



Bond No. 0858008  
Premium \$ 7,713.00

## SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Kurt Street Project I, LLC as Principal, and Harco National Insurance Company a corporation duly organized and by the virtue of the laws of the State of Illinois and authorized to become sole surety on bonds in the State of Florida, as Surety, are held and firmly bound unto the City of Eustis \_\_\_\_\_, hereinafter called the Obligee, in the just and penal sum of One Hundred Ninety Two Thousand Eight Hundred Nineteen and 31/100 Dollars (\$ 192,819.31), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Kurt Street Townhomes

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of Two (2) year(s) from the date of acceptance of the work by the Obligee to expire May 8, 2027.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 8th day of May, 2025.

Kurt Street Project I, LLC a Florida limited liability company  
By: EBS Residential Development Fund IV, LLC, an Ohio limited liability company, its sole owner  
By: Eubel Brady & Suttman Asset Management, Inc., a Delaware corporation, its Manager  
By: Mark E. Brady or Ronald L. Eubel, Its Co-CIO

Kurt Street Project I, LLC

Principal

By: Mark E. Brady

Harco National Insurance Company

By: Amy M. Perdue  
Amy M. Perdue / Attorney-in-Fact

**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # 0858008

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

STEPHANIE M. WHITE, AMY M. PERDUE, JACK KEHL, KATIE ROSE, BRIAN MOZENA, GREGORY R. OVERMYER, DAVID CATANESE

Columbus, OH

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY  
County of Essex

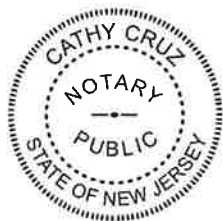
Michael F. Zurcher

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

STATE OF ILLINOIS  
County of Cook



On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey  
My Commission Expires April 16, 2029

**CERTIFICATION**

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, May 08, 2025

  
Irene Martins, Assistant Secretary

# HARCO NATIONAL INSURANCE COMPANY

1701 GOLF ROAD, SUITE 1-600, ROLLING MEADOWS, IL 60008

## STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS AT DECEMBER 31, 2024

### ASSETS

Bonds (Amortized Value) . . . . .	\$151,003,602
Stocks (Preferred Stocks) . . . . .	5,295,012
Stocks (Common Stocks) . . . . .	1,117,319,913
Cash, Bank Deposits & Short-Term Investments . . . . .	101,581,740
Other Invested Assets . . . . .	0
Unpaid Premiums & Assumed Balances . . . . .	147,431,464
Deferred Premiums, Agents Balances & Installments booked . . . . .	12,276,867
Reinsurance Recoverable from Reinsurers . . . . .	43,214,951
Reinsurance - Funds Held by or deposited with reinsured companies . . . . .	15,163,786
Current Federal & Foreign Income Tax Recoverable & Interest . . . . .	14,121,633
Investment Income Due and Accrued . . . . .	2,090,174
Receivables from Parent Subsidiaries & Affiliates . . . . .	14,302,543
Other Assets . . . . .	1,052,236
TOTAL ASSETS . . . . .	<u>\$1,624,853,921</u>

### LIABILITIES, SURPLUS & OTHER FUNDS

Losses (Reported Losses Net as to Reinsurance Ceded and Incurred But Not Reported Losses) . . . . .	\$217,385,914
Reinsurance payable on paid losses & loss adjustment expense . . . . .	661,855
Loss Adjustment Expenses . . . . .	42,734,045
Commissions Payable, Contingent Commissions & Other Similar Charges . . . . .	1,367,674
Other Expenses (Excluding Taxes, Licenses and Fees) . . . . .	0
Taxes, Licenses & Fees (Excluding Federal Income Tax) . . . . .	1,414,883
Current federal and foreign income taxes . . . . .	0
Net Deferred Tax Liability . . . . .	14,515,327
Unearned Premiums . . . . .	164,124,841
Advance Premium . . . . .	1,242,801
Ceded Reinsurance Premiums Payable . . . . .	53,505,057
Funds held by Company under reinsurance treaties . . . . .	29,506,468
Amounts Withheld by Company for Account of Others . . . . .	62,460,811
Payable to Parent Subsidiaries & Affiliates . . . . .	11,222,841
Other Liabilities . . . . .	2,797,065
TOTAL LIABILITIES . . . . .	<u>\$603,939,582</u>
Common Capital Stock . . . . .	\$3,500,004
Gross Paid-in & Contributed Surplus . . . . .	670,781,834
Unassigned Funds (Surplus) . . . . .	<u>346,632,501</u>
Surplus as Regards Policyholders . . . . .	<u>\$1,020,914,339</u>
TOTAL LIABILITIES, SURPLUS & OTHER FUNDS . . . . .	<u>\$1,624,853,921</u>

I, John Mruk, Treasurer of HARCO NATIONAL INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2024, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of Illinois.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 25th day of February, 2025.  
HARCO NATIONAL INSURANCE COMPANY

*John M. Mruk*

SIGNED AND SWORN to before me on this 25<sup>th</sup> day of February, 2025.

*Ryan C. Smith*  
NOTARY PUBLIC, STATE OF North Carolina

