



City of North Port

RESOLUTION NO. 2025-R-27

A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING THE TRANSFER OF WATER AND WASTEWATER INFRASTRUCTURE AND IMPROVEMENTS AND ASSOCIATED WARRANTIES IN SUNSTONE VILLAGE F3; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 10, 2019, the City of North Port, Florida, and West Villages, LLLP and West Villages Improvement District (“WVID”) entered into an *Amended and Restated Utilities Agreement* (“*Agreement*”), requiring the WVID to pay for the construction of and transfer ownership and control to the City of certain on-site and off-site water distribution and wastewater collection systems; and

WHEREAS, the WVID has constructed certain water and wastewater sanitary sewer and water distribution infrastructure improvements in the City of North Port, Florida, as stipulated in the Agreement; and

WHEREAS, WVID desires to convey and the City desires to accept the transfer of ownership of certain water and wastewater sanitary sewer and water distribution infrastructure improvements in furtherance of the Agreement; and

WHEREAS, the City currently holds easement rights necessary to access the property to operate and maintain the infrastructure improvements; and

WHEREAS, all related construction services infrastructure improvement warranties that have been assigned to the City; and

WHEREAS, the City Commission finds that the conveyance of the water and wastewater sanitary sewer and water distribution infrastructure improvements and related warranties to the City serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – INCORPORATION OF RECITALS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

SECTION 2 – RESOLUTION ACCEPTING INFRASTRUCTURE IMPROVEMENTS AND WARRANTIES

- 2.01 The City Commission accepts the transfer of ownership of the water and wastewater sanitary sewer and water distribution infrastructure and improvements identified in and transferred via the *Bill of Sale* attached as Exhibit 1, and legally described as:

Tracts A-1 and B-10A and all “Drainage and Access Easements” as shown on that certain plat of Sunstone Village F3 recorded at Plat Book 58, Pages 208-230 in the Official Records of Sarasota County.

- 2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk is directed to file a certified copy of this resolution with the Sarasota County Clerk of the Circuit Court to be duly recorded in the official records of the county.
- 3.02 The West Villages Improvement District will reimburse the City for applicable recording fees.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately.

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ADOPTED by the City Commission of the City of North Port, Florida in public session on May 13, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM.
INTERIM CITY ATTORNEY

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **WEST VILLAGES IMPROVEMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 189, *Florida Statutes*, whose mailing address is 2501-A Burns Road, Palm Beach Gardens, Florida 33410 (the “**Seller**”) paid by the **CITY OF NORTH PORT, FLORIDA**, whose address is 4790 City Hall Boulevard, North Port, Florida 34286 (the “**City**”), for good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the City, its successors and assigns, the following described property, assets and rights, to-wit:

The potable water and wastewater system improvements more particularly described in **Exhibit A**, attached hereto and made a part hereof, all located on the real property described in **Exhibit B**, attached hereto and made a part hereof, situated, lying and being in the City of North Port, Sarasota County, Florida.

TO HAVE AND TO HOLD all of the foregoing unto the City, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

AND the Seller does hereby covenant to and with the City, its successors, and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors, and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the City, its successors, and assigns, against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this ____ day of _____, 2025.

**Signed, sealed and delivered
in the presence of:**

Witness:

**WEST VILLAGES IMPROVEMENT
DISTRICT** a local unit of special government
established and existing pursuant to Ch. 189,
Florida Statutes

Name: _____

Witness:

John Luczynski
Chairman, Board of Supervisors

Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2024, by John Luczynski as Chairman of the Board of Supervisors of the West Villages Improvement District. He is personally known to me or has produced _____ as identification.

Notary Public
Name: _____
State of Florida at Large
Commission Expires: _____

(NOTARY SEAL)

EXHIBIT A

ITEMIZED BILL OF SALE

01.04.00 Misc	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01.04.01 2" PVC Sleeve	845.00	LF	7.60	6,422.00	845.00	6,422.00	0.00	0.00	0.00	845.00	6,422.00	0.00	0.00
01.04.02 4" PVC Sleeve	295.00	LF	14.00	4,130.00	295.00	4,130.00	0.00	0.00	0.00	295.00	4,130.00	0.00	0.00
01.04.03 6" PVC Sleeve	135.00	LF	22.50	3,037.50	135.00	3,037.50	0.00	0.00	0.00	135.00	3,037.50	0.00	0.00
01.05.00 Water	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01.05.01 Connect to Existing 12" Main	1.00	EA	25,875.00	25,875.00	1.00	25,875.00	0.00	0.00	0.00	1.00	25,875.00	0.00	0.00
01.05.02 Chlorine Injection Point	1.00	EA	521.00	521.00	1.00	521.00	0.00	0.00	0.00	1.00	521.00	0.00	0.00
01.05.03 8" PVC Water Main	1,753.00	LF	42.00	73,626.00	1,753.00	73,626.00	0.00	0.00	0.00	1,753.00	73,626.00	0.00	0.00
01.05.04 6" PVC Water Main	38.00	LF	34.00	1,292.00	38.00	1,292.00	0.00	0.00	0.00	38.00	1,292.00	0.00	0.00
01.05.05 Pressure Test and Chlorination	1.00	LS	2,810.00	2,810.00	1.00	2,810.00	0.00	0.00	0.00	1.00	2,810.00	0.00	0.00
01.05.06 Water Distribution Sampling Point	3.00	EA	521.00	1,563.00	3.00	1,563.00	0.00	0.00	0.00	3.00	1,563.00	0.00	0.00
01.05.07 Joint Restraints	1.00	LS	4,905.00	4,905.00	1.00	4,905.00	0.00	0.00	0.00	1.00	4,905.00	0.00	0.00
01.05.08 8" Gate Valve and Box	7.00	EA	2,515.00	17,605.00	7.00	17,605.00	0.00	0.00	0.00	7.00	17,605.00	0.00	0.00
01.05.09 Blowoff Assembly	2.00	EA	1,735.00	3,470.00	2.00	3,470.00	0.00	0.00	0.00	2.00	3,470.00	0.00	0.00
01.05.10 8" x 6" Tee	1.00	EA	805.00	805.00	1.00	805.00	0.00	0.00	0.00	1.00	805.00	0.00	0.00
01.05.11 8" x 8" Tee	1.00	EA	675.00	675.00	1.00	675.00	0.00	0.00	0.00	1.00	675.00	0.00	0.00
01.05.12 8" 22-1/2" Bend	2.00	EA	524.00	1,048.00	2.00	1,048.00	0.00	0.00	0.00	2.00	1,048.00	0.00	0.00
01.05.13 Fire Hydrant Assembly	4.00	EA	7,290.00	29,160.00	4.00	29,160.00	0.00	0.00	0.00	4.00	29,160.00	0.00	0.00
01.05.14 Single Service - Short	6.00	EA	655.00	3,930.00	6.00	3,930.00	0.00	0.00	0.00	6.00	3,930.00	0.00	0.00
01.05.15 Single Service - Long	7.00	EA	903.00	6,321.00	7.00	6,321.00	0.00	0.00	0.00	7.00	6,321.00	0.00	0.00
01.05.16 Double Service - Short	8.00	EA	975.00	7,800.00	8.00	7,800.00	0.00	0.00	0.00	8.00	7,800.00	0.00	0.00
01.05.17 Double Service - Long	9.00	EA	1,280.00	11,520.00	9.00	11,520.00	0.00	0.00	0.00	9.00	11,520.00	0.00	0.00
01.06.00 Sanitary	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01.06.01 Connect to Existing Manhole	1.00	EA	21,630.00	21,630.00	1.00	21,630.00	0.00	0.00	0.00	1.00	21,630.00	0.00	0.00
01.06.02 8" PVC (14-16 FT)	368.00	LF	62.00	22,816.00	368.00	22,816.00	0.00	0.00	0.00	368.00	22,816.00	0.00	0.00
01.06.03 8" PVC (16-18 FT)	956.00	LF	69.50	66,442.00	956.00	66,442.00	0.00	0.00	0.00	956.00	66,442.00	0.00	0.00
01.06.04 8" PVC (18-20 FT)	607.00	LF	76.50	46,435.50	607.00	46,435.50	0.00	0.00	0.00	607.00	46,435.50	0.00	0.00
01.06.05 8" PVC (20-22 FT)	179.00	LF	81.50	14,588.50	179.00	14,588.50	0.00	0.00	0.00	179.00	14,588.50	0.00	0.00

CONTINUATION SHEET

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Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

Application No. : 18

Application Date : 11/18/2024

To: 11/30/2024

Invoice # : 52303F3-18

Contract : 52303-Wellen Park F3 Import

Architect's Project No.:

Item No.	Description of Work	Contract Qty	U/M	Unit Price	Contract Amt	Previous Qty Billed	Previous Amt Billed	Qty This Period	Amt This Period	Stored Materials	Qty to Date	Total Completed & Stored to Date	Remaining Balance
01.06.06	Dewatering or Stone Bedding (<18 Ft)	2,110.00	LF	36.00	75,960.00	2,110.00	75,960.00	0.00	0.00	0.00	2,110.00	75,960.00	0.00
01.06.07	Sanitary Sewer Testing	2,110.00	LF	5.30	11,183.00	2,110.00	11,183.00	0.00	0.00	0.00	2,110.00	11,183.00	0.00
01.06.08	4" Sanitary Manhole (12-14 FT)	1.00	EA	17,095.00	17,095.00	1.00	17,095.00	0.00	0.00	0.00	1.00	17,095.00	0.00
01.06.09	4" Sanitary Manhole (14-16 FT)	1.00	EA	19,025.00	19,025.00	1.00	19,025.00	0.00	0.00	0.00	1.00	19,025.00	0.00
01.06.10	4" Sanitary Manhole (16-18 FT)	3.00	EA	20,855.00	62,565.00	3.00	62,565.00	0.00	0.00	0.00	3.00	62,565.00	0.00
01.06.11	4" Sanitary Manhole (18-20 FT)	1.00	EA	22,410.00	22,410.00	1.00	22,410.00	0.00	0.00	0.00	1.00	22,410.00	0.00
01.06.12	4" Sanitary Manhole (20-22 FT)	1.00	EA	24,085.00	24,085.00	1.00	24,085.00	0.00	0.00	0.00	1.00	24,085.00	0.00
01.06.13	Single Service	7.00	EA	1,805.00	12,635.00	7.00	12,635.00	0.00	0.00	0.00	7.00	12,635.00	0.00
01.06.14	Double Service	24.00	EA	2,775.00	66,600.00	24.00	66,600.00	0.00	0.00	0.00	24.00	66,600.00	0.00
01.06.15	Temporary 8" Plug and Service Marker	2.00	EA	1,135.00	2,270.00	2.00	2,270.00	0.00	0.00	0.00	2.00	2,270.00	0.00
02.00.00	Phase 1B	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02.00.01	Earthwork	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02.00.02	Final Grading	1.00	LS	75,000.00	75,000.00	1.00	75,000.00	0.00	0.00	0.00	1.00	75,000.00	0.00
02.00.03	Sod - Behind Curb	1,202.00	SY	3.50	4,207.00	1,202.00	4,207.00	0.00	0.00	0.00	1,202.00	4,207.00	0.00
02.00.04	Re Seed And Mulch - Lots As Needed	1.00	SY	0.35	0.35	1.00	0.35	0.00	0.00	0.00	1.00	0.35	0.00
02.00.05	Re Seed And Mulch - Open Areas As Needed	1.00	SY	0.35	0.35	1.00	0.35	0.00	0.00	0.00	1.00	0.35	0.00
02.00.06	Re Seed And Mulch - Right Of Way	7,978.00	SY	0.35	2,792.30	7,978.00	2,792.30	0.00	0.00	0.00	7,978.00	2,792.30	0.00
02.01.00	Roadwork	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02.01.01	1" Type SP-9.5	6,968.00	SY	9.00	62,712.00	6,968.00	62,712.00	0.00	0.00	0.00	6,968.00	62,712.00	0.00
02.01.02	6" Crushed Concrete Base Course (LBR 150 Min.)	6,968.00	SY	16.50	114,972.00	6,968.00	114,972.00	0.00	0.00	0.00	6,968.00	114,972.00	0.00
02.01.03	8" Stabilized Subgrade (LBR 40 Min.)	8,728.00	SY	8.00	69,824.00	8,728.00	69,824.00	0.00	0.00	0.00	8,728.00	69,824.00	0.00
02.01.04	Type A Curb (Miami)	5,270.00	LF	24.00	126,480.00	5,270.00	126,480.00	0.00	0.00	0.00	5,270.00	126,480.00	0.00
02.01.05	Type D Curb	523.00	LF	22.50	11,767.50	523.00	11,767.50	0.00	0.00	0.00	523.00	11,767.50	0.00
02.01.06	Valley Gutter Crossing	1.00	EA	3,950.00	3,950.00	1.00	3,950.00	0.00	0.00	0.00	1.00	3,950.00	0.00
02.01.07	Curb Transition	11.00	LF	30.50	335.50	11.00	335.50	0.00	0.00	0.00	11.00	335.50	0.00
02.01.08	4" Sidewalk	285.00	SY	58.00	16,530.00	285.00	16,530.00	0.00	0.00	0.00	285.00	16,530.00	0.00

Exhibit 1 to Resolution No. 2025-R-27

02.03.02	6" PVC Sleeve	30.00	LF	22.50	675.00	30.00	675.00	0.00	0.00	0.00	30.00	675.00	0.00
02.04.00	Water	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02.04.01	8" PVC Water Main	2,381.00	LF	42.00	100,002.00	2,381.00	100,002.00	0.00	0.00	0.00	2,381.00	100,002.00	0.00
02.04.02	4" PVC Water Main	433.00	LF	18.75	8,118.75	433.00	8,118.75	0.00	0.00	0.00	433.00	8,118.75	0.00
02.04.03	Pressure Test and Chlorination	1.00	LS	4,510.00	4,510.00	1.00	4,510.00	0.00	0.00	0.00	1.00	4,510.00	0.00
02.04.04	Water Distribution Sampling Point	3.00	EA	521.00	1,563.00	3.00	1,563.00	0.00	0.00	0.00	3.00	1,563.00	0.00
02.04.05	Joint Restraints	1.00	LS	8,690.00	8,690.00	1.00	8,690.00	0.00	0.00	0.00	1.00	8,690.00	0.00
02.04.06	8" Gate Valve and Box	9.00	EA	2,515.00	22,635.00	9.00	22,635.00	0.00	0.00	0.00	9.00	22,635.00	0.00

CONTINUATION SHEET

Page 7 of 14

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To: 11/30/2024

Architect's Project No.:

Invoice # : 52303F3-18

Contract : 52303- Wellen Park F3 Import

Item No.	Description of Work	Contract Qty	U/M	Unit Price	Contract Amt	Previous Qty Billed	Previous Amt Billed	Qty This Period	Amt This Period	Stored Materials	Qty to Date	Total Completed & Stored to Date	Remaining Balance
02.04.07	4" Gate Valve and Box	1.00	EA	1,520.00	1,520.00	1.00	1,520.00	0.00	0.00	0.00	1.00	1,520.00	0.00
02.04.08	Blowoff Assembly	1.00	EA	1,735.00	1,735.00	1.00	1,735.00	0.00	0.00	0.00	1.00	1,735.00	0.00
02.04.09	8" x 8" Tee	1.00	EA	675.00	675.00	1.00	675.00	0.00	0.00	0.00	1.00	675.00	0.00
02.04.10	4" x 4" Tee	1.00	EA	923.00	923.00	1.00	923.00	0.00	0.00	0.00	1.00	923.00	0.00
02.04.11	8" 45° Bend	2.00	EA	528.00	1,056.00	2.00	1,056.00	0.00	0.00	0.00	2.00	1,056.00	0.00
02.04.12	4" 45° Bend	8.00	EA	692.00	5,536.00	8.00	5,536.00	0.00	0.00	0.00	8.00	5,536.00	0.00
02.04.13	8" x 4" Reducer	1.00	EA	192.00	192.00	1.00	192.00	0.00	0.00	0.00	1.00	192.00	0.00
02.04.14	Fire Hydrant Assembly	7.00	EA	7,290.00	51,030.00	7.00	51,030.00	0.00	0.00	0.00	7.00	51,030.00	0.00
02.04.15	Single Service - Short	14.00	EA	655.00	9,170.00	14.00	9,170.00	0.00	0.00	0.00	14.00	9,170.00	0.00
02.04.16	Single Service - Long	5.00	EA	903.00	4,515.00	5.00	4,515.00	0.00	0.00	0.00	5.00	4,515.00	0.00
02.04.17	Double Service - Short	13.00	EA	975.00	12,675.00	13.00	12,675.00	0.00	0.00	0.00	13.00	12,675.00	0.00
02.04.18	Double Service - Long	18.00	EA	1,280.00	23,040.00	18.00	23,040.00	0.00	0.00	0.00	18.00	23,040.00	0.00
02.05.00	Sanitary	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02.05.01	8" PVC (8-10 FT)	869.00	LF	54.50	47,360.50	869.00	47,360.50	0.00	0.00	0.00	869.00	47,360.50	0.00
02.05.02	8" PVC (10-12 FT)	460.00	LF	56.00	25,760.00	460.00	25,760.00	0.00	0.00	0.00	460.00	25,760.00	0.00
02.05.03	8" PVC (12-14 FT)	185.00	LF	59.50	11,007.50	185.00	11,007.50	0.00	0.00	0.00	185.00	11,007.50	0.00
02.05.04	8" PVC (14-16 FT)	560.00	LF	62.00	34,720.00	560.00	34,720.00	0.00	0.00	0.00	560.00	34,720.00	0.00
02.05.05	8" PVC (16-18 FT)	394.00	LF	69.50	27,383.00	394.00	27,383.00	0.00	0.00	0.00	394.00	27,383.00	0.00
02.05.06	Dewatering or Stone Bedding (<18 FT)	2,468.00	LF	36.50	90,082.00	2,468.00	90,082.00	0.00	0.00	0.00	2,468.00	90,082.00	0.00
02.05.07	Sanitary Sewer Testing	2,468.00	LF	5.30	13,080.40	2,468.00	13,080.40	0.00	0.00	0.00	2,468.00	13,080.40	0.00
02.05.08	4" Sanitary Manhole (0-6 FT)	1.00	EA	8,535.00	8,535.00	1.00	8,535.00	0.00	0.00	0.00	1.00	8,535.00	0.00
02.05.09	4" Sanitary Manhole (6-8 FT)	1.00	EA	10,675.00	10,675.00	1.00	10,675.00	0.00	0.00	0.00	1.00	10,675.00	0.00
02.05.10	4" Sanitary Manhole (8-10 FT)	2.00	EA	12,270.00	24,540.00	2.00	24,540.00	0.00	0.00	0.00	2.00	24,540.00	0.00
02.05.11	4" Sanitary Manhole (10-12 FT)	2.00	EA	14,275.00	28,550.00	2.00	28,550.00	0.00	0.00	0.00	2.00	28,550.00	0.00
02.05.12	4" Sanitary Manhole (12-14 FT)	1.00	EA	19,025.00	17,095.00	1.00	17,095.00	0.00	0.00	0.00	1.00	17,095.00	0.00
02.05.13	4" Sanitary Manhole (14-16 FT)	3.00	EA	19,025.00	57,075.00	3.00	57,075.00	0.00	0.00	0.00	3.00	57,075.00	0.00
02.05.14	4" Sanitary Manhole (16-18 FT)	1.00	EA	20,855.00	20,855.00	1.00	20,855.00	0.00	0.00	0.00	1.00	20,855.00	0.00
02.05.15	Manhole Drop Connection (12-14 FT)	1.00	EA	19,405.00	19,405.00	1.00	19,405.00	0.00	0.00	0.00	1.00	19,405.00	0.00
02.05.16	Single Service	4.00	EA	1,805.00	7,220.00	4.00	7,220.00	0.00	0.00	0.00	4.00	7,220.00	0.00
02.05.17	Double Service	37.00	EA	2,775.00	102,675.00	37.00	102,675.00	0.00	0.00	0.00	37.00	102,675.00	0.00

03.03.00	WISC	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
03.03.01	2" PVC Sleeve	177.00	LF	7.60	1,345.20	177.00	1,345.20	0.00	0.00	0.00	177.00	1,345.20	0.00
03.04.00	Water	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
03.04.01	Connect to Existing 12" Main	1.00	EA	25,875.00	25,875.00	1.00	25,875.00	0.00	0.00	0.00	1.00	25,875.00	0.00
03.04.02	Chlorine Injection Point	1.00	EA	521.00	521.00	1.00	521.00	0.00	0.00	0.00	1.00	521.00	0.00
03.04.03	8" PVC Water Main	2,998.00	LF	42.00	125,916.00	2,998.00	125,916.00	0.00	0.00	0.00	2,998.00	125,916.00	0.00
03.04.04	4" PVC Water Main	960.00	LF	18.75	18,000.00	960.00	18,000.00	0.00	0.00	0.00	960.00	18,000.00	0.00
03.04.05	Pressure Test and Chlorination	1.00	LS	6,340.00	6,340.00	1.00	6,340.00	0.00	0.00	0.00	1.00	6,340.00	0.00
03.04.06	Water Distribution Sampling Point	7.00	EA	521.00	3,647.00	7.00	3,647.00	0.00	0.00	0.00	7.00	3,647.00	0.00
03.04.07	Joint Restraints	1.00	LS	8,295.00	8,295.00	1.00	8,295.00	0.00	0.00	0.00	1.00	8,295.00	0.00
03.04.08	8" Gate Valve and Box	14.00	EA	2,515.00	35,210.00	14.00	35,210.00	0.00	0.00	0.00	14.00	35,210.00	0.00
03.04.09	4" Gate Valve and Box	2.00	EA	1,520.00	3,040.00	2.00	3,040.00	0.00	0.00	0.00	2.00	3,040.00	0.00
03.04.10	8" x 8" Tee	3.00	EA	675.00	2,025.00	3.00	2,025.00	0.00	0.00	0.00	3.00	2,025.00	0.00
03.04.11	4" x 4" Tee	2.00	EA	643.00	1,286.00	2.00	1,286.00	0.00	0.00	0.00	2.00	1,286.00	0.00
03.04.12	8" 22-1/2" Bend	4.00	EA	524.00	2,096.00	4.00	2,096.00	0.00	0.00	0.00	4.00	2,096.00	0.00
03.04.13	4" 45° Bend	16.00	EA	505.00	8,080.00	16.00	8,080.00	0.00	0.00	0.00	16.00	8,080.00	0.00

Exhibit 1 to Resolution No. 2025-R-27

CONTINUATION SHEET

Page 10 of 14

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No.: 18

Application Date: 11/18/2024

To: 11/30/2024

Invoice #: 52303F3-18

Contract: 52303- Wellen Park F3 Import

Architect's Project No.:

Item No.	Description of Work	Contract Qty	U/M	Unit Price	Contract Amt	Previous Qty Billed	Previous Amt Billed	Qty This Period	Amt This Period	Stored Materials	Qty to Date	Total Completed & Stored to Date	Remaining Balance
03.04.14	8" x 4" Reducer	2.00	EA	531.00	1,062.00	2.00	1,062.00	0.00	0.00	0.00	2.00	1,062.00	0.00
03.04.15	Fire Hydrant Assembly	7.00	EA	7,290.00	51,030.00	7.00	51,030.00	0.00	0.00	0.00	7.00	51,030.00	0.00
03.04.16	Single Service - Short	11.00	EA	655.00	7,205.00	11.00	7,205.00	0.00	0.00	0.00	11.00	7,205.00	0.00
03.04.17	Single Service - Long	7.00	EA	903.00	6,321.00	7.00	6,321.00	0.00	0.00	0.00	7.00	6,321.00	0.00
03.04.18	Double Service - Short	17.00	EA	975.00	16,575.00	17.00	16,575.00	0.00	0.00	0.00	17.00	16,575.00	0.00
03.04.19	Double Service - Long	15.00	EA	1,280.00	19,200.00	15.00	19,200.00	0.00	0.00	0.00	15.00	19,200.00	0.00
03.05.00	Sanitary	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
03.05.01	8" PVC (0-6 FT)	592.00	LF	52.00	30,784.00	592.00	30,784.00	0.00	0.00	0.00	592.00	30,784.00	0.00
03.05.02	8" PVC (6-8 FT)	1,037.00	LF	53.75	55,738.75	1,037.00	55,738.75	0.00	0.00	0.00	1,037.00	55,738.75	0.00
03.05.03	8" PVC (8-10 FT)	712.00	LF	54.50	38,804.00	712.00	38,804.00	0.00	0.00	0.00	712.00	38,804.00	0.00
03.05.04	8" PVC (10-12 FT)	268.00	LF	56.00	15,008.00	268.00	15,008.00	0.00	0.00	0.00	268.00	15,008.00	0.00
03.05.05	8" PVC (12-14 FT)	364.00	LF	59.50	21,658.00	364.00	21,658.00	0.00	0.00	0.00	364.00	21,658.00	0.00
03.05.06	Dewatering or Stone Bedding (<18 FT)	2,973.00	LF	36.00	107,028.00	2,973.00	107,028.00	0.00	0.00	0.00	2,973.00	107,028.00	0.00
03.05.07	Sanitary Sewer Testing	2,973.00	LF	5.30	15,756.90	2,973.00	15,756.90	0.00	0.00	0.00	2,973.00	15,756.90	0.00
03.05.08	4" Sanitary Manhole (0-6 FT)	7.00	EA	8,535.00	59,745.00	7.00	59,745.00	0.00	0.00	0.00	7.00	59,745.00	0.00
03.05.09	4" Sanitary Manhole (6-8 FT)	5.00	EA	10,675.00	53,375.00	5.00	53,375.00	0.00	0.00	0.00	5.00	53,375.00	0.00
03.05.10	4" Sanitary Manhole (8-10 FT)	2.00	EA	12,270.00	24,540.00	2.00	24,540.00	0.00	0.00	0.00	2.00	24,540.00	0.00
03.05.11	Manhole Drop Connection (8-10 FT)	1.00	EA	14,325.00	14,325.00	1.00	14,325.00	0.00	0.00	0.00	1.00	14,325.00	0.00
03.05.12	Manhole Drop Connection (10-12 FT)	1.00	EA	17,090.00	17,090.00	1.00	17,090.00	0.00	0.00	0.00	1.00	17,090.00	0.00
03.05.13	Single Service	10.00	EA	1,805.00	18,050.00	10.00	18,050.00	0.00	0.00	0.00	10.00	18,050.00	0.00
03.05.14	Double Service	33.00	EA	2,775.00	91,575.00	33.00	91,575.00	0.00	0.00	0.00	33.00	91,575.00	0.00
05.00.00	Change Order #1A Deductions	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.00.01	Roadwork	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.00.02	Type F Curb	-87.00	LF	27.00	-2,349.00	-87.00	-2,349.00	0.00	0.00	0.00	-87.00	-2,349.00	0.00
05.00.03	Valley Gutter Crossing	-2.00	EA	5,200.00	-10,400.00	-2.00	-10,400.00	0.00	0.00	0.00	-2.00	-10,400.00	0.00
05.00.04	Type D Curb	-163.00	LF	22.50	-3,667.50	-163.00	-3,667.50	0.00	0.00	0.00	-163.00	-3,667.50	0.00
05.00.05	Type A Curb (Miami)	87.00	LF	24.00	2,088.00	87.00	2,088.00	0.00	0.00	0.00	87.00	2,088.00	0.00
05.00.06	1" SP-9.5	-495.00	SY	9.00	-4,455.00	-495.00	-4,455.00	0.00	0.00	0.00	-495.00	-4,455.00	0.00

05.02.01	Single Service Short	1.00	LS	-655.00	-655.00	1.00	-655.00	0.00	0.00	0.00	1.00	-655.00	0.00
05.02.02	Double Service Long	1.00	LS	-1,280.00	-1,280.00	1.00	-1,280.00	0.00	0.00	0.00	1.00	-1,280.00	0.00
05.03.00	Sanitary	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.03.01	Single Sanitary Service	1.00	LS	-1,805.00	-1,805.00	1.00	-1,805.00	0.00	0.00	0.00	1.00	-1,805.00	0.00
05.03.02	Double Service Long	1.00	LS	-2,775.00	-2,775.00	1.00	-2,775.00	0.00	0.00	0.00	1.00	-2,775.00	0.00
05.04.00	Change Order #2 (Site)	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.04.01	Phase 1A 10" Crushed Concrete Base	-1,409.00	SY	25.50	-35,929.50	-1,409.00	-35,929.50	0.00	0.00	0.00	-1,409.00	-35,929.50	0.00
05.04.02	Phase 1A 11" Road Base	1,409.00	SY	24.65	34,731.85	1,409.00	34,731.85	0.00	0.00	0.00	1,409.00	34,731.85	0.00
05.04.03	Phase 1A 6" Crushed Concrete	-4,200.00	SY	16.50	-69,300.00	-4,200.00	-69,300.00	0.00	0.00	0.00	-4,200.00	-69,300.00	0.00
05.04.04	Phase 1A 7" Road Base	4,200.00	SY	15.65	65,730.00	4,200.00	65,730.00	0.00	0.00	0.00	4,200.00	65,730.00	0.00
05.04.05	Phase 1B 6" Crushed Concrete	-6,968.00	SY	16.50	-114,972.00	-6,968.00	-114,972.00	0.00	0.00	0.00	-6,968.00	-114,972.00	0.00
05.04.06	Phase 1B 7" Road Base	6,968.00	SY	15.65	109,049.20	6,968.00	109,049.20	0.00	0.00	0.00	6,968.00	109,049.20	0.00
05.04.07	Phase 2 6" Crushed Concrete	-8,829.00	SY	16.50	-145,678.50	-8,829.00	-145,678.50	0.00	0.00	0.00	-8,829.00	-145,678.50	0.00
05.04.08	Phase 2 7" Road Base	8,829.00	SY	15.65	138,173.85	8,829.00	138,173.85	0.00	0.00	0.00	8,829.00	138,173.85	0.00
05.05.00	Change Order #3 (Site)	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.05.01	1" SP-9.5	86.00	SY	9.00	774.00	86.00	774.00	0.00	0.00	0.00	86.00	774.00	0.00
05.05.02	Phase 2 7" Road Base	86.00	SY	15.65	1,345.90	86.00	1,345.90	0.00	0.00	0.00	86.00	1,345.90	0.00
05.05.03	8" Stabilized Subgrade	86.00	SY	8.00	688.00	86.00	688.00	0.00	0.00	0.00	86.00	688.00	0.00
05.05.04	ADA Ramps	1.00	EA	1,225.00	1,225.00	1.00	1,225.00	0.00	0.00	0.00	1.00	1,225.00	0.00
05.05.05	Signage and Pavement Markings	1.00	LS	1,300.00	1,300.00	1.00	1,300.00	0.00	0.00	0.00	1.00	1,300.00	0.00
05.05.06	Type D Curb	104.00	LF	22.50	2,340.00	104.00	2,340.00	0.00	0.00	0.00	104.00	2,340.00	0.00

05.05.13	36" PS with Rip Rap	1.00	LF	3,965.00	3,965.00	1.00	3,965.00	0.00	0.00	0.00	1.00	3,965.00	0.00
05.05.14	4" PVC Watermain	60.00	LF	18.75	1,125.00	60.00	1,125.00	0.00	0.00	0.00	60.00	1,125.00	0.00
05.05.15	Joint Restraints	1.00	LS	130.00	130.00	1.00	130.00	0.00	0.00	0.00	1.00	130.00	0.00
05.05.16	4" Gate Valve and Box	1.00	EA	1,520.00	1,520.00	1.00	1,520.00	0.00	0.00	0.00	1.00	1,520.00	0.00
05.05.17	Blowoff Assembly	1.00	EA	1,735.00	1,735.00	1.00	1,735.00	0.00	0.00	0.00	1.00	1,735.00	0.00
05.05.18	8x8 tee	1.00	EA	675.00	675.00	1.00	675.00	0.00	0.00	0.00	1.00	675.00	0.00
05.05.19	8x4 reducer	1.00	EA	192.00	192.00	1.00	192.00	0.00	0.00	0.00	1.00	192.00	0.00
05.05.20	Single Water Service Long	1.00	EA	903.00	903.00	1.00	903.00	0.00	0.00	0.00	1.00	903.00	0.00
05.05.21	Single sewer Service	-1.00	EA	1,805.00	-1,805.00	-1.00	-1,805.00	0.00	0.00	0.00	-1.00	-1,805.00	0.00
05.05.22	Double Sewer Service	1.00	EA	2,775.00	2,775.00	1.00	2,775.00	0.00	0.00	0.00	1.00	2,775.00	0.00

CONTINUATION SHEET

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Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 18
Application Date : 11/18/2024
To: 11/30/2024
Architect's Project No.:

Invoice #: 52303F3-18

Contract: 52303- Wellen Park F3 Import

Item No.	Description of Work	Contract Qty	U/M	Unit Price	Contract Amt	Previous Qty Billed	Previous Amt Billed	Qty This Period	Amt This Period	Stored Materials	Qty to Date	Total Completed & Stored to Date	Remaining Balance
05.07.12	8" 45 Bend	5.00	EA	528.00	2,640.00	5.00	2,640.00	0.00	0.00	0.00	5.00	2,640.00	0.00
05.07.13	8" 90	1.00	EA	780.00	780.00	1.00	780.00	0.00	0.00	0.00	1.00	780.00	0.00
05.07.14	12 x 8 Reducer	1.00	EA	925.00	925.00	1.00	925.00	0.00	0.00	0.00	1.00	925.00	0.00
05.07.15	8" GV	1.00	EA	2,515.00	2,515.00	1.00	2,515.00	0.00	0.00	0.00	1.00	2,515.00	0.00
05.07.16	Blow Off Assembly	1.00	EA	1,735.00	1,735.00	1.00	1,735.00	0.00	0.00	0.00	1.00	1,735.00	0.00
05.07.17	Joint Restriants	1.00	LS	525.00	525.00	1.00	525.00	0.00	0.00	0.00	1.00	525.00	0.00
05.07.18	Pressure Test	1.00	LS	700.00	700.00	1.00	700.00	0.00	0.00	0.00	1.00	700.00	0.00
05.08.00	Change Order # 6 (Site)	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.08.01	Hydrant Relocation	1.00	LS	16,928.00	16,928.00	1.00	16,928.00	0.00	0.00	0.00	1.00	16,928.00	0.00
05.08.02	Valley Crossing	1.00	LS	5,200.00	5,200.00	1.00	5,200.00	0.00	0.00	0.00	1.00	5,200.00	0.00
05.09.18	2" PVC Sleeve	-58.00	LF	7.60	-440.80	-58.00	-440.80	0.00	0.00	0.00	-58.00	-440.80	0.00
05.09.19	6" PVC Sleeve	-30.00	LF	22.50	-675.00	-30.00	-675.00	0.00	0.00	0.00	-30.00	-675.00	0.00
05.09.20	2" PVC Sleeve	-177.00	LF	7.60	-1,345.20	-177.00	-1,345.20	0.00	0.00	0.00	-177.00	-1,345.20	0.00
05.09.21	8" Gate Valve and Box	-1.00	EA	2,515.00	-2,515.00	-1.00	-2,515.00	0.00	0.00	0.00	-1.00	-2,515.00	0.00

CONTINUATION SHEET

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05.09.22	Blowoff Assembly	-1.00	EA	1,735.00	-1,735.00	-1.00	-1,735.00	0.00	0.00	0.00	-1.00	-1,735.00	0.00
05.09.23	Temporary 8" Plug and Service Marker	-2.00	EA	1,135.00	-2,270.00	-2.00	-2,270.00	0.00	0.00	0.00	-2.00	-2,270.00	0.00
05.09.24	Temporary 8" Plug and Service Marker	-1.00	EA	1,135.00	-1,135.00	-1.00	-1,135.00	0.00	0.00	0.00	-1.00	-1,135.00	0.00
05.10.00	Change Order #10	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.10.01	Phase 1B Re Seed and Mulch Credits	1.00	LS	-2,793.00	-2,793.00	1.00	-2,793.00	0.00	0.00	0.00	1.00	-2,793.00	0.00
05.10.02	Phase 2 Re Seed and Mulch Credits	1.00	LS	-3,344.25	-3,344.25	1.00	-3,344.25	0.00	0.00	0.00	1.00	-3,344.25	0.00
05.11.00	Change Order #11	1.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05.11.01	Sidewalk Credit	1.00	LS	-15,790.00	-15,790.00	0.00	0.00	1.00	-15,790.00	0.00	1.00	-15,790.00	0.00
Grand Totals					8,020,408.87	8,036,198.87			-15,790.00	0.00		8,020,408.87	0.00

EXHIBIT B

LEGAL DESCRIPTION

Tracts A-1 and B-10A and all “Drainage and Access Easements” as shown on that certain plat of Sunstone Village F3 recorded at Plat Book 58, Pages 208-230 in the Official Records of Sarasota County.

Sunstone Phase 3 Sewer and Water Values for Bill of Sale

On Site Sanitary

8" PVC Sanitary Sewer (0/6')	1088 LF	\$47.00	\$51,136.00
8" PVC Sanitary Sewer (6/8')	818 LF	\$68.00	\$55,624.00
Phase 3 Double Sewer Service	43 EACH	\$2,700.00	\$116,100.00
Phase 3 Single Sewer Service	7 EACH	\$2,050.00	\$14,350.00
Sanitary Sewer Manholes (0/6')	10 EACH	\$8,830.00	\$88,300.00
Sanitary Sewer Manholes (6/8')	3 EACH	\$11,045.00	\$33,135.00
Sanitary Sewer Manholes (10/12') Drop	1 EACH	\$16,995.00	\$16,995.00

Sanitary Total **\$375,640.00**

On Site Water

4" PVC Watermain	1120 LF	\$24.00	\$26,880.00
8" PVC Watermain	3260 LF	\$52.50	\$171,150.00
Watermain Fittings 4" 45 Bend	3 EACH	\$1,285.00	\$3,855.00
Watermain Fittings 4"x4" TEE	1 EACH	\$1,220.00	\$1,220.00
Watermain Fittings 4" Sleeve	1 EACH	\$486.00	\$486.00
Watermain Fittings 8" 22.5 Bend	1 EACH	\$679.00	\$679.00
Watermain Fittings 8" Sleeve	3 EACH	\$735.00	\$2,205.00
Watermain Fittings 8"x4" Reducer	3 EACH	\$574.00	\$1,722.00
Watermain Fittings 8"x8" Tee	2 EACH	\$843.00	\$1,686.00
Watermain Blow Off Assembly, 02"	2 EACH	\$2,000.00	\$4,000.00
Double Water Service, 1"	50 EACH	\$1,180.00	\$59,000.00
Single Water Service, 1"	40 EACH	\$898.00	\$35,920.00
4" Gate Valve (Water Main)	9 EACH	\$1,770.00	\$15,930.00
8" Gate Valve (Water Main)	13 EACH	\$2,820.00	\$36,660.00
Fire Hydrant Assembly	9 EACH	\$8,025.00	\$72,225.00

Water Total **\$433,618.00**



Patrick Smith 08-25-24