



October 6, 2025

Mr. Clinton "Gator" Howerton, P.E.
Polk County Engineer
330 W. Church Street
Bartow, FL 33830

Subject: Engineer's Estimate of Probable Cost for Maintenance Bond Surety
Project: Pine Tree Trail Townhomes ((LDRES-2022-12))

Gator,

For purposes of establishing the amount of the maintenance bond required for the County-maintained improvements associated with the Pine Tree Trail Townhome project, please find herein our Engineer's Estimate of Probable Costs for the improvements being dedicated to the County. Below is a summary of costs with details on the following sheets. Note that the onsite roadways and stormwater system will be owned and maintained by the Astonia CDD.

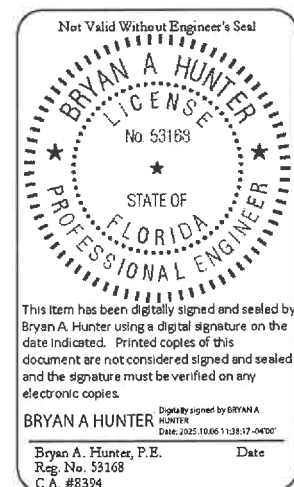
Sanitary System	\$ 1,204,343.28
Water System	\$ 598,334.91
Reuse System	\$ 65,207.95
Offsite Improvements	\$ 166,038.58
Total	\$2,033,924.72

Proposed Bond Amount (1yr): $\$2,033,924.72 \times 0.10 = \underline{\$203,392.47}$

Please contact me at 863-676-7770 if you have any questions or require additional information.

Sincerely,

Bryan Hunter, P.E.
President



Engineer's Estimate of Probable Cost
Pine Point at Astonia Maintenance Surety
October 6, 2025



	Description	Qty	Unit	Unit Price	Scheduled Value	
SANITARY	1 8" PVC SDR 26	3568	LF	\$ 41.91	\$ 149,534.88	
	8 MANHOLE 4' Dia	20	EA	\$ 10,021.61	\$ 200,432.20	
	9 MANHOLE 5' Dia	1	EA	\$ 22,263.78	\$ 22,263.78	
	14 DOUBLE LATERAL	84	EA	\$ 1,595.11	\$ 133,989.24	
	15 6" PVC FORCEMAIN (Inc. Bore & Ta	1240	LF	\$ 22.04	\$ 27,329.60	
	16 FORCEMAIN FITTINGS	1	LS	\$ 17,547.08	\$ 17,547.08	
	17 6" GATE VALVE	1	EA	\$ 2,627.54	\$ 2,627.54	
	18 LIFT STATION	1	LS	\$ 578,666.96	\$ 578,666.96	
	18 ODOR CONTROL	1	LS	\$ 71,952.00	\$ 71,952.00	
			SANITARY TOTALS	\$	1,204,343.28	
	Description	Qty	Units	Price	Total	
WATER	1 4" PVC	588	LF	\$ 28.55	\$ 16,787.40	
	2 8" PVC	3800	LF	\$ 52.69	\$ 200,222.00	
	3 WM SINGLE SERVICE	28	EA	\$ 1,613.77	\$ 45,185.56	
	4 WM DOUBLE SERVICE	69	EA	\$ 1,878.82	\$ 129,638.58	
	6 WATER FITTINGS	1	LS	\$ 41,460.00	\$ 41,460.00	
	8 8" GATE VALVE	15	EA	\$ 5,349.27	\$ 80,239.05	
	9 FIRE HYDRANT	8	EA	\$ 8,573.10	\$ 68,584.80	
	10 2" BLOW OFF	4	EA	\$ 4,054.38	\$ 16,217.52	
				WATER TOTALS	\$	598,334.91
	Description	Qty	Units	Price	Total	
REUSE	1 4" PVC	20	LF	\$ 28.55	\$ 571.00	
	2 4" GATE VALVE	1	EA	\$ 1,443.35	\$ 1,443.35	
	3 6" PVC	20	LF	\$ 38.78	\$ 775.60	
	4 6" GATE VALVE	1	EA	\$ 2,440.00	\$ 2,440.00	
	2 6" HDPE Bore & Tap	120	EA	\$ 275.00	\$ 33,000.00	
	3 4" RPZ	1	EA	\$ 22,478.00	\$ 22,478.00	
	4 REUSE FITTINGS	1	LS	\$ 4,500.00	\$ 4,500.00	
			REUSE TOTALS	\$	65,207.95	
	Description	Qty	Units	Price	Total	
OFFSITE	1 EXCAVATE AND GRADE OFFSITE	1	LS	\$ 39,350.00	\$ 39,350.00	
	2 DEMO EX. PAVING	1	LS	\$ 11,850.00	\$ 11,850.00	
	3 ASPHALT 2"	695	SY	\$ 24.52	\$ 17,041.40	
	4 LIMEROCK 8"	800	SY	\$ 19.30	\$ 15,440.00	
	5 STABILIZER 12"	800	SY	\$ 5.75	\$ 4,600.00	
	6 TYPE F CURB	400	LF	\$ 20.18	\$ 8,072.00	
	8 5' SIDEWALK 4" THICK	2110	LF	\$ 28.30	\$ 59,713.00	
	9 WHEEL CHAIR RAMP 5'	2	EA	\$ 1,370.09	\$ 2,740.18	
	10 SIGNS-PAVEMENT MARKINGS	1	LS	\$ 4,500.00	\$ 4,500.00	
	11 OFFSITE RESTORATION	1	LS	\$ 2,732.00	\$ 2,732.00	
				OFFSITE TOTALS	\$	166,038.58
TOTAL					\$	2,033,924.72
PROPOSED MAINTENANCE BOND AMOUNT (10%)					\$	203,392.47

3. The Obligee, its authorized agent or officer, shall notify the Principal and Surety in writing of any Defect and shall specify in the notice a reasonable period of time for the Principal to correct the Defect. The Surety unconditionally covenants and agrees that if the Principal fails to correct the Defect within the time specified, the Surety shall forthwith correct the Defect and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.
4. Should the Surety fail or refuse to perform any of its obligations pursuant to this Bond, the Obligee 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 Obligee, including attorney's fees and costs, 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. 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 to the addresses listed below:

The Surety at:

Great Midwest Insurance Company
800 Gessner, Suite 600
Houston, TX 77024

The Principal at:

Pine Tree Trail Property LLC
4900 Dundee Road
Winter Haven, FL 33884

The Obligee at:

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

This Bond commences on the Bond Commencement Date and shall remain in full force and effect until the correction of all Defects for which timely notice has been provided to the Principal and Surety, even if the time required to correct such Defect exceeds the Warranty Period. This Bond shall be released by the Obligee if all the Conditions of this Bond remain satisfied at the end of the Warranty Period.

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 6th day of November, 2025.

Halsey Carson
Witness

Halsey Carson
Printed Name

[Signature]
Witness

Sean O'Connor
Printed Name

PRINCIPAL:

Pine Tree Trail Property LLC
Name of Corporation

By: [Signature]

Harold R Baxter
Printed Name

Title:
(SEAL)

Witness

Printed Name

Derenda Pitts
Witness

Derenda J. Pitts
Printed Name

SURETY:

Great Midwest Insurance Company
Name of Corporation

By: Jo M Chonko

Jo M. Chonko
Printed Name

Title: Attorney-in-Fact
(SEAL)



(Attach power of attorney)

Initials [Signature]

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Jo M Chonko, Michael W. Brown, Charles Lydecker

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.



GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 6th Day of November 2025.



BY Patricia Ryan
Patricia Ryan
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

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: Pine Tree Trail Townhomes

Project #: LDRES-2022-12

DATE: 11/26/2025

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.