsibility. Further, I certify that all bills relative to this project have been paid, and there are no liens or other encumbrances against the project.

All construction, materials, and workmanship are warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.

Matthew Mitchell 9/9/25 DHIC-Highland Reserve, LLC  
Developer's Signature Date Developer's Firm Name

Matthew Mitchell 407.725-1046 N/A  
Developer's Typed Name Telephone Number Fax Number

2500 Marshall Center Parkway, Suite 311 Same  
Marshall, FL 32751  
Developer's Mailing Address Developer's Physical Address

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Date: 11/21/2025

Contractor: Southern Development & Construction Inc.

Project: Highlands Reserve

PCU Project No.: LDRES-2023-7

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short				
3	Double Service, Long				
4	Double Service, Short				
5	Blow-Off Assembly, Complete				
6	Fire Hydrant Assembly, Complete Including Branch Valve				
7					
8					
9					
10	4" PVC, AWWA C-900, DR 18, Blue				
11	4" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
17	4" Tee, CI, C153, Cement-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Cement-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Blue	42	LF	33.00	1,386.00
23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete	3	EA	2,100.00	6,300.00

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
25	6" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
26	6" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
27	6" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
28	6" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Cement-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Cement-Lined, Bituminous Coated				
31	6"RPZBFP Assembly w/Meter	1	EA	37,550.00	37,550.00
32	6" HDPE				
33					
34	8" PVC, AWWA C-900, DR 18, Blue	3	LF	51.00	153.00
35	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete	1	EA	3,400.00	3,400.00
37	8" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
38	8" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
40	8" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
41	8" Tee, DI, C153, Cement-Lined, Bituminous Coated				
42	8" Cross, DI, C153, Cement-Lined, Bituminous Coated				
43					
44	8" HDPE				
45					
46	10" PVC, AWWA C-900, DR 18, Blue	3	LF	4,875.00	14,625.00
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				
49	10" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
50	10" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Cement-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Cement-Lined, Bituminous Coated				
55	10" RPZBFP Assembly w/Meter	1	EA	68,700.00	68,700.00
56	10" HDPE				
57					
58	12" PVC, AWWA C-900, DR 18, Blue				
59	12" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
62	12" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
63	12" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
65	12" Tee, DI, C153 Cement-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Cement-Lined, Bituminous Coated				
67					
68	12" HDPE				
69					
70	16" PVC, AWWA C-905, DR 25, Blue				
71	16" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
74	16" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
75	16" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
76	16" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
77	16" Tee, DI, C153 Cement-Lined, Bituminous Coated				
78	16" Cross, DI, C153, Cement-Lined, Bituminous Coated				
79					
80	16" HDPE				
81					
82					
83					
84	18" PVC, AWWA C-905, DR 25, Blue				
85	18" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
86	18" Gate Valve Assembly, Complete				
87	18" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
88	18" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
89	18" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
90	18" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
91	18" Tee, DI, C153 Cement-Lined, Bituminous Coated				
92	18" Cross, DI, C153, Cement-Lined, Bituminous Coated				
93					
94	18" HDPE				
95					
96	Fittings	1	LS	19,550.00	19,550.00
97					

Total Constructed Value: \$ 151,864.00

Reviewer:

Date:

Comments

**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Date: 11/21/2025

Contractor: Southern Development & Construction Inc.

Project: Highlands Reserve

PCU Project No.: LDRES-2023-7

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short				
3	Double Service, Long				
4	Double Service, Short				
5	Blow-Off Assembly, Complete				
6					
7	2" PE Pipe	20		\$ 12.00	\$ 240.00
8	2" Reclaim Meter Service w/Meter	1		\$ 4,820.00	\$ 4,820.00
9	2" Corp Stop	1		\$ 1,400.00	\$ 1,400.00
10	4" PVC, AWWA C-900, DR 18, Purple				
11	4" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
17	4" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Purple				

**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
23	6" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete				
25	6" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
26	6" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
27	6" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
28	6" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
31					
32	6" HDPE				
33					
34	8" PVC, AWWA C-900, DR 18, Purple				
35	8" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete				
37	8" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
38	8" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
40	8" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
41	8" Tee, DI, C153, Epoxy-Lined d, Bituminous Coated				
42	8" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
43					

**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
44	8" HDPE				
45					
46	10" PVC, AWWA C-900, DR 18, Purple				
47	10" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				
49	10" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
50	10" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
55					
56	10" HDPE				
57					
58	12" PVC, AWWA C-900, DR 18, Purple				
59	12" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
62	12" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				

**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
63	12" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
65	12" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
67					
68	12" HDPE				
69					
70	16" PVC, AWWA C-905, DR 25, Purple				
71	16" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
74	16" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
75	16" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
76	16" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
77	16" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
78	16" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
79					
80	16" HDPE				

Total Constructed Value: \$ 6,460.00

Reviewer:

Date:

Comments



330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005

PHONE: 863-534-6792  
FAX: 863-534-6407  
[www.polk-county.net](http://www.polk-county.net)

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**LAND DEVELOPMENT DIVISION**

MEMORANDUM

**To:** Chrissy Irons, Development Coordinator II

**From:** Mike Osborne, Inspector

**Project Name:** Ascend Highlands Reserve

**Project #:** LDRES-2023-7

**DATE:** 1/8/2026

The Inspector of Record has made a final review of the above-mentioned project. As a result of inspections, test results, and general site observations, I certify that the project is complete and represents reasonable compliance with the intent of the plans designed by the Engineer of Record and approved by the Polk County Land Development Division. The exact field locations and elevations of the storm water, potable water, wastewater, and reclaimed water systems are not guaranteed nor certified by the inspector.

It is the Contractor and Engineer of Record's responsibility to furnish the Polk County Land Development Division with Record Drawings and other final closeout documentation, as required by the Land Development Code and the Utility Standards and Specifications Manual, for final review and approval of the completed project before release of C.O.'s.

Should you have any further questions in the matter, please call (863) 534-6449.