

**RESOLUTION 2015-11**

**A RESOLUTION OF THE NORTH SPRINGS  
IMPROVEMENT DISTRICT LEVYING ASSESSMENTS  
FOR PAYMENT OF DEBT SERVICE AND  
MAINTENANCE COSTS FOR THE PERIOD OCTOBER 1,  
2015 THROUGH SEPTEMBER 30, 2016**

**WHEREAS**, construction of certain improvements within the North Springs Improvement District (the “District”) have been completed and said improvements will be operating, and costs of operation, repairs, and maintenance will be incurred by the District; and

**WHEREAS**, the District Board of Supervisors (the “Board”) finds and has determined that costs for operation, repairs, and maintenance of the water management system, Heron Bay Commons Recreational Facilities, Parkland Isles and Heron Bay Mitigation during the Fiscal Year 2016, beginning October 1, 2015 detailed in exhibit “A”; and

**WHEREAS**, the District has previously levied assessments for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; and

**WHEREAS**, the District has previously levied assessments for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; and

**WHEREAS**, the District has previously levied assessments for debt service, which the District desires to collect directly authorized by Chapter 170, Florida Statutes; and

**WHEREAS**, the Board finds and has determined that during the Fiscal Year 2016, beginning October 1, 2015, the District will be required to pay for its debt service detailed in Exhibit “A”; and

**WHEREAS**, the District Board finds that the cost of administration of the various debt service funds provide special and peculiar benefit to certain property within the District; and

**WHEREAS**, the District Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonable apportioned in proportion to the benefits received; and

**WHEREAS**, the District Board finds that there are provided in Exhibit “A” attached and made a part hereof, assessable units which are responsible for the aforesaid cost of operation, repairs and maintenance, and debt service, as indicted;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE NORTH SPRINGS IMPROVEMENT DISTRICT, THAT:**

**Section 1. Recitals.** The recitals above are true and correct and are hereby made a part of this Resolution.

**Section 2. Operation and Maintenance Assessments.**

A total General Fund maintenance special assessment will be and the same is hereby levied upon the lands within the District and that each acre of land therein shall pay its proportionate share of the assessments so levied as identified in Exhibit A attached:

A total Heron Bay Commons Recreation facilities maintenance assessment will be and the same is hereby levied upon the lands within the District and that each unit therein shall pay its proportionate share of the assessment so levied as identified in Exhibit A.

A total Parkland Isles Special Assessment for the payment of the maintenance of the Parkland Isles facilities will be and the same is hereby levied upon the lands within the District and that each unit therein shall pay its proportionate share of the assessment so levied as identified in Exhibit A.

A total Heron Bay Mitigation maintenance will be and the same is hereby levied upon the lands within the District and that each unit therein shall pay its proportionate share of the assessment so levied as identified in Exhibit A.

**Section 3. Debt Service Assessments.**

A debt service assessment will be hereby levied upon all the lands within the District and that each acre of land within the District shall pay its proportionate share of the assessment so levied, as identified in Exhibit "A"

That all other assessments reference herein shall be in accordance with Exhibit A attached.

**Section 4.** That each tract or parcel of land less than one acre in area shall be assessed as a full acre and each tract or parcel of land more than one acre, which contains a fraction of an acre, shall be assessed at the nearest whole number of acres, a fraction of one-half or more to be assessed as a full acre, and assessments shall be collected accordingly.

**Section 5.** That the maintenance assessment levy and the debt service assessment levy and the lists of lands included in the District are hereby certified to the Broward County Property Appraiser and said assessments shall be extended by the Broward County Property Appraiser on the Broward County tax roll and shall be collected by the Broward County Tax Collector in the same manner and time as the Broward County taxes. The proceeds therefrom shall be paid to the District.

**Section 6.** The District Manager shall keep apprised of all updates made by the Broward County Property Appraiser to the Broward County property roll after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida Law, the Broward County property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

**Section 7.** The District Manager shall transmit a copy of this Resolution to the proper public officials so that its purpose and effect may be carried out in accordance with the law.

**Section 8.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the North Springs Improvement District, this 14<sup>th</sup> day of September, 2015.

  
\_\_\_\_\_  
Vincent Moretti  
Secretary

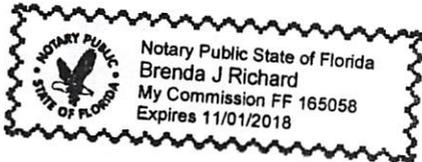
  
\_\_\_\_\_  
David Gray  
President

STATE OF FLORIDA            }  
  }ss.:  
COUNTY OF BROWARD        }

BEFORE ME, personally appeared David Gray and Vincent Moretti, to me well known and known to me to be the individuals described in and who executed the foregoing Resolution as President and Secretary respectively of the North Springs Improvement District and acknowledged to and before me that they executed such instrument and the seal affixed is the corporate seal of said North Springs Improvement District and that it was affixed to said instrument by due and regulatory corporate authority.

WITNESS my hand and official seal in the county and State last aforesaid, this 14<sup>th</sup> day of September, 2015.

  
\_\_\_\_\_  
Notary Public



## Exhibit "A"

### North Springs Improvement District Assessment Summary - Fiscal Year 2016

Description	Net Assessment	(7%) Collections	Gross Assessment	Units	Gross Per Unit
<b>Operations and Maintenance</b>					
General Fund - Administrative	\$445,361	\$33,522	\$478,883	16,173	\$30
General Fund - Maintenance	\$1,853,935	\$139,544	\$1,993,479	15,117	\$132
<b>Total</b>	<b>\$2,299,296</b>	<b>\$173,065</b>	<b>\$2,472,361</b>		<b>\$161</b>
Heron Bay Mitigation	\$207,250	\$15,599	\$222,849	3,274	\$68
Heron Bay Commons	\$932,487	\$70,187	\$1,002,674	3,025	\$331
Parkland Isles	\$310,500	\$23,371	\$333,871	606	\$551
<b>Total Operations and Maintenance</b>	<b>\$3,749,533</b>	<b>\$282,223</b>	<b>\$4,031,756</b>		
<b>Debt Service Assessment</b>					
Heron Bay North - Phase 1	\$158,100	\$11,900	\$170,000	425	\$400
Heron Bay North - Phase 2	\$215,760	\$16,240	\$232,000	232	\$1,000
Heron Bay North - Phase 2	\$179,490	\$13,510	\$193,000	106	\$1,821
<b>Subtotal</b>	<b>\$553,350</b>	<b>\$41,650</b>	<b>\$595,000</b>		
Unit 3 (205) Supplement No. 2	\$743,680	\$55,976	\$799,656	2,860	\$280
Unit 5 (206) Supplement No. 3	\$505,408	\$38,041	\$543,450	1,352	\$402
Parkland Golf & Country Club	\$1,729,601	\$130,185	\$1,859,786	820	Various
Parkland G&CC - Area A	\$392,637	\$29,553	\$422,190	574	Various
Parkland Isles	\$79,096	\$5,953	\$85,049	235	\$362
	\$56,062	\$4,220	\$60,282	212	\$284
	\$61,161	\$4,603	\$65,764	159	\$414
<b>Subtotal</b>	<b>\$196,318</b>	<b>\$14,777</b>	<b>\$211,095</b>		
Heron Bay Commons	\$502,117	\$37,794	\$539,911	3,022	\$179
Assessment Area A	\$552,965	\$41,621	\$594,586	756	\$786
Unit Area A	\$505,050	\$38,015	\$543,065	756	\$718
Assessment Area B	\$420,967	\$31,686	\$452,653	589	\$769
Unit Area B	\$398,163	\$29,969	\$428,132	589	\$727
<b>Total Debt Assessments</b>	<b>\$6,500,256</b>	<b>\$489,267</b>	<b>\$6,989,523</b>		
<b>Total Assessments - Tax Roll</b>	<b>\$10,249,789</b>	<b>\$771,490</b>	<b>\$11,021,279</b>		