

EXHIBIT E

TOWN OF DUNDEE, FLORIDA RESIDENTIAL MAINTENANCE BOND

Bond No. GM252779

KNOWN ALL MEN BY THESE PRESENTS, that we, Woodland Ranch Estates LLC as **Principal**, and Great Midwest Insurance Company a corporation organized and doing business under and by virtue of the laws of the State of Florida and duly licensed to conduct surety business in the State of Florida, as **Surety**, are held and firmly bound unto The Town of Dundee, Florida, a municipal corporation organized and existing under the laws of the State of Florida, as **Obligee**, in the sum of Seven Hundred Eleven Thousand Three Hundred Seventeen Dollars and Fifty-Two Cents (\$ 711,317.52), for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

WHEREAS, the Town of Dundee Land Development Code and Town of Dundee Code of Ordinances (collectively hereinafter referred to as the "Code") are by reference incorporated into and made part of this Town of Dundee, Florida, Residential Maintenance Bond (hereinafter the "Bond"); and

WHEREAS, the Principal has constructed the required improvements and publicly dedicated infrastructure and utility infrastructure described in the Engineer's Cost Estimate, attached hereto as **Exhibit "A"** and incorporated into and made part of this Bond (collectively hereinafter referred to as the "Improvements"), in the Woodland Ranch Estates Ph 1 subdivision (hereinafter the "Subdivision"), in accordance with the drawings, plans, specifications, recorded plat for the Subdivision, and other data and information (collectively hereinafter referred to as the "Plans") filed with the Town of Dundee, Florida, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the Principal wishes to dedicate the Improvements to the public; and

WHEREAS, as a condition of acceptance of the Improvements, the Principal agrees to provide to the Obligee a bond warranting the Improvements for a definite period of time following the Obligee's final acceptance of said Improvements.

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

1. If the Principal shall warrant and indemnify for a period of One (1) year and thirty (30) days following the date of the Obligee's acceptance of the Improvements in the approved platted subdivision known as Woodland Ranch Estates Ph 1 against all loss that Obligee may sustain resulting from defects in construction, design, or materials; and

2. If the Principal shall correct within the above described warranty period any failure, deterioration, or damage existing in the Improvements so that the Improvements thereafter comply with the technical specifications contained in the Code; and

Then this Bond shall be void, otherwise to remain in full force and effect.

3. **Applicable Law, Jurisdiction and Venue.** This Residential Maintenance Bond shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Polk County, Florida.
4. All notices, demands, and correspondence with respect to this Bond shall be in writing and addressed to:

The Surety at:
Great Midwest Insurance Company
800 Gessner, Suite 600
Houston, TX 77024

The Principal at:
Woodland Ranch Estates LLC
4900 Dundee Road
Winter Haven, FL 33884

The Obligee at:
Town of Dundee
202 E. Main Street
Dundee, FL 33838

[Signatures appear on the next page]

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 18th day of September, 2025.



Witness

Sean O'Connell

Printed Name



Witness

Haley Carson

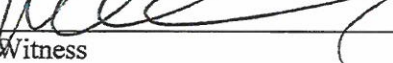
Printed Name



Witness

Angela Baker

Printed Name



Witness

Mylinh Nguyen

Printed Name

PRINCIPAL:

Woodland Ranch Estates LLC

Name of Corporation

By: 

H.A. Baxter

Printed Name

Title:

(SEAL)

SURETY:

Great Midwest Insurance Company

Name of Corporation

By: 

Jo M. Chonko

Printed Name

Title: Attorney-in-Fact

(SEAL)

(attach power of attorney)



Initials 

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.

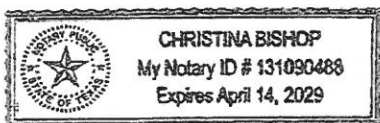


GREAT MIDWEST INSURANCE COMPANY

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 18th Day of September 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.

EXHIBIT A



HUNTER
ENGINEERING

September 18, 2025

Brenda Carter
Town of Dundee – Development Services
202 E. Main Street
Dundee, Florida 33838

Re: Woodland Ranch Estates Ph 1
Engineer's Certification of Cost for Construction

Dear Brenda:

	☒ Reviewed without objection
	☐ Rejected
	☐ Resubmit
Review is only for general conformance of the submittal with information given and the design concept expressed in the Contract Documents, Plans, and Specifications. Comments made during this review do not provide relief from compliance with the requirements of the same. The Contractor is responsible for confirming and correlating all quantities, dimensions, site conditions, construction means, methods, sequences, procedures, and the coordination of all trades.	
Caleb Wingo	Sep 18 2025
Name	Date
810 East Main Street, Bartow, FL 33830 • 863-537-7901	

This cost estimate is provided in support of the Maintenance Bond required by the Town of Dundee for acceptance of the Town's public improvements associated with the Woodland Ranch Estates Ph 1.

In my professional opinion, as a registered engineer in the State of Florida, the following information reflects the project's applicable construction costs. The costs are as follows:

I.	Sanitary Sewer System (Including Lift Station & Generator)	\$ 1,905,568.73
II.	Water System	\$ 1,397,212.22
III.	Storm Sewer System	\$ 2,071,454.53
IV.	Onsite Roadway System	\$ 1,738,939.76
	TOTAL	\$ 7,113,175.24

An itemized breakdown of the estimated construction costs is attached.

A surety amount of \$711,317.52 (\$7,113,175.24 x 10%) is proposed. Your review and approval of the proposed surety amount is requested.

Please contact me if you have any questions or require additional information.

Sincerely,

Bryan Hunter, P.E.
Hunter Engineering, Inc.

Not Valid Without Engineer's Seal



This item has been digitally signed and sealed by Bryan A. Hunter, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

BRYAN A HUNTER Digitally signed by BRYAN A HUNTER
Date: 2025.09.18 11:21:00 -0400

Bryan A. Hunter, P.E.	Date
Reg. No. 53168	
C.A. #8394	



Engineer's Opinion of Probable Construction Cost

Project:

Woodland Ranch Estates Phase 1 Plat

Location:

Dundee, Florida

Date:

9/17/2025

SANITARY DESCRIPTION	Quantity	Unit	Unit Cost (F&I)	Total Costs
8" PVC SDR 26 Pipe	11231	LF	\$ 39.37	\$ 442,164.47
4' MANHOLE 0-6	6	EA	\$ 6,818.70	\$ 40,912.20
4' MANHOLE 6-8	16	EA	\$ 7,558.04	\$ 120,928.64
4' MANHOLE 8-10	7	EA	\$ 9,080.35	\$ 63,562.45
4' MANHOLE 10-12	5	EA	\$ 9,366.28	\$ 46,831.40
5' MANHOLE 12-14	5	EA	\$ 14,227.99	\$ 71,139.95
5' MANHOLE 14-16	2	EA	\$ 16,650.30	\$ 33,300.60
5' MANHOLE 16-18	2	EA	\$ 18,514.55	\$ 37,029.10
6' MANHOLE 18-20	1	EA	\$ 25,190.27	\$ 25,190.27
MANHOLE 16-18 w/ /Drop Connection	1	EA	\$ 23,107.51	\$ 23,107.51
MANHOLE 16-18 w/ /Drop Connection	1	EA	\$ 32,324.74	\$ 32,324.74
MANHOLE 16-18 w/ /Drop Connection	1	EA	\$ 32,731.96	\$ 32,731.96
SINGLE LATERAL	59	EA	\$ 1,807.32	\$ 106,631.88
DOUBLE LATERAL	124	EA	\$ 2,045.00	\$ 253,580.00
6" MH 45 DEG. BEND	16	EA	\$ 845.60	\$ 13,529.60
ARV VALVE/BOX/TAG W/ VAULT	2	EA	\$ 9,281.29	\$ 18,562.58
6" DR18 GREEN FM PIPE	1924	LF	\$ 35.36	\$ 68,032.64
8" MJ PLUG VALVE W/ BOX	1	EA	\$ 3,587.93	\$ 3,587.93
LIFT STATION/GENERATOR	1	LS	\$ 472,420.81	\$ 472,420.81
TOTAL				\$ 1,905,568.73

WATER DESCRIPTION	Quantity	Unit	Unit Cost (F&I)	Total Costs
10" MJ LONGSLEEVE	2	EA	\$ 1,086.32	\$ 2,172.64
10" DR 18 WATER PIPE	2004	LF	\$ 72.40	\$ 145,089.60
8" DR18 WATER PIPE	12575	LF	\$ 53.15	\$ 668,361.25
10" X 8" MJ TEE	4	LF	\$ 1,372.52	\$ 5,490.08
10" MJ 45 BEND	10	EA	\$ 961.08	\$ 9,610.80
8" MJ TEE	10	EA	\$ 979.63	\$ 9,796.30
8" MJ 90 BEND	1	LS	\$ 733.93	\$ 733.93
8" MJ 45 BEND	44	LS	\$ 688.66	\$ 30,301.04
10" MJ GATE VALVE W/BOX/TAG	4	EA	\$ 2,900.83	\$ 11,603.32
8" MJ GATE VALVE W/BOX/TAG	36	EA	\$ 2,699.85	\$ 97,194.60
FIRE HYDRANT ASSEMBLY	15	EA	\$ 7,501.53	\$ 112,522.95
ARV VALVE/BOX/TAG W/ VAULT	2	EA	\$ 9,281.29	\$ 18,562.58
SINGLE SHORT SERVICE	43	LF	\$ 1,001.43	\$ 43,061.49
SINGLE LONG SERVICE	24	EA	\$ 1,036.67	\$ 24,880.08
DOUBLE SHORT SERVICE	72	EA	\$ 1,725.46	\$ 124,233.12
DOUBLE LONG SERVICE	52	LS	\$ 1,799.97	\$ 93,598.44
TOTAL				\$ 1,397,212.22



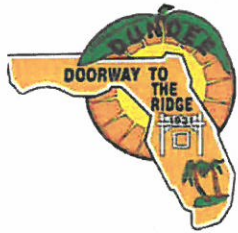
HUNTER
ENGINEERING

Engineer's Opinion of Probable Construction Cost

Project: Woodland Ranch Estates Phase 1 Plat
Location: Dundee, Florida
Date: 9/17/2025

STORM DESCRIPTION	Quantity	Unit	Unit Cost (F&I)	Total Costs
42" HP STORM PIPE	737	LF	\$ 158.10	\$ 116,519.70
36" HP STORM PIPE	958	LF	\$ 134.67	\$ 129,013.86
30" HP STORM PIPE	1638	LF	\$ 124.55	\$ 204,012.90
24" HP STORM PIPE	3140	LF	\$ 89.63	\$ 281,438.20
18" HP STORM PIPE	3677	LF	\$ 66.25	\$ 243,601.25
15" HP STORM PIPE	3393	LF	\$ 59.75	\$ 202,731.75
42" ADS MES W/ RIP RAP	3	EA	\$ 4,601.55	\$ 13,804.65
36" ADS MES W/ RIP RAP	1	EA	\$ 2,624.53	\$ 2,624.53
30" ADS MES W/ RIP RAP	1	EA	\$ 2,849.16	\$ 2,849.16
24" ADS MES W/ RIP RAP	1	EA	\$ 2,624.53	\$ 2,624.53
18" ADS MES W/ RIP RAP	1	EA	\$ 2,509.01	\$ 2,509.01
TYPE C INLET	14	EA	\$ 4,179.07	\$ 58,506.98
TYPE E INLET	14	EA	\$ 5,500.36	\$ 77,005.04
TYPE F INLET	2	EA	\$ 7,320.65	\$ 14,641.30
TYPE V INLET	1	EA	\$ 8,944.29	\$ 8,944.29
TYPE P-5 CURB INLET	30	EA	\$ 6,371.99	\$ 191,159.70
TYPE J-5 CURB INLET	18	EA	\$ 11,036.95	\$ 198,665.10
TYPE P-6 CURB INLET	9	EA	\$ 7,488.95	\$ 67,400.55
TYPE J-6 CURB INLET	6	EA	\$ 13,649.22	\$ 81,895.32
TYPE P STORM MANHOLE	12	EA	\$ 6,285.35	\$ 75,424.20
TYPE J STORM MANHOLE	5	EA	\$ 10,823.24	\$ 54,116.20
24" HEADWALL	1	EA	\$ 4,572.53	\$ 4,572.53
WEIR WALL CONTROL STRUCTURE	2	EA	\$ 18,696.89	\$ 37,393.78
			TOTAL	\$ 2,071,454.53

ROADWAYS - Onsite DESCRIPTION	Quantity	Unit	Unit Cost	Total Costs
1.25" SP 9.5 ASPHALT	29,752	SY	\$ 12.08	\$ 359,404.16
6" LIMEROCK BASE	29,752	SY	\$ 16.44	\$ 489,122.88
12" SUB-GRADE	36,399	SY	\$ 4.41	\$ 160,519.59
TYPE D TRENCH CURB	262	LF	\$ 24.45	\$ 6,405.90
MIAMI CURB	23,373	LF	\$ 16.90	\$ 395,003.70
VALLEY CURB	422	LF	\$ 46.90	\$ 19,791.80
BAHIA SOD (BOC)	39,157	SY	\$ 3.17	\$ 124,127.69
5"X4" CONC. SIDEWALK (COMMON AREAS)	460	LF	\$ 34.97	\$ 16,086.20
4"X4" CONC. SIDEWALK (COMMON AREAS)	3,702	LF	\$ 32.04	\$ 118,612.08
ADA DOME MATS	41	EA	\$ 829.18	\$ 33,996.38
SIGNING AND MARKING	1	LS	\$ 15,869.38	\$ 15,869.38
			TOTAL	\$ 1,738,939.76



Town of Dundee

DEVELOPMENT SERVICES

◆124 Dundee Road◆ PO Box 1000 ◆ Dundee, Florida 33838◆ (863) 438-8330◆ Fax (863) 438-8339

September 18, 2025

Kenneth Thompson, PLS
Platinum Survey & Mapping, LLC
6700 South Florida Ave., Ste. 4
Lakeland, Florida 33813

RE: Woodland Ranch Estates Phase 1 (East) Subdivision

Mr. Thompson

The Town of Dundee acknowledges the completion of all requirements for the water and wastewater utility construction. As well as roads/street and related right-of-way infrastructure, for the above referenced subdivision in accordance with applicable Town of Dundee standards. The Town Commission has not approved the final plat for the Woodland Ranch Estates Phase 1 (East) Subdivision, the final plat will be heard tentatively at the September 29, 2025, commission meeting.

The Public infrastructure should include a 1-year warranty period for all the constructed in accordance with the Town's Code, shall begin as of the date of this letter.

Sincerely,

Lorraine Peterson

Lorraine Peterson
Assistant Town Manager/Development Services Director
Town of Dundee
124 Dundee Road
Dundee, Florida 33838-4306
LPeterson@townofdundee.com
Office: 863-438-8330 ext. 233

CC: Frederick J. Murphy, Jr., Esquire, Town Attorney
Alan L. Rayl, PE, PSM, Rayl Engineering & Surveying, LLC



Town of Dundee

DEVELOPMENT SERVICES

◆ 124 Dundee Road ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8339

Developer Infrastructure Form

For the Town of Dundee to capture the contributed developer improvements for development, please complete and certify the following contributed developer improvements. **Please provide the engineered estimates and/or payouts along with the final costs of the infrastructure improvements contributed to the Town of Dundee.**

Name of Development: Woodland Ranch Estates Phase 1 & 2

Water Improvements: 15 # of fire hydrants; \$ 1,397,212 value of materials and installation;
2,004 linear feet of 10" main line pipe; — linear feet of —" secondary pipe
12,575 linear feet of 8" main line pipe; — linear feet of —" secondary pipe

Sewer Improvements: \$ 1,905,568 value of materials and installation;
1,924 linear feet of 6" Force main pipe; 11,231 linear feet of 0" gravity line pipe
— linear feet of —" Force main pipe; — linear feet of —" gravity line pipe

Road Improvements: \$ 1,738,939 value of materials and installation; \$ — value of land;
— linear feet of collector road; 12,241 linear feet of local road;
— linear feet of alley/trail; 4,162 linear feet of sidewalk

Drainage/Stormwater Improvements: \$ 2,071,454 value of materials and installation

Other Improvement: — Type; \$ — value of materials and installation
(Examples include lighting, property, fill dirt, etc. Please specify the improvement and cost)

I, Caleb Maynard, PM (title) for
aforementioned project, hereby swear or affirm that the following information related to contributed
developer improvements to the City of Dundee is accurate.

Signed and Sealed (or notarized below)

Date

9/24/2025

STATE OF FLORIDA

COUNTY OF Polk

OATH OR AFFIRMATION

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,
this 22 day of Sept, 2025, by Brandon F. Riziz (owner(s) listed above).
Personally Known ☒ or Produced Identification ☐.

Sheila Quinones-Coates

Print or Stamp Name of Notary

(SEAL)

Signature of Notary Public – State of Florida



SHEILA QUINONES-COATES

Commission # HH 567324

Expires November 1, 2028

