



CONSULTING. ENGINEERING. CONSTRUCTION.

March 25, 2026

Mr. Michael Jones
Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, FL 33948

**Subject: Starling Phase 1
Bond Reduction Request #1**

To Whom it May Concern:

Please accept this letter as a formal request to reduce the originally submitted bond for Starling Phase 1.

Original Bond No. LICX1981026:

- Total Infrastructure Cost = \$14,644,121.41
- 10% = \$1,464,412.14
- Original Bond Amount= \$16,108,533.55

Bond Reduction #1:

- Remaining Infrastructure Cost = \$4,939,038.38
- 10% (Of Remaining Infrastructure Cost) = \$493,903.84
- 20% (Of Remaining Infrastructure Cost for CMA) = \$987,807.68
- Reduced Bond Amount #1 = \$6,420,749.89

We have included the following items for staff review and approval:

- 1.) One (1) electronic copy of the Cover Letter;
- 2.) One (1) electronic copy of the Letter of Substantial Completion;
- 3.) One (1) electronic copy of the Draft CMA Agreement Template;
- 4.) One (1) check in the amount of \$200 for the CMA Fee;
- 5.) One (1) electronic copy of the Engineer/Applicant and Developer Contact Information;
- 6.) One (1) electronically signed and sealed copy of the Phase 1A, 1B, 1D and 1E Site and Utility Record Drawings;
- 7.) One (1) electronic copy of Applicable State, Federal, and Local Permits; and
- 8.) One (1) electronically signed and sealed copy of the Bond Reduction EOPC.

If you have questions or require additional information, please contact me at (239) 405-7777 or nwalters@atwell.com.

Sincerely,

ATWELL, LLC


Nick Walters, P.E.
Senior Project Manager

cc: Taylor Morrison of Florida, Inc.