

RESOLUTION 2025-10

A RESOLUTION OF THE NORTH SPRINGS IMPROVEMENT DISTRICT LEVYING ASSESSMENTS FOR PAYMENT OF DEBT SERVICE AND MAINTENANCE COSTS FOR THE PERIOD OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

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, Parkland Isles and Heron Bay Mitigation during the Fiscal Year 2026, beginning October 1, 2025, as 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 Board finds and has determined that during the Fiscal Year 2026, beginning October 1, 2025, 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 indicated;

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) 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 and set forth in Exhibit "A" attached.

- b) A total Parkland Isles maintenance 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 subjected to such assessments pursuant to prior resolutions and that each unit therein shall pay its proportionate share of the assessment so levied as identified and set forth in Exhibit "A".
- c) A total Heron Bay Mitigation maintenance special assessment will be, and the same is hereby, levied upon the lands within the District subjected to such assessments pursuant to prior resolutions and that each unit therein shall pay its proportionate share of the assessment so levied as identified and set forth in Exhibit "A".

Section 3. Debt Service Assessments. A debt service assessment will be, and the same is, hereby levied upon all the lands within the District and that each acre of land within the District subjected to such assessments pursuant to prior resolutions shall pay its proportionate share of the assessment so levied, as identified and set forth 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. 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 12th day of September 2025.



Vince Moretti
Assistant Secretary

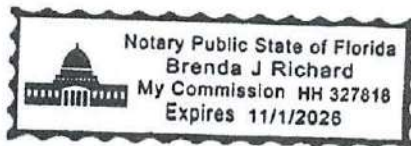


Anthony Avello
Secretary

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

BEFORE ME, personally appeared by means of ☒ physical presence or ☐ online notarization, Anthony Avello and Vince Moretti, to me well known and known to me to be the individuals described in and who executed the foregoing Resolution as Secretary and Assistant 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 authority.

WITNESS my hand and official seal in the county and state last aforesaid, this 12th day of September 2025.





Florida Notary Public

Brenda J Richard
Commission: HH 327818
Expires: 11/01/2026

Exhibit A

Description	Assessment Net	(7%) Collections	Assessment Gross	Units	Per Unit Gross
<u>Operations and Maintenance</u>					
General Fund - Administrative	\$889,915	\$66,983	\$956,897	17,161	\$55.76
General Fund - Maintenance	\$2,681,675	\$201,847	\$2,883,522	16,934	\$170.28
Total General Fund	\$3,571,590	\$268,829	\$3,840,419		\$226.04
 Heron Bay Mitigation	 \$207,261	 \$15,600	 \$222,861	 3,050	 \$73.07
Parkland Isles	\$366,857	\$27,613	\$394,470	606	\$650.94
Total Operations and Maintenance	\$4,145,708	\$312,043	\$4,457,750		
<u>Debt Service Assessment</u>					
Heron Bay North - Phase 1	\$142,362	\$10,715	\$153,077	425	\$360.18
Heron Bay North - Phase 2	\$283,051	\$21,305	\$304,356	338	\$900.46
Subtotal	\$425,413	\$32,020	\$457,433		
 Unit 5 (206) Supplement No. 3	 \$530,179	 \$39,906	 \$570,085	 1,334	 \$427.35
Parkland Golf & Country Club	\$1,701,097	\$128,035	\$1,829,072	1,394	Various
Subtotal	\$2,231,216	\$167,941	\$2,399,156		
Assessment Area A (Mira Lago - Series 2014)	\$548,577	\$41,291	\$589,868	750	\$786.49
Unit Area A (Mira Lago - Series 2014)	\$505,724	\$38,065	\$543,789	750	\$725.05
Assessment Area B (Watercess - Series 2014)	\$420,252	\$31,632	\$451,884	588	\$768.51
Unit Area B (Watercess - Series 2014)	\$398,163	\$29,969	\$428,132	589	\$726.88
Assessment Area C (Mira Lago West- Series 2017)	\$472,552	\$50,622	\$523,174	596	\$1,213.38
Unit Area C (Mira Lago West- Series 2017)	\$435,503	\$32,780	\$468,283	596	\$785.71
Parkland Bay - Special Assessment	\$545,702	\$41,074	\$586,776	552	\$1,063.00
Parkland Bay - Water Management	\$403,255	\$30,353	\$433,608	552	\$785.52
Pump Station #3	\$246,950	\$18,588	\$265,538	1,755	\$151.30
Heron Bay Water Management Project	\$1,542,827	\$116,127	\$1,658,954	17,161	\$96.67
Subtotal rounding	\$5,719,505	\$430,500	\$6,150,005		
Total Debt Assessments	\$8,376,134	\$630,462	\$9,006,595		
Total Assessments - Tax Roll	\$12,521,841	\$942,504	\$13,464,345		