

**PERFORMANCE BOND** Bond No. 0266208

KNOWN ALL MEN BY THESE PRESENTS, that We, Forestar (USA) Real Estate Group INC., as Principal, and Berkley Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of \_\_\_\_\_ and duly licensed to conduct surety business in the State of Florida, as Surety (“Principal” and “Surety” collectively the “Obligors”), are held and firmly bound unto Polk County, a political subdivision of the State of Florida (the “County”), as Obligee, in the sum of Three Million Three Hundred Fifty Thousand One Hundred Sixty Five and 18/100 (\$ 3,350,165.18 ) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally as well as severally only for the purpose of allowing a joint action or actions against any or all of us.

WHEREAS, the County’s Land Development Code (hereinafter “LDC”) is by reference incorporated into and made part of this Performance Bond (hereinafter “Bond”); and

WHEREAS, the Principal has agreed to construct the improvements described in the Engineer’s Cost Estimate, attached hereto as Exhibit “A” and incorporated into and made part of this Bond (hereinafter “Improvements”), in the Fox Branch Ranch Phase 1 platted subdivision (the “Subdivision”), in accordance with the drawings, plans, specifications, and other data and information (hereinafter “Plans”) filed with the County’s Land Development Division, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the LDC requires the Principal to provide and maintain full performance security guaranteeing the completion and approval of all private or public on-site or off-site Improvements.

NOW, THEREFORE, the conditions of this Bond are such that:

1. If the Principal shall well and truly construct the Improvements in the Subdivision in accordance with the Plans and LDC by July 30, 2025 (the “Guaranty Period”), as verified by Polk County’s Land Development Division, then upon approval by the Obligee this Bond shall be null and void.
2. The Surety unconditionally covenants and agrees that if the Principal fails to complete all or any part of the Improvements within the Guaranty Period, the Surety, upon written notice from the Obligee, its authorized agent or officer, of the default, shall forthwith perform and complete the Improvements and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.
3. Alternatively, the Obligee may demand up to the full amount of the Bond, such amount determined solely by the Obligee in its reasonable discretion, and the Surety shall pay the Obligee said amount within thirty (30) days of Obligee’s written notification, for Obligee to construct, or caused to be constructed the Improvements if the Principal should fail or refuse to do so.

4. Should the Surety fail or refuse to perform any of its obligations pursuant to this Bond, the Obligees shall have the right to resort to any and all legal remedies against the Principal and Surety, or either, both at law and in equity including specific performance, to which the Principal and Surety unconditionally agree. In such case, the Obligors agree to pay all costs incurred by the Obligees, including court costs and attorney's fees, and venue shall be in the courts of Polk County, Florida or in the United States District Court, Middle District of Florida, located in Hillsborough County, Florida.

5. The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition or deletion to the proposed Improvements, or the plans, specifications and schedules covering same, shall in any way affect the Surety's obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration, addition or deletion to the proposed Improvements or the plans, specifications and schedules.

6. All notices, demands, and correspondence with respect to this Bond shall be in writing and deemed effective on the date of certified mailing addressed to the following, notwithstanding any changes in address:

**The Surety at:**

Berkley Insurance Company  
475 STEAMBOAT ROAD  
GREENWICH, CT 06830

**The Principal at:**

Forestar (USA) Real Estate Group INC.  
2221 E Lamar Blvd, Suite 790  
Arlington, TX 76006

**The Obligees at:**

Polk County, Land Development Division  
330 West Church Street  
PO Box 9005 – Drawer GM03  
Bartow, FL 33831-9005

**[Signatures appear on the next page]**

THIS BOND DATED THE 7th DAY OF January, 2025,  
(the date of issue by the Surety).

PRINCIPAL:

Forestar (USA) Real Estate Group INC.  
Name of Corporation

By: Alex Madison  
Alex Madison  
Printed Name  
Title: Division President  
(SEAL)

Witness

Joshua Train  
Printed Name

R. Bonson  
Witness

R. Bonson  
Printed Name

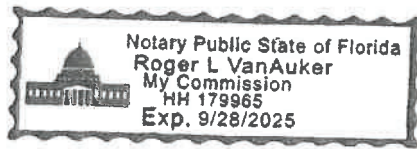
PRINCIPAL

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of January, 2025, by Alex Madison as Division President (title of officer) of Forestar (USA) (entity name), on behalf of the on behalf of the Principal, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

R. VanAuker  
Notary Public  
Print Name \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



SURETY:

Leslie Grimes  
Witness

Leslie Grimes  
Printed Name

Julia David  
Witness

Julia David  
Printed Name

Berkley Insurance Company  
Name of Corporation

By: Noah William Pierce

Noah William Pierce  
Printed Name  
Title: Attorney-In-Fact  
(SEAL)



(ATTACH POWER OF ATTORNEY)

STATE OF North Carolina  
COUNTY OF Rowan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of January, 2025, 2020, by Noah William Pierce as Attorney-In-Fact (title of officer) of Berkley Insurance Company (entity name), on behalf of the on behalf of the Surety, who  is personally known to me or  has produced personally known to me as identification.

(AFFIX NOTARY SEAL)

[Signature]  
Notary Public  
Print Name Bryan M Caneschi  
My Commission Expires 4/4/27



EXHIBIT A  
(Engineer's Cost Estimate)

OPINION OF PROBABLE COST

FOX BRANCH PHASE 1  
POLK COUNTY  
PERFORMANCE BOND



Date: 9/16/2024  
Rev'd Date: 12/20/2024

DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	WORK COMPLETED TO DATE		WORK REMAINING
					%	COST	
<b>Miscellaneous</b>							
Mobilization	1	LS	\$147,781.49	\$ 147,781.49	100.00%	\$ 147,781.49	\$ -
Construction Layout W/ As-Builts	1	LS	\$162,538.61	\$ 162,538.61	85.00%	\$ 138,157.82	\$ 24,380.79
Soil Testing	1	LS	\$29,066.25	\$ 29,066.25	85.00%	\$ 24,706.31	\$ 4,359.94
Maintenance of Traffic	1	LS	\$9,564.76	\$ 9,564.76	100.00%	\$ 9,564.76	\$ -
Silt Fence Type III	42,780	LF	\$1.45	\$ 62,031.00	100.00%	\$ 62,031.00	\$ -
Temporary Construction Entrance	2	LS	\$5,879.72	\$ 13,759.44	100.00%	\$ 13,759.44	\$ -
SWPP Monitoring	1	LS	\$15,216.65	\$ 15,216.65	85.00%	\$ 12,934.15	\$ 2,282.50
<b>Total Miscellaneous</b>				<b>\$ 439,958.20</b>		<b>\$ 408,934.97</b>	<b>\$ 31,023.23</b>
<b>Earthwork</b>							
Clear Construction Area Of All Grass And Trees Necessary For New Construction, Place Grass Strippings In Non Structural Areas. Only 1 Pond Sodded	1	LS	\$ 295,231.77	\$ 295,231.77	100.00%	\$ 295,231.77	\$ -
Grade Proposed Areas Utilizing Cut Materials And Imported Fill Placed And Compacted As Needed. Final Grade Construction Area.	1	LS	\$ 1,988,050.51	\$ 1,988,050.51	87.50%	\$ 1,739,544.20	\$ 248,506.31
Slopes/Swales/Disturbed Areas/BOC	175,964	SF	\$ 3.78	\$ 665,143.92	66.39%	\$ 441,589.05	\$ 223,554.87
Hydrograss Disturbed Areas	51	SF	\$ 2,536.14	\$ 129,343.14	0.00%	\$ -	\$ 129,343.14
<b>Total Earthwork</b>				<b>\$ 3,077,769.34</b>		<b>\$ 2,476,365.01</b>	<b>\$ 601,404.33</b>
<b>Paving</b>							
12" Stabilized Subgrade	27,654	LF	\$ 7.08	\$ 195,790.32	78.16%	\$ 153,029.71	\$ 42,760.61
6" Limerock Base	22,771	SY	\$ 14.01	\$ 319,021.71	26.82%	\$ 85,561.82	\$ 233,460.09
1.5" SP-9.5 Asphalt (FDOT - 40% RAP)	22,771	SY	\$ 19.35	\$ 440,618.85	0.00%	\$ -	\$ 440,618.85
(164 LF) 6" White Stripe, (164 LF) 6" Double Yellow Stripe, (8) Pedestrian Crosswalks, (9) Stop Bar Stripes, (2) Stenciled Directional Arrows, (9) Stop/Street Name Combo Signs.	1	LS	\$ 15,148.41	\$ 15,148.41	0.00%	\$ -	\$ 15,148.41
<b>Total Paving</b>				<b>\$ 970,579.29</b>		<b>\$ 238,591.34</b>	<b>\$ 731,987.95</b>
<b>Concrete</b>							
Miami Curb	13560	LF	\$25.74	\$ 349,034.40	60.25%	\$ 210,293.23	\$ 138,741.17
F Curb	345	LF	\$28.70	\$ 9,901.50	100.00%	\$ 9,901.50	\$ -
2' Drop Curb	150	LF	\$21.91	\$ 3,286.50	0.00%	\$ -	\$ 3,286.50
3' Valley Curb	60	LF	\$64.59	\$ 3,875.40	0.00%	\$ -	\$ 3,875.40
Transition Curb	535	LF	\$25.74	\$ 13,770.90	0.00%	\$ -	\$ 13,770.90
5' Concrete Sidewalk - 4"	8595	LF	\$40.83	\$ 350,933.85	0.00%	\$ -	\$ 350,933.85
5' ADA Handicap Ramps	26	LF	\$1,937.70	\$ 50,380.20	0.00%	\$ -	\$ 50,380.20
<b>Total Concrete</b>				<b>\$ 781,182.75</b>		<b>\$ 220,194.73</b>	<b>\$ 560,988.02</b>
<b>Storm Sewer</b>							
48" RCP Storm Pipe	284	LF	\$359.72	\$ 102,160.48	100.00%	\$ 102,160.48	\$ -
36" RCP Storm Pipe	2,217	LF	\$218.34	\$ 484,059.78	100.00%	\$ 484,059.78	\$ -
30" RCP Storm Pipe	1,097	LF	\$167.85	\$ 184,131.45	100.00%	\$ 184,131.45	\$ -
24" RCP Storm Pipe	3,845	LF	\$119.48	\$ 459,400.60	100.00%	\$ 459,400.60	\$ -

OPINION OF PROBABLE COST

FOX BRANCH PHASE 1  
POLK COUNTY  
PERFORMANCE BOND



Date: 9/16/2024  
Rev'd Date: 12/20/2024

DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	WORK COMPLETED TO DATE		WORK REMAINING
					%	COST	
18" RCP Storm Pipe	2,234	LF	\$88.14	\$ 196,904.76	100.00%	\$ 196,904.76	\$ -
15" RCP Storm Pipe	1,705	LF	\$79.15	\$ 134,950.75	100.00%	\$ 134,950.75	\$ -
15" ADS HP Storm Pipe	62	LF	\$71.74	\$ 4,447.88	100.00%	\$ 4,447.88	\$ -
24" ADS Drain Basin	1	EA	\$4,554.68	\$ 4,554.68	100.00%	\$ 4,554.68	\$ -
48" RCP Mitered End Section	1	EA	\$12,796.85	\$ 12,796.85	100.00%	\$ 12,796.85	\$ -
36" RCP Mitered End Section	7	EA	\$8,599.95	\$ 60,199.65	100.00%	\$ 60,199.65	\$ -
30" RCP Mitered End Section	3	EA	\$6,822.49	\$ 20,467.47	100.00%	\$ 20,467.47	\$ -
24" RCP Mitered End Section	12	EA	\$4,482.92	\$ 53,795.04	81.55%	\$ 43,869.86	\$ 9,925.18
18" RCP Mitered End Section	3	EA	\$3,721.46	\$ 11,164.38	74.00%	\$ 8,261.64	\$ 2,902.74
24" Concrete U-Endwall	3	EA	\$4,839.67	\$ 14,519.01	0.00%	\$ -	\$ 14,519.01
Type C Inlet	4	EA	\$4,431.44	\$ 17,725.76	100.00%	\$ 17,725.76	\$ -
Type D Control Structure	5	EA	\$9,390.04	\$ 46,950.20	100.00%	\$ 46,950.20	\$ -
Type J-5 Curb Inlet	1	EA	\$12,281.10	\$ 12,281.10	100.00%	\$ 12,281.10	\$ -
Type P-5 Curb Inlet	13	EA	\$6,874.57	\$ 89,369.41	100.00%	\$ 89,369.41	\$ -
Type J-6 Curb Inlet	5	EA	\$13,851.36	\$ 69,756.80	100.00%	\$ 69,756.80	\$ -
Type P-6 Curb Inlet	41	EA	\$8,093.41	\$ 331,829.81	100.00%	\$ 331,829.81	\$ -
Type J Storm Manhole	11	EA	\$11,246.55	\$ 123,712.05	100.00%	\$ 123,712.05	\$ -
Type P Storm Manhole	20	EA	\$6,355.37	\$ 127,107.40	100.00%	\$ 127,107.40	\$ -
4' X 20' Box Culvert Built With 4' X 10' Precast Sections	190	EA	\$4,879.41	\$ 927,087.90	91.58%	\$ 849,027.10	\$ 78,060.80
5' X 3' Box Culvert	120	EA	\$1,175.99	\$ 141,118.80	100.00%	\$ 141,118.80	\$ -
Broad Crest WeirCIP Concrete 4" X 31' X 215 LF	2	EA	\$38,048.55	\$ 76,097.10	0.00%	\$ -	\$ 76,097.10
Light Clean & Video Proposed Pipe	1	LS	\$112,370.65	\$ 112,370.65	0.00%	\$ -	\$ 112,370.65
Dewatering Storm Installation	1	LS	\$446,866.67	\$ 446,866.67	100.00%	\$ 446,866.67	\$ -
<b>Total Storm Sewer</b>				<b>\$ 4,265,826.43</b>		<b>\$ 3,971,950.95</b>	<b>\$ 293,875.48</b>
<b>Sanitary System</b>							
8" DR26 Sanitary Pipe	4,952	LF	\$ 43.95	\$ 217,640.40	100.00%	\$ 217,640.40	\$ -
4' Ø Sanitary Manhole 0-6' (Polk County)	2	EA	\$ 7,238.00	\$ 14,476.00	100.00%	\$ 14,476.00	\$ -
4' Ø Sanitary Manhole 6-8' (Polk County)	7	EA	\$ 8,165.61	\$ 57,159.27	100.00%	\$ 57,159.27	\$ -
4' Ø Sanitary Manhole 8-10' (Polk County)	3	EA	\$ 9,280.86	\$ 27,842.58	100.00%	\$ 27,842.58	\$ -
4' Ø Sanitary Manhole 10-12' (Polk County)	4	EA	\$ 10,342.15	\$ 41,368.60	100.00%	\$ 41,368.60	\$ -
4' Ø Sanitary Manhole 12-14' (Polk County)	2	EA	\$ 12,082.67	\$ 24,165.34	100.00%	\$ 24,165.34	\$ -
4' Ø Sanitary Manhole 14-16' (Polk County)	6	EA	\$ 13,073.94	\$ 78,443.64	100.00%	\$ 78,443.64	\$ -
4' Ø Sanitary Manhole 16-18' (Polk County)	1	EA	\$ 13,881.76	\$ 13,881.76	100.00%	\$ 13,881.76	\$ -
5' Ø Sanitary Manhole (DROP) 12-14' (Polk County)	1	EA	\$ 33,558.23	\$ 33,558.23	100.00%	\$ 33,558.23	\$ -
5' Ø Sanitary Manhole (DROP) 14-16' (Polk County)	1	EA	\$ 37,153.94	\$ 37,153.94	100.00%	\$ 37,153.94	\$ -
5' Ø Sanitary Drop Manhole (LINED) 16-18' (Polk County)	2	EA	\$ 34,108.89	\$ 68,217.78	100.00%	\$ 68,217.78	\$ -
Single Sanitary Service (Polk County)	31	EA	\$ 1,196.67	\$ 37,096.77	100.00%	\$ 37,096.77	\$ -
Double Sanitary Service (Polk County)	39	EA	\$ 1,860.31	\$ 72,552.09	100.00%	\$ 72,552.09	\$ -
Tract Z-1 Single Sanitary Service (Polk County)	1	EA	\$ 3,230.18	\$ 3,230.18	100.00%	\$ 3,230.18	\$ -
TV And Air Testing - Gravity Line	1	EA	\$ 34,275.15	\$ 34,275.15	0.00%	\$ -	\$ 34,275.15
Dewatering Sanitary Installation	1	EA	\$ 171,723.25	\$ 171,723.25	100.00%	\$ 171,723.25	\$ -
<b>Total Sanitary System</b>				<b>\$ 932,784.98</b>		<b>\$ 898,509.83</b>	<b>\$ 34,275.15</b>
<b>Force Main</b>							
8" Lateral Connect	1	EA	\$ 1,560.57	\$ 1,560.57	0.00%	\$ -	\$ 1,560.57
8" DR18 Force Main Green Pipe	3824	LF	\$ 59.05	\$ 225,807.20	100.00%	\$ 225,807.20	\$ -
6" DR18 Forcemain Green Pipe	1132	LF	\$ 37.73	\$ 42,710.36	100.00%	\$ 42,710.36	\$ -
8" MJ Tee P-401 Lined	1	EA	\$ 1,613.34	\$ 1,613.34	100.00%	\$ 1,613.34	\$ -
8" X 6" MJ Reducer P-401 Lined	1	EA	\$ 1,112.06	\$ 1,112.06	100.00%	\$ 1,112.06	\$ -
8" MJ 90 Bend P-401 Lined	6	EA	\$ 1,273.83	\$ 7,642.98	100.00%	\$ 7,642.98	\$ -
8" MJ 45 Bend P-401 Lined	22	EA	\$ 1,205.65	\$ 26,524.30	100.00%	\$ 26,524.30	\$ -
8" MJ 11.25 Bend P-401 Lined	20	EA	\$ 1,242.82	\$ 24,856.40	70.00%	\$ 17,399.48	\$ 7,456.92
8" MJ Plug P-401 Lined	1	EA	\$ 1,038.96	\$ 1,038.96	46.00%	\$ 477.92	\$ 561.04

OPINION OF PROBABLE COST

FOX BRANCH PHASE 1  
POLK COUNTY  
PERFORMANCE BOND



Date: 9/16/2024  
Rev'd Date: 12/20/2024

DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	WORK COMPLETED TO DATE		WORK REMAINING
					%	COST	
6" MJ 45 Bend - P401 Lined	6	EA	\$ 963.92	\$ 5,783.52	73.33%	\$ 4,241.06	\$ 1,542.46
6" MJ 11.25 Bend - P401 Lined	5	EA	\$ 1,894.77	\$ 9,473.85	40.00%	\$ 3,789.54	\$ 5,684.31
8" MJ Gate Valve W/Box/Tag	5	EA	\$ 2,808.27	\$ 14,041.35	40.00%	\$ 5,616.54	\$ 8,424.81
ARV Valve/Box/Tag W/Vault	1	EA	\$ 14,070.87	\$ 14,070.87	0.00%	\$ -	\$ 14,070.87
Pressure Testing	1	LS	\$ 3,043.37	\$ 3,043.37	0.00%	\$ -	\$ 3,043.37
<b>Total Force Main</b>				<b>\$ 379,279.13</b>		<b>\$ 336,934.78</b>	<b>\$ 42,344.35</b>
<b>Water and Fire Distribution</b>							
Lift Station - 60 HP Pumps, 12' Diameter Wet Well, Odor Control Unit, Concrete Drive And Pad, Fence W/ Gate, Water Service. *** EXCLUDES GENERATOR - NOT REQUIRED	1	LS	\$ 814,616.69	\$ 814,616.69	27.07%	\$ 220,502.78	\$ 594,113.91
12' Diameter Wet Well	1	LS	\$ 131,123.38	\$ 131,123.38	100.00%	\$ 131,123.38	\$ -
<b>Total Water and Fire Distribution</b>				<b>\$ 945,740.07</b>		<b>\$ 351,626.16</b>	<b>\$ 594,113.91</b>
<b>Potable Water</b>							
Temporary Backflow Assembly - Jumper	1	EA	\$3,184.40	\$ 3,184.40	0.00%	\$ -	\$ 3,184.40
12" Lateral Connect	1	EA	\$1,612.48	\$ 1,612.48	0.00%	\$ -	\$ 1,612.48
12" DR18 Water Main	4184	LF	\$89.90	\$ 376,141.60	100.00%	\$ 376,141.60	\$ -
8" DR18 Water Pipe	2949	LF	\$52.95	\$ 156,149.55	100.00%	\$ 156,149.55	\$ -
6" DR18 Water Pipe	954	LF	\$37.68	\$ 35,946.72	100.00%	\$ 35,946.72	\$ -
12" MJ Tee	1	EA	\$1,784.63	\$ 1,784.63	100.00%	\$ 1,784.63	\$ -
12" X 8" MJ Tee	3	EA	\$1,524.29	\$ 4,572.87	100.00%	\$ 4,572.87	\$ -
12" X 6" MJ Tee	10	EA	\$1,430.60	\$ 14,306.00	100.00%	\$ 14,306.00	\$ -
12" X 8" MJ Reducer	1	EA	\$980.23	\$ 980.23	100.00%	\$ 980.23	\$ -
12" MJ 90 Bend	2	EA	\$1,237.42	\$ 2,474.84	100.00%	\$ 2,474.84	\$ -
12" MJ 45 Bend	20	EA	\$1,265.39	\$ 25,307.80	100.00%	\$ 25,307.80	\$ -
12" MJ 11.25 Bend	20	EA	\$1,226.62	\$ 24,532.40	100.00%	\$ 24,532.40	\$ -
8" MJ Tee	1	EA	\$992.32	\$ 992.32	100.00%	\$ 992.32	\$ -
8" X 6" MJ Tee	10	EA	\$945.93	\$ 9,459.30	100.00%	\$ 9,459.30	\$ -
8" MJ 22.5 Bend	19	EA	\$699.31	\$ 13,286.89	100.00%	\$ 13,286.89	\$ -
8" MJ 11.25 Bend	12	EA	\$707.84	\$ 8,494.08	100.00%	\$ 8,494.08	\$ -
8" X 6" MJ Reducer	1	EA	\$614.92	\$ 614.92	100.00%	\$ 614.92	\$ -
6" MJ Tee	3	EA	\$809.72	\$ 2,429.16	100.00%	\$ 2,429.16	\$ -
6" MJ 45 Bend	2	EA	\$575.50	\$ 1,151.00	100.00%	\$ 1,151.00	\$ -
6" MJ 11.25 Bend	4	EA	\$571.62	\$ 2,286.48	100.00%	\$ 2,286.48	\$ -
12" MJ Gate Valve W/Box/Tag	10	EA	\$5,300.11	\$ 53,001.10	100.00%	\$ 53,001.10	\$ -
8" MJ Gate Valve W/Box/Tag	10	EA	\$2,808.27	\$ 28,082.70	100.00%	\$ 28,082.70	\$ -
6" MJ Gate Valve W/Box/Tag	1	EA	\$1,966.16	\$ 1,966.16	100.00%	\$ 1,966.16	\$ -
Blowoff Assembly	5	EA	\$2,783.54	\$ 13,917.70	100.00%	\$ 13,917.70	\$ -
Sample Point	9	EA	\$2,112.98	\$ 19,016.82	0.00%	\$ -	\$ 19,016.82
Fire Hydrant Assembly	22	EA	\$8,555.48	\$ 188,220.56	100.00%	\$ 188,220.56	\$ -
ARV Valve W/Vault	1	EA	\$13,721.97	\$ 13,721.97	0.00%	\$ -	\$ 13,721.97
Single Water Short Service (Polk County)	23	EA	\$1,050.83	\$ 24,169.09	87.83%	\$ 21,227.71	\$ 2,941.38
Single Water Long Service (Polk County)	10	EA	\$1,069.30	\$ 10,693.00	90.00%	\$ 9,623.70	\$ 1,069.30
Double Water Short Service (Polk County)	20	EA	\$2,047.04	\$ 40,940.80	90.00%	\$ 36,846.72	\$ 4,094.08
Double Water Long Service (Polk County)	18	EA	\$2,104.70	\$ 37,884.60	90.00%	\$ 34,096.14	\$ 3,788.46
Tract Z-1 Waster Service	1	EA	\$1,463.70	\$ 1,463.70	100.00%	\$ 1,463.70	\$ -
Testing And Bactees	1	EA	\$17,562.87	\$ 17,562.87	0.00%	\$ -	\$ 17,562.87
<b>Total Potable Water</b>				<b>\$ 1,136,348.74</b>		<b>\$ 1,069,356.98</b>	<b>\$ 66,991.76</b>

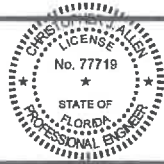
OPINION OF PROBABLE COST

FOX BRANCH PHASE 1  
POLK COUNTY  
PERFORMANCE BOND



Date: 9/16/2024  
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DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	WORK COMPLETED TO DATE		WORK REMAINING
					%	COST	
<b>Reclaim Water</b>							
12" Lateral Connect	1	EA	\$1,612.48	\$ 1,612.48	0.00%	\$ -	\$ 1,612.48
12" DR18 Reclaimed Water Pipe	3565	LF	\$93.17	\$ 332,151.05	100.00%	\$ 332,151.05	\$ -
8" DR18 Reclaimed Water Pipe	260	LF	\$55.87	\$ 14,526.20	100.00%	\$ 14,526.20	\$ -
6" DR18 Reclaimed Water Pipe	335	LF	\$39.55	\$ 13,249.25	100.00%	\$ 13,249.25	\$ -
4" DR18 Reclaimed Water Pipe	3776	LF	\$28.16	\$ 106,332.16	100.00%	\$ 106,332.16	\$ -
12" MJ Tee	1	EA	\$1,911.44	\$ 1,911.44	100.00%	\$ 1,911.44	\$ -
12" X 4" MJ Tee	1	EA	\$1,530.19	\$ 1,530.19	100.00%	\$ 1,530.19	\$ -
12" X 8" MJ Reducer	1	EA	\$1,107.04	\$ 1,107.04	100.00%	\$ 1,107.04	\$ -
12" X 6" MJ Reducer	1	EA	\$1,071.17	\$ 1,071.17	100.00%	\$ 1,071.17	\$ -
12" MJ 45 Bend	24	EA	\$1,392.20	\$ 33,412.80	100.00%	\$ 33,412.80	\$ -
12" MJ 90 Bend	4	EA	\$1,430.97	\$ 5,723.88	100.00%	\$ 5,723.88	\$ -
12" MJ 11.25 Bend	16	EA	\$1,353.43	\$ 21,654.88	100.00%	\$ 21,654.88	\$ -
8" X 4" MJ Tee	1	EA	\$894.68	\$ 894.68	100.00%	\$ 894.68	\$ -
8" MJ 11.25 Bend	4	EA	\$707.84	\$ 2,831.36	100.00%	\$ 2,831.36	\$ -
8" MJ Plug	1	EA	\$512.51	\$ 512.51	100.00%	\$ 512.51	\$ -
4" MJ Plug	4	EA	\$379.97	\$ 1,519.88	100.00%	\$ 1,519.88	\$ -
6" X 4" MJ Tee	1	EA	\$745.41	\$ 745.41	100.00%	\$ 745.41	\$ -
6" X 4" MJ Reducer	1	EA	\$524.70	\$ 524.70	100.00%	\$ 524.70	\$ -
6" MJ 45 Bend	4	EA	\$579.50	\$ 2,318.00	100.00%	\$ 2,318.00	\$ -
6" MJ 11.25 Bend	2	EA	\$575.63	\$ 1,151.26	100.00%	\$ 1,151.26	\$ -
4" MJ Tee	2	EA	\$622.63	\$ 1,245.26	100.00%	\$ 1,245.26	\$ -
4" MJ 90 Bend	10	EA	\$510.99	\$ 5,109.90	100.00%	\$ 5,109.90	\$ -
4" MJ 45 Bend	20	EA	\$495.49	\$ 9,909.80	100.00%	\$ 9,909.80	\$ -
4" MJ 22.5 Bend	14	EA	\$490.83	\$ 6,871.62	100.00%	\$ 6,871.62	\$ -
4" MJ 11.25 Bend	21	EA	\$495.49	\$ 10,405.29	100.00%	\$ 10,405.29	\$ -
12" MJ Gate Valve W/Box/Tag	6	EA	\$5,938.40	\$ 35,630.40	100.00%	\$ 35,630.40	\$ -
8" MJ Gate Valve W/Box/Tag	2	EA	\$2,812.55	\$ 5,625.10	100.00%	\$ 5,625.10	\$ -
6" MJ Gate Valve W/Box/Tag	2	EA	\$2,105.41	\$ 4,210.82	100.00%	\$ 4,210.82	\$ -
4" MJ Gate Valve W/Box/Tag	11	EA	\$1,715.75	\$ 18,873.25	100.00%	\$ 18,873.25	\$ -
ARV Valve W/Vault	1	EA	\$13,721.97	\$ 13,721.97	0.00%	\$ -	\$ 13,721.97
Single Reclaimed Water Short Service (Polk County)	12	EA	\$1,011.41	\$ 12,136.92	81.67%	\$ 9,912.22	\$ 2,224.70
Single Reclaimed Water Long Service (Polk County)	5	EA	\$1,082.11	\$ 5,410.55	80.00%	\$ 4,328.44	\$ 1,082.11
Double Reclaimed Water Short Service (Polk County)	17	EA	\$2,017.39	\$ 34,295.63	87.06%	\$ 29,857.78	\$ 4,437.85
Double Reclaimed Water Long Service (Polk County)	29	EA	\$2,086.43	\$ 60,506.47	88.28%	\$ 53,415.11	\$ 7,091.36
Irrigation Water Service Connection Lateral	5	EA	\$2,515.87	\$ 12,579.35	0.00%	\$ -	\$ 12,579.35
Pressure Testing	1	LS	\$6,086.66	\$ 6,086.66	0.00%	\$ -	\$ 6,086.66
<b>Total Reclaim Water</b>				<b>\$ 787,399.33</b>		<b>\$ 738,562.85</b>	<b>\$ 48,836.48</b>
<b>Change Orders</b>							
CO #001 Sod Reduction	1	LS	-\$263,756.16	\$ (263,756.16)	100.00%	\$ (263,756.16)	\$ -
CO #002 Field Adjustments	1	LS	-\$16,086.15	\$ (16,086.15)	100.00%	\$ (16,086.15)	\$ -
CO #003 Headwall revisions	1	LS	\$39,764.04	\$ 39,764.04	0.00%	\$ -	\$ 39,764.04
<b>Total Reclaim Water</b>				<b>\$ (240,078.27)</b>		<b>\$ (279,842.31)</b>	<b>\$ 39,764.04</b>
<b>TOTAL FOX BRANCH PH 1</b>				<b>\$ 13,476,789.99</b>		<b>\$ 10,431,185.28</b>	<b>\$ 3,045,604.71</b>
						<b>TOTAL PERFORMANCE BOND @ 110%</b>	<b>\$ 3,350,165.18</b>



Digitally signed by Christopher J. Allen  
Reason: This item has been digitally signed and sealed by Christopher J. Allen PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
Date: 2024.12.20 14:28:44-05'00'

Christopher J. Allen, P.E. Florida Registration No. 77719 Date: 8/16/2024  
Project Manager  
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Certificate of Authorization No. 8794



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**LAND DEVELOPMENT DIVISION**

MEMORANDUM

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

**From:** Marty Waring, Inspector

**Project Name:** Fox Branch Ranch Phases 1 & 2

**Project #:** LDRES-2022-34

**DATE:** 1/29/2026

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.