

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

PROJECT INFORMATION

Project Name:	Danbury Townhomes (aka Danbury @ Ridgewood Lakes)	
County Project DMS #	LDRES-2023-41	PCUMD Project # 2021-30-20-0
Developer Name:	DR Horton	
Developer Address:	7835 Osceola Polk Line Road Davenport, FL 33896	
Contact Person & Phone No.	Timothy P. Hultgren (407) 487-9961	
SYSTEM(S) ACCEPTED BY UTILITIES DIVISION		
Wastewater:	X	Reclaimed Water: X Potable Water: X
Commencement Date of County Operation of System(s):	01/07/25	
Date of Acceptance by Board of County Commissioners:	03/03/25	

SYSTEM VALUE AND REIMBURSEMENT INFORMATION

	System Value		
	On Site	Off Site	
Wastewater* Reclaimed	\$1,222,843.30	\$0.00	\$1,222,843.30
Water* Potable Water*	\$38,864.80 \$1,006,660.80	\$0.00 \$258,468.44	\$38,864.80 \$1,265,129.24
Land**	\$0.00	\$0.00	
Total system value			\$2,526,837.34
Cash Payment by Developer to County			
Reimbursements			
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
Summary of System Value and Reimbursements			\$0.00
Total system value			\$2,526,837.34
Total connection fee reimbursement			\$0.00
Total cash reimbursement			
System contribution value****			\$2,526,837.34

- *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: 02/03/25

CHAPTER 2

DEVELOPMENT COORDINATION

Section 250-E

Engineer of Record's Letter of Certification

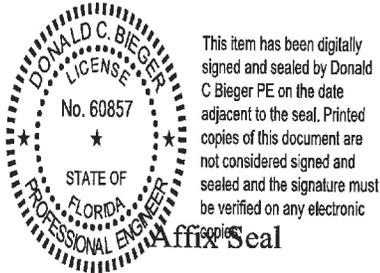
Project: Danbury Townhomes
PCU Project No.: LDRES-2021-44

I, as ENGINEER OF RECORD for the above subject project, hereby certify to PCU that all applicable water, wastewater, and/or reclaimed water systems constructed as part of, and in conjunction with the subject project are completed in conformance with the Construction Plans as approved by PCU and all 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 PCU acceptance, 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 covers, 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.

Donald C Bieger
2024.07.22
07:13:15-04'00'

60857

<hr/> <p style="text-align: center;">Engineer's Signature</p>	<hr/> <p style="text-align: center;">Date</p>	<hr/> <p style="text-align: center;">Florida P. E. Registration Number</p>
<hr/> <p>Donald C. Bieger</p> <hr/> <p style="text-align: center;">Engineer's typed Name</p>		<hr/> <p>Dewberry Engineers Inc.</p> <hr/> <p style="text-align: center;">Engineer's Firm Name</p>
<hr/> <p>800 North Magnolia Avenue, Suite 1000</p> <hr/> <p>Orlando, FL 32803</p> <hr/> <p style="text-align: center;">Engineer's Physical Address</p>		 <p style="text-align: right;">Affix Seal</p>
<hr/> <p>800 North Magnolia Avenue, Suite 1000</p> <hr/> <p>Orlando, FL 32803</p> <hr/> <p style="text-align: center;">Engineer's Mailing Address</p>		
<hr/> <p>289-206-9337</p> <hr/> <p style="text-align: center;">Telephone Number</p>		
<hr/> <p style="text-align: center;">Fax Number</p>		

CHAPTER 2

DEVELOPMENT COORDINATION

Section 250-F

Contractor's Letter of Certification

Project: Danbury Townhomes
PCU Project No.: LDRES-2021-44

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.

 Contractor's Signature	_____	<u>CVE1224339</u> Florida License Number
<u>JUSTIN RAY HUGHES</u> Contractor's typed Name	Date	<u>HUGHES BROTHERS CONSTRUCTION, INC</u> Contractor's Firm Name
<u>948 WALKER ROAD</u> Contractor's Physical Address		<u>948 WALKER ROAD</u> Contractor's Mailing Address
<u>WILLOWOOD, FL 34785</u> Contractor's Physical Address		<u>WILLOWOOD, FL 34785</u> Contractor's Mailing Address
<u>352-399-6829</u> Telephone Number		
<u>352-399-6830</u> Fax Number		

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

December 2010

Date: 9-Jul-24

Contractor: Hughes Brothers Construction

Project: Ridgewood Lakes - (Devco 72) (AKA Danbury)

PCU Project No.: LDRES - 2023-41

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Wet Tap Assy.	1	EA	\$9,745.00	\$9,745.00
2	4" PVC Watermain	460	LF	\$21.90	\$10,074.00
3	6" PVC Watermain	285	LF	\$37.70	\$10,744.50
4	12" PVC Watermain	5660	LF	\$84.85	\$480,251.00
5	4" Gate Valve	2	EA	\$1,305.00	\$2,610.00
6	6" Gate Valve	5	EA	\$2,719.00	\$13,595.00
7	12" Gate Valve	17	EA	\$3,890.00	\$66,130.00
8	Fire Hydrant Assy.	14	EA	\$6,435.00	\$90,090.00
9	Fittings	1	LS	\$60,910.00	\$60,910.00
10	Blow Off Assy.	6	EA	\$4,290.00	\$25,740.00
11	Lift Station Service	1	EA	\$2,255.00	\$2,255.00
12	Rec / Park Service	1	EA	\$5,765.00	\$5,765.00
13	Single Service	18	EA	\$1,037.10	\$18,667.80
14	Double Service	110	EA	\$1,909.85	\$210,083.50
15	Wet Tap	2	EA	\$13,567.00	\$27,134.00
16	14" Directional Drill	350	LF	\$346.15	\$121,152.50
17	14" Directional Drill (Additional Pipe)	170	LF	\$88.65	\$15,070.50
18	Watermain Tie-ins, Fittings, Valve, Blow-Off	1	LS	\$21,890.00	\$21,890.00
19	Fire Hydrant	1	EA	\$8,630.00	\$8,630.00
20	Restrain Existing Watermain (Each Tie-In)	2	EA	\$9,768.00	\$19,536.00
21	Bell Restraints	12	EA	\$1,509.12	\$18,109.44
22	Line Stop	2	EA	\$13,473.00	\$26,946.00

Total Constructed Value: \$1,265,129.24

Reviewer : _____

Date: _____

Comments _____

CHAPTER 5

WASTEWATER

Section 550-J

Wastewater System Schedule of Values

December 2010

Date: 9-Jul-24

Contractor: Hughes Brothers Construction

Project: Ridgewood Lakes - (Devco 72) (AKA Danbury)

PCU Project No.: LDRES - 2023-41

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Connect to Existing	1	EA	\$3,205.00	\$3,205.00
2	0/6 8" PVC Sewer	400	LF	\$50.25	\$20,100.00
3	6/8 8" PVC Sewer	2165	LF	\$53.20	\$115,178.00
4	8/10 8" PVC Sewer	1894	LF	\$57.10	\$108,147.40
5	10/12 8" PVC Sewer	595	LF	\$62.50	\$37,187.50
6	12/14 8" PVC Sewer	110	LF	\$70.75	\$7,782.50
7	0/6 Sewer Manhole	3	EA	\$4,405.00	\$13,215.00
8	6/8 Sewer Manhole	11	EA	\$5,015.00	\$55,165.00
9	8/10 Sewer Manhole	6	EA	\$5,920.00	\$35,520.00
10	10/12 Sewer Manhole	6	EA	\$7,095.00	\$42,570.00
11	12/14 Sewer Manhole w/ Liner	2	EA	\$18,155.00	\$36,310.00
12	Sanitary Manhole S-26	1	EA	\$14,265.64	\$14,265.64
13	Single Service	15	EA	\$1,074.95	\$16,124.25
14	Double Service	112	EA	\$1,768.50	\$198,072.00
15	4" PVC Forcemain	1070	LF	\$21.85	\$23,379.50
16	4" Gate Valve	1	EA	\$1,305.00	\$1,305.00
17	Fittings	1	LS	\$7,347.00	\$7,347.00
18	Lift Station Complete	1	EA	\$509,011.51	\$509,011.51
	Wet Well	1	LS	\$71,823.47	
	Pumps & Panel	1	LS	\$115,244.72	
	Piping	1	LS	\$81,981.05	
	Electrical	1	LS	\$61,890.63	
	Odor Control	1	LS	\$73,417.14	
	Sitework	1	LS	\$104,654.50	

Total Constructed Value: \$1,243,885.30

Reviewer : _____

Date: _____

Comments _____



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Feb 25

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
2777880	Actual	Dec 24 - Jan 24
<u>Usage Values</u>		
Billed kWh		368.296 kWh
Billed Demand kW		0.766 kW
Load Factor		62.60 %

Billing details - Electric

Billing Period - Dec 24 24 to Jan 24 25	
Meter - 2777880	
Customer Charge	\$17.75
Energy Charge	
368.296 kWh @ 3.271c	12.05
Fuel Charge	
368.296 kWh @ 3.925c	14.46
Demand Charge	
0.766 kW @ \$11.61	8.89
Asset Securitization Charge	
368.296 kWh @ 0.177c	0.65
Total Current Charges	\$53.80

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$3.84
Regulatory Assessment Fee	0.05
Gross Receipts Tax	1.38
County Utility Tax	4.33
County Optional Tax	0.55
Total Taxes	\$10.15

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

LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Development Coordinator II

From: Andrew Johnson, Inspector

Project Name: Danbury Townhomes (aka Danbury @ Ridgewood Lakes)

Project #: LDRES-2021-44

DATE: 1/7/2025

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.