NORTH SPRINGS IMPROVEMENT DISTRICT

MEETING OF THE BOARD OF SUPERVISORS

September 12, 2025

North Springs Improvement District

9700 NW 52 Street Coral Springs, FL 33076
Phone (954) 752-0400 Fax (954) 755-7317

September 05, 2025

Board of Supervisors
North Springs Improvement District

Dear Board of Supervisors:

A meeting of the Board of Supervisors of North Springs Improvement District will be held on **Friday, September 12, 2025**, **at 4:00 P.M.** at 9700 NW 52nd Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of August 06, 2025, Meeting Minutes
3. Audience Comments and Supervisors' Requests on Non-Agenda Items
4. Public Hearing to Adopt the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2026
   I. Resolution **2025-09**, Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2026
   II. Resolution **2025-10**, Levying Assessments for Payment of Debt Service and Maintenance Costs for Fiscal Year 2026
5. Public Hearing to Adopt the Proposed Water and Sewer Budget for Fiscal Year 2026
   I. Resolution **2025-11**, Adopting the Proposed Water and Sewer Budget for Fiscal Year 2026
6. Public Hearing to Amend Permit and Plan Review Fees and Updating the Permit Criteria Manual
   I. Resolution **2025-12**, Amending Certain Rates, Fees and Charges Relating to Permit Review and Issuance
7. Staff Reports
   A. Manager
   B. Attorney
   C. Engineer
      I. Ratify Proposal from D & D Welding & Machine Stop for Rehabilitation of Well No. Ten (10) for a Lump Sum in the amount of $65,000
8. Approval of Financials and Check Registers
9. Adjournment

SECOND
ORDER OF BUSINESS

August 06, 2025, Meeting Minutes

MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **August 6, 2025** at 4:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Grace Solomon	President
Anthony Avello	Secretary
Vince Moretti	Assistant Secretary

Also present were:

Rod Colon	District Manager
Brian Sherman	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Katherine Castro	NSID
Nena Offenther	NSID
Donna Holiday	GMS-South Florida, LLC via Zoom
Julio Tejeda	SFWMD
Brent McAhren	Resident
Sergeant Mears	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the August 6, 2025 regular Board of Supervisor's meeting of the North Springs Improvement District.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Colon called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Approval of the Minutes of the July 9, 2025 Meeting**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the minutes of the July 9, 2025 meeting were approved as presented.

THIRD ORDER OF BUSINESS **Audience Comments on Non-Agenda Items and Supervisor's Requests**

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Public Hearing to Amend Rate Schedule Relating to Water and Sewer Rates, Fees and Charges**

1. **Resolution 2025-06 Amending the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges Providing for Severability and Providing for an Effective Date**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearing was opened.

Mr. Colon stated this public hearing is to amend the sewer rates. The district is part of the Large User Agreement with Broward County to treat our wastewater. Due to the rate increase by the county, staff is proposing an increase of 22¢ per thousand gallons, the current rate is $3.36 per thousand gallons and staff is proposing an increase to $3.58 per thousand gallons.

There being no comments or questions from the public, the board took the following action.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearing was closed.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor Resolution 2025-06 Amending the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges Providing for Severability and Providing for an Effective Date, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing to Amend Rate Schedule Relating to Water and Sewer Rates, Fees and Charges**

1. Resolution 2025-07 Amending the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges Providing for Severability and Providing an Effective Date

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearing was opened.

Mr. Colon stated this is to increase the lien search fee that hasn't been increased in over 15 years. Staff is recommending an increase from $25 to $50 to process lien searches and an additional $25 if the request is expedited.

There being no comments or questions from the public, the board took the following action.

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the public hearing was closed.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor Resolution 2025-07 Amending the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges Providing for Severability and Providing an Effective Date, was approved.

SIXTH ORDER OF BUSINESS **Resolution 2025-08 Approving the Proposed Water and Sewer Budget for Fiscal Year 2026 and Setting the Public Hearing**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2025-08 setting the public hearing for September 12, 2025, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Manager

i. Florida Auditor General Operational Audit Prior Audit Follow Up Report No. 2026-004

Mr. Colon stated this is the Florida Auditor General operational audit follow-up and basically, we corrected all seven findings in the previous report.

ii. Consideration of North Springs Preserve Rules and Regulations

This item tabled.

iii. Approval of Meeting Schedule for Fiscal Year 2026

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the Fiscal Year 2026 Meeting Schedule was approved.

B. Attorney

There being no comments, the next item followed.

C. Engineer

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Approval of Financials and Check Register

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the check register was approved.

Ms. Solomon asked can we put something on the utility bills explaining that it is a pass through from the county?

Mr. Colon stated the bills are very small, but we can put it on the website.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the meeting adjourned at 4:11 p.m.

Anthony Avello Secretary	Grace Solomon President

THIRD
ORDER OF BUSINESS

Audience Comments and Supervisors' Requests on Non-Agenda Items

FOURTH
ORDER OF BUSINESS

Public Hearing to Adopt the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Services Budgets for Fiscal Year 2026

I. Resolution 2025-09, Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation, and Debt Services Budgets for Fiscal Year 2026

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT ADOPTING THE GENERAL FUND, PARKLAND ISLES, HERON BAY MITIGATION, AND DEBT SERVICE BUDGETS FOR FISCAL YEAR 2026

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's Proposed Fiscal Year 2026 General Fund, Parkland Isles, Heron Bay Mitigation, and Debt Service Budgets for the North Springs Improvement District, copies of said budgets being attached hereto as Composite Exhibit A (the "Budgets"); and

WHEREAS, a public hearing has been held this 12th day of September, 2025, at which hearing members of the general public were afforded the opportunity to speak prior to the final adoption of the Budgets.

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 hereby made a part of this Resolution

Section 2. **Budgets Adopted.** The General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets (the "Budgets") attached hereto as composite Exhibit 'A" are hereby adopted as the General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets of the District for Fiscal Year 2026

Section 3. Exhibits. A verified copy of said General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets shall be attached as Composite Exhibit A to this Resolution in the District's "Official Record of Proceedings."

Section 4. Effective Date. 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.

NORTH SPRINGS IMPROVEMENT DISTRICT

_____
Grace Solomon, President

ATTEST:

_____
Anthony Avello, Secretary

EXHIBIT 'A'

FY2026 PROPOSED BUDGET

GENERAL FUND
PARKLAND ISLES
HERON BAY MITIGATION
DEBT SERVICE

GOVERNING BOARD OF SUPERVISORS

GRACE SOLOMON, PRESIDENT
ANTHONY AVELLO, SECRETARY
VINCENT MORETTI, ASSISTANT SECRETARY

PREPARED BY:

ROD COLON, DISTRICT MANAGER
MARYAM OMIDI, CHIEF FINANCIAL OFFICER

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EXECUTIVE MEMORANDUM

To: **Governing Board of Supervisors**
From: **Rod Colon, District Manager**
Date: **April 23, 2025**
Re: **Proposed Operating Budget for FY2026**

Dear Governing Board of Supervisors:

In accordance with Chapter 2005-341 of the Laws of Florida, we present the proposed operating and debt service budgets for the North Springs Improvement District for Fiscal Year (FY) 2026.

Based on the latest financial data and the rise in fixed expenses, such as electricity, chemicals, parts, and other essential items, and after reviewing staff recommendations, the District has prepared a proposed budget. This budget includes the General Fund, Parkland Isles, Heron Bay Mitigation, and Debt Service.

The proposed budget is balanced, aligning revenues with expenditures while strategically advancing various District initiatives and enhancement projects. By adhering to established financial best practices, this budget effectively meets immediate operational needs and addresses the District's long-term developmental and infrastructural requirements, including:

- Capital reserves designated for capital expenditures, infrastructure improvements, and necessary replacements.
- The construction, operation, and maintenance of flood protection systems within the District.
- Ensure the maintenance and restoration of environmental and wetland areas.
- Attract, recruit, and retain high-performing staff members.
- Allocate reserves for potential operational contingencies.
- Generate interest revenue to help offset operational expenses.

We are pleased to present this proposed budget for your review on behalf of the District staff.

GENERAL FUND
PROPOSED BUDGET FY2026
REVENUES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Assessments-On Roll	3,033,210	2,945,396	87,814	3,033,210	3,571,588
Permits, Fees, & Licenses	5,000	30,882	-	30,882	10,000
Interest Income-Investments	170,000	111,526	72,000	183,526	120,000
Interest-Tax Collections	-	8,349	-	8,349	-
Unrealized Gain (Loss)	-	30,000	-	30,000	-
Miscellaneous Revenues	11,000	5,450	5,550	11,000	11,000
Transfer In		1,142,961	3,983,423	5,126,384	-
Carry Over Fund Balance From Previous Yr	-	-	1,035,041	1,035,041	-
Total Revenue	**3,219,210**	**4,274,565**	**5,183,827**	**9,458,393**	**3,712,588**

GENERAL FUND
PROPOSED BUDGET FY2026
PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Payroll-Board of Supervisors	8,640	-	8,640	8,640	8,640
Payroll-Salaried	110,000	56,965	70,000	126,965	190,000
Payroll- Vehicle Benefit	250	76	100	176	250
Payroll-Special Pay	1,500	-	1,500	1,500	2,000
Employement Ads	10,000	-	10,000	10,000	10,000
FICA Expense	10,000	3,634	6,000	9,634	14,000
Pension Expense	40,000	17,961	22,000	39,961	50,000
Health & Life Insurance	160,000	76,549	83,000	159,549	225,000
Workers Comp Insurance	10,000	3,080	6,500	9,580	10,000
Unemployment Taxes	1,000	-	1,000	1,000	1,000
Professional Development	10,000	4,359	5,500	9,859	10,000
Prof Serv-Engineering	10,000	-	10,000	10,000	10,000
Arbitrage	3,000	-	3,000	3,000	3,000
Dissimination	4,000	-	4,000	4,000	4,000
Trustee Fees	18,000	-	18,000	18,000	18,000
Prof Serv-Legal Services	150,000	117,823	40,000	157,823	200,000
Professional Services Surveying	10,000	-	10,000	10,000	10,000
Prof Serv-Legislative Expense	40,000	21,875	25,000	46,875	50,000
Actuarial Pension Cost of Benefits	5,000	2,250	-	2,250	5,000
Prof Serv-Mgt Consulting Serv	14,000	6,600	6,600	13,200	14,000
Prof Serv-Info Technology	5,000	4	4,500	4,504	5,000
Prof Serv-Special Assessment	25,000	25,000	-	25,000	25,000
Annual Audit	20,000	14,183	5,000	19,183	20,000
Communication-Telephone	5,000	1,178	2,000	3,178	5,000
Postage And Freight	1,000	10	950	960	1,000
Printing And Binding	1,000	0	1,000	1,000	1,000
Document Recording Services	1,500	-	1,500	1,500	1,500
Legal Advertising	1,000	164	800	964	1,000
Office Supplies	2,500	222	2,200	2,422	2,500
Special Events	15,000	2,160	12,800	14,960	15,000
Dues, Licenses, Subscriptions	10,000	2,175	7,800	9,975	10,000
Annual District Filing Fee	-	175	-	175	200
Misc-Contingency	3,000	225	2,700	2,925	3,000
Total Personnel & Administration Expenditures	**705,390**	**356,667**	**372,090**	**728,757**	**925,090**

GENERAL FUND
PROPOSED BUDGET FY2026
FIELD EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Unemployment Taxes	5,000	-	5,000	5,000	5,000
Payroll-Salaried	600,000	252,997	318,000	570,997	670,000
Payroll - Special Pay	5,500	-	5,500	5,500	6,000
FICA Expense	45,000	18,769	26,000	44,769	51,000
Pension Expense	80,000	42,595	48,000	90,595	100,000
Health & Life Insurance	260,000	123,965	136,000	259,965	304,000
Worker'S Comp Insurance	35,000	10,750	24,000	34,750	40,000
Contracts-Water Quality	8,000	1,521	6,450	7,971	8,000
Contracts-Landscape	110,000	24,333	85,000	109,333	110,000
Communication-Telephone	5,000	1,182	3,500	4,682	5,000
Electric	20,000	4,631	15,000	19,631	20,000
Electric - Heron Bay Preserve	-	877	4,000	4,877	10,000
Water/Sewer	1,500	645	645	1,290	1,500
Rental/Lease - Vehicle/Equip	-	1,482	1,482	2,963	3,000
Insurance - General Liability	60,000	53,670	-	53,670	60,000
R&M-General	20,000	2,620	17,000	19,620	20,000
R&M-Vehicles	12,000	2,747	9,200	11,947	12,000
R&M-Trees & Trimming	10,000	-	10,000	10,000	10,000
R&M-Culvert Cleaning	50,000	4,500	45,500	50,000	50,000
R&M-Pump Station	50,000	6,177	42,000	48,177	50,000
R&M-Road Maintenance	15,000	-	15,000	15,000	15,000
Op Supplies - General	12,000	5,024	6,000	11,024	12,000
Security	-	180	-	180	5,000
Op Supplies - Aquatic Treatment	175,000	-	175,000	175,000	185,000
Op Supplies-Uniforms	10,000	5,045	4,500	9,545	10,000
Op Supplies-Fuel, Oil	80,000	24,387	55,000	79,387	70,000
Misc-Licenses & Permits	10,000	103	9,500	9,603	10,000
Misc-Hurricane Expense	40,000	-	40,000	40,000	40,000
Misc-Contingency	1,000	841	-	841	1,000
North Springs Preserve Landscaping/Maint	300,000	125,619	130,000	255,619	300,000
Total Field Expenditures	**2,020,000**	**714,661**	**1,237,277**	**1,951,938**	**2,183,500**

GENERAL FUND
PROPOSED BUDGET FY2026
CAPITAL RESERVES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
North Springs Preserve Projects	-	1,142,961	3,983,423	5,126,384	-
CIP-TO 0425-1 P.S. #1 Improvements (VLC)			1,100,000	1,100,000	-
Capital Outlay	493,820	537,933	13,381	551,314	603,999
Total Reserves Expenditures	**493,820**	**1,680,894**	**5,096,804**	**6,777,698**	**603,999**
Total Expenditures	**3,219,210**	**2,752,223**	**6,706,170**	**9,458,393**	**3,712,589**
Excess of Revenues Over (Under) Expenditures	**-**	**1,522,343**	**(1,522,343)**	**(0)**	**(0)**

NET ASSESSMENT LEVY		$3,571,588
ADD, DISCOUNTS/COLLECTIONS AT 7% Administrative		$58,442
ADD, DISCOUNTS/COLLECTIONS AT 7% Maintenance	$	210,387
TOTAL ASSESSMENT LEVY	**$**	**3,840,418**

	FY 2025		FY 2026	
	$ Per Unit	Totals	$ Per Unit	Totals
General Fund-001 Total Assessment Levy		$ 3,298,514		$ 3,840,418
Total Assessable Units:				
A	17,161	$ 834,883	17,161	$ 834,883
B	16,935	$ 2,463,631	16,935	$ 3,005,535
Assessment per Unit:				
A	48.65		48.65	
B	145.48		177.48	

GENERAL FUND PROPOSED BUDGET

NARRATIVES

REVENUES

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all taxable property within the North Springs Improvement District to pay for operating and maintenance expenditures during the fiscal year. This amount is net of discounts for early payments.

Permit Review Fees

Permit review fees are based on the prior year's revenues.

Interest-Tax Collections

The District has surplus funds invested, which receive interest through the State Board of Administration of Florida. This revenue helps offset operational expenses and lowers the Non-Ad Valorem tax base for the residents.

Miscellaneous Revenue

The District receives a reimbursement of $10,000 annually from the Parkland Isles fund. This reimbursement is for the field management services performed by District staff, including but not limited to acting as liaison to the homeowner association, overseeing contractors, and ensuring compliance. It also includes interest and other miscellaneous revenue.

EXPENDITURES

PERSONNEL & ADMINISTRATION

Payroll Board of Supervisors Salaries

Chapter 2007-285 of the Laws of Florida allows for a member of the Board of Supervisors to be compensated $400 per meeting of the Board of Supervisors, not to exceed $4,800 per year.

Payroll Salaried

This includes payroll, workers' compensation, FUTA/SUTA taxes, and payroll charges for administrative personnel based on the current rate, plus an increase. Each employee is evaluated annually to determine their actual increase.

FICA Expense

FICA tax is mandated by law and is calculated based on the current salary rate. This line item represents the payroll taxes for the administrative personnel.

Pension Expense

The District contributes to each employee's annual salary into the Florida Retirement System as part of the District's pension plan.

Health & Life Insurance

The District offers the employees health, life, dental, and disability insurance as part of their benefits package plan.

Workers' Compensation

This line item represents the payments for work-related injuries or disabilities that must be made to employees by law.

Unemployment Compensation

This line item represents the expense to eligible unemployed workers.

Professional Services – Engineering

This line represents expenses related to engineering consultants to provide engineering services unrelated to capital improvement projects.

Professional Services - Arbitrage Rebate

The District hires an independent certified public accountant to calculate its arbitrage rebate liability on revenue bonds annually based on standard service fees.

Professional Services - Dissemination Agent

The District must comply with the Securities and Exchange Commission (SEC) Rule 15c2-12(b) (5) for additional reporting on unrelated bond issues. The District has contracted this service based on the contracted amount.

Professional Services - Trustee

The annual trustee fee is determined based on standard fees charged, in addition to any out-of-pocket expenses. The trustee oversees bond funding as part of the District's system of checks and balances on bond expenditures and payments. Typically, the trustee is a regulated banking institution that is FDIC compliant.

Professional Services - Legal Services

This line item represents legal counsel for the District. This expense includes preparation for monthly board meetings, contract reviews, etc.

Professional Services - Legislative Expense

The District may need to engage a consultant who specializes in legislative codification matters, including bidding threshold requirements, efficiencies, gains, and benefits inherent in contract administration. Additionally, other consulting services may be incurred for special projects as needed.

Actuarial Pension Cost of Benefits - OPEB

Florida State Statutes require employers to make health coverage available to retirees at the employer's group rate. GASB75 requires a periodic actuarial assessment of the cost and liability associated with these benefits.

Professional Services - Mgt. Consulting Services

The District has this expenditure to perform financial consulting services and coordinate with our in-house accountants.

Professional Services - Special Assessment

This is an expenditure to provide Administrative Services to put the District's non-ad valorem assessments on the Tax Roll.

Annual Audit

The District must conduct an Independent Audit of its financial records annually, as Florida Statutes requires. The cost is based on the current engagement letter plus the anticipated increase per this year's engagement letter.

Communication -Telephone

The District provides telephones for employees.

Postage and Freight

Postage and/or freight are used for District mailings, vendor checks, and other correspondence.

Printing and Binding

Preparation and printing of documents as required.

Record Management

This expenditure is to provide shredding services as required.

Legal Advertising

Advertising monthly board meetings, public hearings, bid requests, and all other legally required advertisements.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, such as paper, minute books, file folders, labels, paper clips, etc.

Special Events

This line item represents annual events at NSID, such as training, hosting of other agencies, employee appreciation, and other matters related to the District.

Annual District Filing Fee

Any required annual fees for the District.

Miscellaneous Contingency

Unexpected expenses that may arise in the District.

EXPENDITURES

FIELD

Contracts - Water Quality Testing

Water Quality Testing is done to provide a guide for planning the aquatic plant control program and to indicate dangerous or threatening conditions.

Contracts - Landscaping

The District hires landscape contractors to maintain various areas, including canal banks, drainage canals, and median areas.

Electricity - General

The District has three pumping stations supplied by electrical services and other areas throughout the District.

Insurance - General Liability

The District retains an insurance agent who arranges the placement of the District's insurance coverage requirements annually.

R&M - General

Repairs and maintenance needed for District operations.

R&M - Vehicles

Repairs and maintenance needed for the District's vehicles.

R&M - Trees and Trimming

Tree trimming needed throughout the District.

R&M - Culvert Cleaning

Repairs and maintenance of the culverts located throughout the District.

R&M - Pump Station

Repairs and maintenance of the pump stations located throughout the District.

R&M - Road Maintenance

Repairs and maintenance of roadways needed throughout the District.

Operating Supplies - General

General operating supplies are needed throughout the District.

Operating Supplies - Aquatic Treatment

The District purchases chemicals and fish to maintain algae and other necessary growth within its waterways.

Operating Supplies - Uniforms

The District supplies uniforms and an annual shoe allowance for its employees.

Operating Supplies - Fuel/Oil

Diesel fuel and gasoline are purchased by the District to operate various equipment.

Licenses & Permits

This line represents any permit fees, classes, licenses, and all fees related to the employee obtaining an Aquatic License.

Miscellaneous Hurricane Expense

Annual expenses necessary for hurricane preparations.

Miscellaneous Contingency

Annual expenses that may occur during the year that are necessary for stormwater operations.

North Springs Preserve Landscaping/Maintenance

The District hires landscape contractors to maintain the 150 acres of the stormwater preserve.

EXPENDITURES

CAPITAL RESERVES

Funds allocated for the capital expenditures include equipment, vehicles, roof replacement, pump replacement, muffler replacement, and other necessary projects approved by the Board of Supervisors.

PARKLAND ISLES
PROPOSED BUDGET FY2026
REVENUES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Assessments-On Roll	366,857	358,947	7,910	366,857	366,857
Interest-Investments	5,000	2,855	2,145	5,000	5,000
Carry Over Fund Balance From Previous Yr	70,000	-	70,000	70,000	70,000
Total Revenue	**$ 441,857**	**$ 361,802**	**$ 80,055**	**$ 441,857**	**$ 441,857**

PARKLAND ISLES

PROPOSED BUDGET FY2026

PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Prof Serv-Mgmt Consulting Serv	600	300	300	600	600
Annual Audit	1,300	946	350	1,296	1,300
Misc-Bank Charges	400	-	400	400	400
Total Personnel & Administration Expenditures	**$ 2,300**	**$ 1,246**	**$ 1,050**	**$ 2,296**	**$ 2,300**

PARKLAND ISLES
PROPOSED BUDGET FY2026
OPERATION & MAINTENANCE EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Prof Serv-Field Management	25,000	12,500	12,500	25,000	25,000
Contracts-Landscape	172,080	86,040	86,040	172,080	172,080
R&M Mulch	41,000	40,613	-	40,613	41,000
Electric	9,000	3,290	5,000	8,290	9,000
Tree Trimming	56,000	55,535	-	55,535	56,000
Pest Control	1,000	-	1,000	1,000	1,000
R&M-Plant Replacement	50,000	-	50,000	50,000	50,000
R&M-Sidewalks	32,000	32,000	-	32,000	32,000
R&M-Irrigation	6,000	2,570	3,000	5,570	6,000
Misc-Contingency	3,000	-	3,000	3,000	3,000
Reserved for 1st Quarter Operating	30,000	-	30,000	30,000	30,000
Reserved for Designated Projects/ Emg	14,477	5,450	9,000	14,450	14,477
Total Operation & Maintenance	**$ 439,557**	**$ 237,997**	**$ 199,540**	**$ 437,537**	**$ 439,557**
Total Expenditures	**$ 441,857**	**$ 239,242**	**$ 200,590**	**$ 439,832**	**$ 441,857**
Excess of Revenues Over (Under)	**$ -**	**$ 122,559**	**$ (120,535)**	**$ 2,025**	**$ -**

NET ASSESSMENT LEVY	$366,857
ADD, DISCOUNTS/COLLECTIONS AT 7%	$27,613
TOTAL ASSESSMENT LEVY	**$394,470**

	FY 2025	FY 2026
Parkland Isles	$394,470	$394,470
Total Assessable Units	606	606
Assessment per Unit:	$650.94	$650.94

PARKLAND ISLES PROPOSED BUDGET

NARRATIVES

REVENUES

Special Assessment-Net

The District will levy a Non-Ad Valorem assessment on all property in Parkland Isles to pay operating and maintenance expenditures for the year. This amount is net of discounts for early payments.

Interest - Investments

The District earns interest from accounts with Truist, SBA, various CDs, and debt service trust accounts with US Bank.

EXPENDITURES

PERSONNEL & ADMINISTRATION

Bank Charges

Bank charges and any other fees that the District may incur from the bank.

EXPENDITURES

PERSONNEL & ADMINISTRATION

Professional Services - Field Management

Field and contract management services provided by District staff.

Contracts - Landscape

Contractual expenses include landscaping, fertilization, annual tree trimming, irrigation, and mulching services for the perimeter berm surrounding the Parkland Isles community.

Repairs & Maintenance – Mulching

Annual mulching of the berm.

Electricity - General

Parkland Isles maintains an account with Florida Power & Light on Pine Island Road.

Repairs & Maintenance - Tree Trimming

Annual trimming and pruning of trees for hurricane preparation.

Pest Control

Pest control services.

Repair & Maintenance - Plant Replacement

Plant replacement throughout the year for the Parkland Isles berm.

Repair & Maintenance - Sidewalks

Repairs and maintenance of sidewalks encompassing the Parkland Isles community.

Repair & Maintenance - Irrigation

Repairs and maintenance of the irrigation system in Parkland Isles.

Miscellaneous Contingency

Unforeseen expenditures that may occur during the fiscal year.

Reserves

Reserves for first quarter operating expenses.

Miscellaneous Projects or Emergencies

Reserves for designated projects and/or emergency response.

HERON BAY MITIGATION
PROPOSED BUDGET FY2026
REVENUES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Assessments-On Roll	207,275	197,513	9,762	207,275	207,275
Interest-Investments	1,000	1,112	800	1,912	1,000
Total Revenue	**208,275**	**198,624**	**10,562**	**209,187**	**208,275**

HERON BAY MITIGATION
PROPOSED BUDGET FY2026
PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Annual Audit	1,600	1,135	450	1,585	1,600
Misc-Bank Charges	400	-	400	400	400
Total Personnel & Administration Expenditures	**2,000**	**1,135**	**850**	**1,985**	**2,000**

HERON BAY MITIGATION
PROPOSED BUDGET FY2026
OPERATIONS & MAINTENANCE EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 03/31/2025	Projected April-Sept 2025	Total Projected 9/30/25	Proposed Budget FY 2026
Cap Outlay	15,000	-	15,000	15,000	15,000
Landscaping	65,000	32,370	32,370	64,740	65,000
Aquatic Control	100,000	-	100,000	100,000	100,000
R&M General	1,000	-	1,000	1,000	1,000
Misc Contingency	-	113	-	113	200
Reserved for Designated Projects/ Emg	25,275	-	25,275	25,275	25,075
Total Operation & Maintenance	**206,275**	**32,483**	**173,645**	**206,128**	**206,275**
Total Expenditures	**208,275**	**33,618**	**174,495**	**208,113**	**208,275**
Excess of Revenues Over (Under) Expenditures	**-**	**165,007**	**(163,933)**	**1,074**	**-**

NET ASSESSMENT LEVY	207,275
ADD, DISCOUNTS/COLLECTIONS AT 7%	$15,601
TOTAL ASSESSMENT LEVY	**$222,876**

	FY 2025	FY 2026
Heron Bay Mitigation	$222,876	$222,876
Total Assessable Units	3,046	3,046
Assessment per Unit:	$73.17	$73.17

HERON BAY MITIGATION PROPOSED BUDGET

NARRATIVES

REVENUES

Special Assessment-Net

The District will levy a non-ad valorem assessment on all property located within the Heron Bay Mitigation area to pay operating and maintenance expenditures for the year. This amount is net of discounts for early payments.

EXPENDITURES

OPERATIONS & MAINTENANCE

Capital Outlay - Other

Periodic purchases of new or replacement equipment as needed.

Environmental Monitoring

This line represents expenditures for wetland maintenance.

Aquatic Control

Maintenance of aquatic weeds and mitigation areas within the waterways of Heron Bay.

Repairs and Maintenance - General

Various repairs and maintenance costs for the Heron Bay Mitigation Area.

Miscellaneous Contingency

Unexpected expenditures that may arise in the Heron Bay Mitigation Area.

Miscellaneous Projects and Emergencies

Various repairs and maintenance costs for the Heron Bay Mitigation Area.

DEBT SERVICE
PROPOSED BUDGET FY2026

North Springs Improvement District

Debt Service Fund - Series 2014, Special Assessment Bonds

Assessment Area A (Mira Lago)

Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 17,301	$ 17,301	$ 5,000	$ 22,301	$ 10,900
Special Assessments	$ 548,577	$ 557,855	$ -	$ 557,855	$ 548,577
Total Revenues	$ 565,878	$ 575,156	$ 5,000	$ 580,156	$ 559,477
Debt Service Expenditures:					
Interest - 11/1	$ 125,044	$ 125,044	$ -	$ 125,044	$ 115,894
Principal - 5/1	$ 305,000	$ 305,000	$ -	$ 305,000	$ 320,000
Interest - 5/1	$ 125,044	$ 125,044	$ -	$ 125,044	$ 115,894
Other Debt Service Expenditures:					
Arbitrage	$ 700	$ 700	$ -	$ 700	$ 700
Trustee	$ 3,500	$ 3,717	$ -	$ 3,717	$ 3,500
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Total Expenditures	$ 560,288	$ 560,505	$ -	$ 559,505	$ 556,988
Excess Revenues	$ 5,590	$ 14,650	$ 5,000	$ 20,650	$ 2,489
Beginning Fund Balance	$ 144,620	$ 115,589	$ -	$ 115,589	$ 136,240
Ending Fund Balance	$ 150,210	$ 130,240	$ 5,000	$ 136,240	$ 138,729

(1) Fund Balance is net of Reserve Requirement:

Fund Balance	$ 393,816
Less: Reserve Requirement	$ (278,227)
Net Beginning Fund Balance	$ 115,589

Interest - 11/1/2026	$ 106,294
Total	$ 106,294

Units	Gross Per Unit	Total Gross Assessment
750	$ 786	$ 589,868

Gross Assessment	$ 589,868
Less: Disc. & Collections @ 7%	$ (41,291)
Net Assessments	$ 548,577

North Springs Improvement District

Series 2014, Special Assessment Bonds

Assessment Area A (Term Bonds Due 5/1/2027)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 660,000	6.000%	$ -	$ 19,800	$ 19,800
5/1/2026	$ 660,000	6.000%	$ 320,000	$ 19,800	$ -
11/1/2026	$ 340,000	6.000%	$ -	$ 10,200	$ 350,000
5/1/2027	$ 340,000	6.000%	$ 340,000	$ 10,200	$ 350,200
Totals			$ 660,000	$ 60,000	

North Springs Improvement District

Series 2014, Special Assessment Bonds

Assessment Area A (Term Bonds Due 5/1/2034)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 3,075,000	6.250%	$ -	$ 96,094	$ 96,094
5/1/2026	$ 3,075,000	6.250%	$ -	$ 96,094	$ -
11/1/2026	$ 3,075,000	6.250%	$ -	$ 96,094	$ 192,188
5/1/2027	$ 3,075,000	6.250%	$ -	$ 96,094	$ -
11/1/2027	$ 3,075,000	6.250%	$ -	$ 96,094	$ 192,188
5/1/2028	$ 3,075,000	6.250%	$ 360,000	$ 96,094	$ -
11/1/2028	$ 2,715,000	6.250%	$ -	$ 84,844	$ 540,938
5/1/2029	$ 2,715,000	6.250%	$ 385,000	$ 84,844	$ -
11/1/2029	$ 2,330,000	6.250%	$ -	$ 72,813	$ 542,656
5/1/2030	$ 2,330,000	6.250%	$ 410,000	$ 72,813	$ -
11/1/2030	$ 1,920,000	6.250%	$ -	$ 60,000	$ 542,813
5/1/2031	$ 1,920,000	6.250%	$ 435,000	$ 60,000	$ -
11/1/2031	$ 1,485,000	6.250%	$ -	$ 46,406	$ 541,406
5/1/2032	$ 1,485,000	6.250%	$ 465,000	$ 46,406	$ -
11/1/2032	$ 1,020,000	6.250%	$ -	$ 31,875	$ 543,281
5/1/2033	$ 1,020,000	6.250%	$ 495,000	$ 31,875	$ -
11/1/2033	$ 525,000	6.250%	$ -	$ 16,406	$ 543,281
5/1/2034	$ 525,000	6.250%	$ 525,000	$ 16,406	$ 541,406
Totals			$ 3,075,000	$ 1,201,251	

North Springs Improvement District

Series 2014, Special Assessment Bonds

Assessment Area A (Combined 2027 & 2034 Maturity)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 3,735,000		$ -	$ 115,894	$ 115,894
5/1/2026	$ 3,735,000		$ 320,000	$ 115,894	$ -
11/1/2026	$ 3,415,000		$ -	$ 106,294	$ 542,188
5/1/2027	$ 3,415,000		$ 340,000	$ 106,294	$ -
11/1/2027	$ 3,075,000		$ -	$ 96,094	$ 542,388
5/1/2028	$ 3,075,000		$ 360,000	$ 97,500	$ -
11/1/2028	$ 2,715,000		$ -	$ 84,844	$ 542,344
5/1/2029	$ 2,715,000		$ 385,000	$ 84,844	$ -
11/1/2029	$ 2,330,000		$ -	$ 72,813	$ 542,656
5/1/2030	$ 2,330,000		$ 410,000	$ 72,813	$ -
11/1/2030	$ 1,920,000		$ -	$ 60,000	$ 542,813
5/1/2031	$ 1,920,000		$ 435,000	$ 60,000	$ -
11/1/2031	$ 1,485,000		$ -	$ 46,406	$ 541,406
5/1/2032	$ 1,485,000		$ 465,000	$ 46,406	$ -
11/1/2032	$ 1,020,000		$ -	$ 31,875	$ 543,281
5/1/2033	$ 1,020,000		$ 495,000	$ 31,875	$ -
11/1/2033	$ 525,000		$ -	$ 16,406	$ 543,281
5/1/2034	$ 525,000		$ 525,000	$ 16,406	$ 541,406
Totals			$ 3,735,000	$ 1,262,657	

North Springs Improvement District
Debt Service Fund - Series 2014, Water Management Bonds
Unit Area A (Mira Lago)
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 14,000	$ 23,095	$ 7,000	$ 30,095	$ 14,400
Benefit Assessments	$ 505,050	$ 514,276	$ -	$ 514,276	$ 505,050
Transfer In	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 519,050	$ 537,370	$ 7,000	$ 544,370	$ 519,450
Debt Service Expenditures:					
Interest - 11/1	$ 250,575	$ 250,575	$ -	$ 250,575	$ 250,575
Interest - 5/1	$ 250,575	$ 250,575	$ -	$ 250,575	$ 250,575
Other Debt Service Expenditures:					
Arbitrage	$ 700	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 3,500	$ 3,717	$ -	$ 3,717	$ 3,500
Total Expenditures	$ 506,350	$ 506,567	$ -	$ 506,567	$ 506,350
Excess Revenues	$ 12,700	$ 30,803	$ 7,000	$ 37,803	$ 13,100
Beginning Fund Balance	$ 269,610	$ 235,243	$ -	$ 235,243	$ 273,046
Ending Fund Balance	$ 282,310	$ 266,046	$ 7,000	$ 273,046	$ 286,146

(1) Fund Balance is net of Reserve Requirement:

Fund Balance	$	675,257
Less: Reserve Requirement	$	(440,014)
Net Beginning Fund Balance	$	235,243

Interest - 11/1 (A-2)	$ 250,575
Total	$ 250,575

Units	Gross Per Unit	Total Gross Assessment
750	$ 725	$ 543,788

Gross Assessment	$ 543,788
Less: Disc. & Collections @ 7%	$ (38,065)
Net Assessments	$ 505,722

North Springs Improvement District

Series 2014, Water Management Bonds

Unit Area A

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 7,710,000	6.500%	$ -	$ 250,575	$ 250,575
5/1/2026	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2026	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2027	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2027	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2028	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2028	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2029	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2029	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2030	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2030	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2031	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2031	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2032	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2032	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2033	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2033	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2034	$ 7,710,000	6.500%	$ -	$ 250,575	
11/1/2034	$ 7,710,000	6.500%	$ -	$ 250,575	$ 501,150
5/1/2035	$ 7,710,000	6.500%	$ 570,000	$ 250,575	
11/1/2035	$ 7,140,000	6.500%	$ -	$ 232,050	$ 1,052,625
5/1/2036	$ 7,140,000	6.500%	$ 605,000	$ 232,050	
11/1/2036	$ 6,535,000	6.500%	$ -	$ 212,388	$ 1,049,438
5/1/2037	$ 6,535,000	6.500%	$ 650,000	$ 212,388	
11/1/2037	$ 5,885,000	6.500%	$ -	$ 191,263	$ 1,053,650
5/1/2038	$ 5,885,000	6.500%	$ 690,000	$ 191,263	
11/1/2038	$ 5,195,000	6.500%	$ -	$ 168,838	$ 1,050,100
5/1/2039	$ 5,195,000	6.500%	$ 735,000	$ 168,838	
11/1/2039	$ 4,460,000	6.500%	$ -	$ 144,950	$ 1,048,788
5/1/2040	$ 4,460,000	6.500%	$ 785,000	$ 144,950	
11/1/2040	$ 3,675,000	6.500%	$ -	$ 119,438	$ 1,049,388
5/1/2041	$ 3,675,000	6.500%	$ 835,000	$ 119,438	
11/1/2041	$ 2,840,000	6.500%	$ -	$ 92,300	$ 1,046,738
5/1/2042	$ 2,840,000	6.500%	$ 890,000	$ 92,300	
11/1/2042	$ 1,950,000	6.500%	$ -	$ 63,375	$ 1,045,675
5/1/2043	$ 1,950,000	6.500%	$ 945,000	$ 63,375	
11/1/2043	$ 1,005,000	6.500%	$ -	$ 32,663	$ 1,041,038
5/1/2044	$ 1,005,000	6.500%	$ 1,005,000	$ 32,663	$ 1,037,663
Totals			$ 7,710,000	$ 7,526,025	

North Springs Improvement District

Debt Service Fund - Series 2014, Special Assessment Bonds

Assessment Area B (Watercrest)

Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 8,400	$ 13,494	$ 4,000	$ 17,494	$ 8,400
Special Assessments	$ 420,967	$ 426,017	$ -	$ 426,017	$ 420,967
Total Revenues	$ 429,367	$ 439,511	$ 4,000	$ 443,511	$ 429,367
Debt Service Expenditures:					
Interest - 11/1	$ 96,159	$ 96,159	$ -	$ 96,159	$ 89,269
Principal - 5/1	$ 225,000	$ 225,000	$ -	$ 225,000	$ 240,000
Interest - 5/1	$ 96,159	$ 96,159	$ -	$ 96,159	$ 89,269
Other Debt Service Expenditures:					
Arbitrage	$ 700	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 3,500	$ 3,717	$ -	$ 3,717	$ 3,500
Total Expenditures	$ 422,518	$ 422,735	$ -	$ 422,735	$ 423,738
Excess Revenues	$ 6,849	$ 16,775	$ 4,000	$ 20,775	$ 5,629
Beginning Fund Balance	$ 113,065	$ 98,860	$ -	$ 98,860	$ 119,636
Ending Fund Balance	$ 119,914	$ 115,636	$ 4,000	$ 119,636	$ 125,264

(1) Fund Balance is net of Reserve Requirement:	
Fund Balance	$ 309,343
Less: Reserve Requirement	$ (210,483)
Net Beginning Fund Balance	$ 98,860

Interest - 11/1/2026	$ 81,919
Total	$ 81,919

Units	Gross Per Unit	Total Gross Assessment
589	$ 769	$ 452,652

Gross Assessment	$ 452,652
Less: Disc. & Collections @ 7%	$ (31,686)
Net Assessments	$ 420,967

North Springs Improvement District

Series 2014, Special Assessment Bonds

Assessment Area B (Term Bonds Due 5/1/2027)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 495,000	6.125%	$ -	$ 15,159	$ 15,159
5/1/2026	$ 495,000	6.125%	$ 240,000	$ 15,159	$ -
11/1/2026	$ 255,000	6.125%	$ -	$ 7,809	$ 262,969
5/1/2027	$ 255,000	6.125%	$ 255,000	$ 7,809	$ 262,809
Totals			$ 495,000	$ 45,938	

North Springs Improvement District

Series 2014, Special Assessment Bonds

Assessment Area B (Term Bonds Due 5/1/2034)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 2,325,000	6.375%	$ -	$ 74,109	$ 74,109
5/1/2026	$ 2,325,000	6.375%	$ -	$ 74,109	$ -
11/1/2026	$ 2,325,000	6.375%	$ -	$ 74,109	$ 148,219
5/1/2027	$ 2,325,000	6.375%	$ -	$ 74,109	$ -
11/1/2027	$ 2,325,000	6.375%	$ -	$ 74,109	$ 148,219
5/1/2028	$ 2,325,000	6.375%	$ 270,000	$ 74,109	$ -
11/1/2028	$ 2,055,000	6.375%	$ -	$ 65,503	$ 409,613
5/1/2029	$ 2,055,000	6.375%	$ 290,000	$ 65,503	$ -
11/1/2029	$ 1,765,000	6.375%	$ -	$ 56,259	$ 411,763
5/1/2030	$ 1,765,000	6.375%	$ 310,000	$ 56,259	$ -
11/1/2030	$ 1,455,000	6.375%	$ -	$ 46,378	$ 412,638
5/1/2031	$ 1,455,000	6.375%	$ 330,000	$ 46,378	$ -
11/1/2031	$ 1,125,000	6.375%	$ -	$ 35,859	$ 412,238
5/1/2032	$ 1,125,000	6.375%	$ 350,000	$ 35,859	$ -
11/1/2032	$ 775,000	6.375%	$ -	$ 24,703	$ 410,563
5/1/2033	$ 775,000	6.375%	$ 375,000	$ 24,703	$ -
11/1/2033	$ 400,000	6.375%	$ -	$ 12,750	$ 412,453
5/1/2034	$ 400,000	6.375%	$ 400,000	$ 12,750	$ 412,750
Totals			$ 2,325,000	$ 927,563	

North Springs Improvement District

Series 2014, Special Assessment Bonds

Assessment Area B (Combined 2027 & 2034 Maturity)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 2,820,000		$ -	$ 89,269	$ 89,269
5/1/2026	$ 2,820,000		$ 240,000	$ 89,269	$ -
11/1/2026	$ 2,580,000		$ -	$ 81,919	$ 411,188
5/1/2027	$ 2,580,000		$ 255,000	$ 81,919	$ -
11/1/2027	$ 2,325,000		$ -	$ 74,109	$ 411,028
5/1/2028	$ 2,325,000		$ 270,000	$ 74,109	$ -
11/1/2028	$ 2,055,000		$ -	$ 65,503	$ 409,613
5/1/2029	$ 2,055,000		$ 290,000	$ 65,503	$ -
11/1/2029	$ 1,765,000		$ -	$ 56,259	$ 411,763
5/1/2030	$ 1,765,000		$ 310,000	$ 56,259	$ -
11/1/2030	$ 1,455,000		$ -	$ 46,378	$ 412,638
5/1/2031	$ 1,455,000		$ 330,000	$ 46,378	$ -
11/1/2031	$ 1,125,000		$ -	$ 35,859	$ 412,238
5/1/2032	$ 1,125,000		$ 350,000	$ 35,859	$ -
11/1/2032	$ 775,000		$ -	$ 24,703	$ 410,563
5/1/2033	$ 775,000		$ 375,000	$ 24,703	$ -
11/1/2033	$ 400,000		$ -	$ 12,750	$ 412,453
5/1/2034	$ 400,000		$ 400,000	$ 12,750	$ 412,750
Totals			$ 2,820,000	$ 973,500	

North Springs Improvement District
Debt Service Fund - Series 2014, Water Management Bonds
Unit Area B (Watercrest)
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 11,000	$ 17,458	$ -	$ 17,458	$ 10,935
Benefit Assessments	$ 398,163	$ 402,939	$ -	$ 402,939	$ 398,163
Total Revenues	$ 409,163	$ 420,398	$ -	$ 420,398	$ 409,098
Debt Service Expenditures:					
Interest - 11/1	$ 199,081	$ 199,081	$ -	$ 199,081	$ 199,081
Principal - 5/1	$ -	$ -	$ -	$ -	$ -
Interest - 5/1	$ 199,081	$ 199,081	$ -	$ 199,081	$ 199,081
Other Debt Service Expenditures:					
Arbitrage	$ 700	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 3,500	$ 3,717	$ -	$ 3,717	$ 3,500
Total Expenditures	$ 403,363	$ 403,580	$ -	$ 403,580	$ 403,363
Excess Revenues	$ 5,801	$ 16,818	$ -	$ 16,818	$ 5,736
Beginning Fund Balance	$ 406,794	$ 187,758	$ -	$ 187,758	$ 204,577
Ending Fund Balance	$ 412,595	$ 204,577	$ -	$ 204,577	$ 210,312

(1) Fund Balance is net of Reserve Requirement:

Fund Balance	$ 511,233
Less: Reserve Requirement	$ (323,475)
Net Beginning Fund Balance	$ 187,758

Interest - 11/1/2026	$ 199,081
Total	$ 199,081

Units	Gross Per Unit	Total Gross Assessment
589	$ 727	$ 428,132

Gross Assessment	$ 428,132
Less: Disc. & Collections @ 7%	$ (29,969)
Net Assessments	$ 398,163

North Springs Improvement District

Series 2014, Water Management Bonds

Unit Area B

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 6,010,000	6.625%	$ -	$ 199,081	$ 199,081
5/1/2026	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2026	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2027	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2027	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2028	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2028	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2029	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2029	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2030	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2030	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2031	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2031	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2032	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2032	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2033	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2033	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2034	$ 6,010,000	6.625%	$ -	$ 199,081	
11/1/2034	$ 6,010,000	6.625%	$ -	$ 199,081	$ 398,163
5/1/2035	$ 6,010,000	6.625%	$ 440,000	$ 199,081	
11/1/2035	$ 5,570,000	6.625%	$ -	$ 184,506	$ 823,588
5/1/2036	$ 5,570,000	6.625%	$ 470,000	$ 184,506	
11/1/2036	$ 5,100,000	6.625%	$ -	$ 168,938	$ 823,444
5/1/2037	$ 5,100,000	6.625%	$ 500,000	$ 168,938	
11/1/2037	$ 4,600,000	6.625%	$ -	$ 152,375	$ 821,313
5/1/2038	$ 4,600,000	6.625%	$ 535,000	$ 152,375	
11/1/2038	$ 4,065,000	6.625%	$ -	$ 134,653	$ 822,028
5/1/2039	$ 4,065,000	6.625%	$ 570,000	$ 134,653	
11/1/2039	$ 3,495,000	6.625%	$ -	$ 115,772	$ 820,425
5/1/2040	$ 3,495,000	6.625%	$ 610,000	$ 115,772	
11/1/2040	$ 2,885,000	6.625%	$ -	$ 95,566	$ 821,338
5/1/2041	$ 2,885,000	6.625%	$ 650,000	$ 95,566	
11/1/2041	$ 2,235,000	6.625%	$ -	$ 74,034	$ 819,600
5/1/2042	$ 2,235,000	6.625%	$ 695,000	$ 74,034	
11/1/2042	$ 1,540,000	6.625%	$ -	$ 51,013	$ 820,047
5/1/2043	$ 1,540,000	6.625%	$ 745,000	$ 51,013	
11/1/2043	$ 795,000	6.625%	$ -	$ 26,334	$ 822,347
5/1/2044	$ 795,000	6.625%	$ 795,000	$ 26,334	$ 821,334
Totals			$ 6,010,000	$ 5,988,006	

North Springs Improvement District

Debt Service Fund - Series 2015 Water Management Refunding Bonds

Supplement No. 3

Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 13,000	$ 20,137	$ 6,000	$ 26,137	$ 12,690
Benefit Assessments	$ 505,409	$ 508,537	$ (3,128)	$ 505,409	$ 530,179
Total Revenues	$ 518,409	$ 528,674	$ 2,872	$ 531,546	$ 542,869
Debt Service Expenditures:					
Interest - 11/1	$ 72,695	$ 72,695	$ 72,695	$ 145,390	$ 72,695
Principal - 5/1	$ 365,000	$ 365,000	$ 365,000	$ 730,000	$ 365,000
Interest - 5/1	$ 72,695	$ 72,695	$ -	$ 72,695	$ 72,695
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 650	$ 650	$ -	$ 650	$ 650
Dissemination	$ -	$ -	$ -	$ -	$ -
Trustee	$ 4,256	$ 4,256	$ -	$ 4,256	$ 4,256
Total Expenditures	$ 515,296	$ 515,296	$ 437,695	$ 952,991	$ 515,296
Excess Revenues	$ 3,113	$ 13,378	$ (434,823)	$ (421,445)	$ 27,573
Beginning Fund Balance	$ 206,429	$ 217,262	$ -	$ 217,262	$ (204,184)
Ending Fund Balance	$ 209,542	$ 230,640	$ (434,823)	$ (204,184)	$ (176,611)

(1) Beginning Fund Balance is net of Reserve Requirement:

Beginning Fund Balance	$ 469,968
Less: Reserve Requirement	$ (252,706)
Net Beginning Fund Balance	$ 217,262

Interest - 11/1/2026	$ 61,225
Total	$ 61,225

Units	Gross Per Unit	Total Gross Assessment
1,334	$ 427	$ 570,085

Gross Assessment	$ 570,085
Less: Disc. & Collections @ 7%	$ (39,906)
Net Assessments	$ 530,179

North Springs Improvement District

Series 2015 Water Management Refunding Bonds

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 4,325,000	3.100%	$ -	$ 67,038	$ 67,038
5/1/2026	$ 4,325,000	3.100%	$ 375,000	$ 67,038	$ -
11/1/2026	$ 3,950,000	3.100%	$ -	$ 61,225	$ 503,263
5/1/2027	$ 3,950,000	3.100%	$ 385,000	$ 61,225	$ -
11/1/2027	$ 3,565,000	3.100%	$ -	$ 55,258	$ 501,483
5/1/2028	$ 3,565,000	3.100%	$ 400,000	$ 55,258	$ -
11/1/2028	$ 3,165,000	3.100%	$ -	$ 49,058	$ 504,315
5/1/2029	$ 3,165,000	3.100%	$ 410,000	$ 49,058	$ -
11/1/2029	$ 2,755,000	3.100%	$ -	$ 42,703	$ 501,760
5/1/2030	$ 2,755,000	3.100%	$ 425,000	$ 42,703	$ -
11/1/2030	$ 2,330,000	3.100%	$ -	$ 36,115	$ 503,818
5/1/2031	$ 2,330,000	3.100%	$ 440,000	$ 36,115	$ -
11/1/2031	$ 1,890,000	3.100%	$ -	$ 29,295	$ 505,410
5/1/2032	$ 1,890,000	3.100%	$ 450,000	$ 29,295	$ -
11/1/2032	$ 1,440,000	3.100%	$ -	$ 22,320	$ 501,615
5/1/2033	$ 1,440,000	3.100%	$ 465,000	$ 22,320	$ -
11/1/2033	$ 975,000	3.100%	$ -	$ 15,113	$ 502,433
5/1/2034	$ 975,000	3.100%	$ 480,000	$ 15,113	$ -
11/1/2034	$ 495,000	3.100%	$ -	$ 7,673	$ 502,785
5/1/2035	$ 495,000	3.100%	$ 495,000	$ 7,673	$ 502,673
Totals			$ 4,325,000	$ 771,590	

North Springs Improvement District
Debt Service Fund - Series 2016 Special Assessment Refunding Bonds
Parkland Golf & Country Club
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25		Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:						
Interest Income	$ 43,000	$ 67,820		$ 21,000	$ 88,820	$ 43,200
Assessments	$ 1,708,383	$ 1,698,704		$ 9,679	$ 1,708,383	$ 1,708,383
Transfer In	$ -	$ -		$ -	$ -	$ -
Total Revenues	$ 1,751,383	$ 1,766,525		$ 30,679	$ 1,797,204	$ 1,751,583
Debt Service Expenditures:						
Interest - 11/1	$ 54,438	$ 54,438		$ -	$ 54,438	$ 27,638
Principal - 5/1	$ 1,600,000	$ 1,600,000		$ -	$ 1,600,000	$ 1,650,000
Special Call - 11/1	$ -	$ -		$ -	$ -	$ -
Interest - 5/1	$ 54,438	$ 54,438		$ -	$ 54,438	$ 27,638
Other Debt Service Expenditures:						
Arbitrage Rebate	$ 650	$ 650		$ -	$ 650	$ 650
Dissemination	$ 250	$ -		$ 250	$ 250	$ 250
Trustee	$ 4,041	$ 4,041		$ -	$ 4,041	$ 4,041
Total Expenditures	$ 1,713,817	$ 1,713,566		$ 250	$ 1,713,816	$ 1,710,217
Excess Revenues	$ 37,566	$ 52,958		$ 30,429	$ 83,387	$ 41,366
Beginning Fund Balance	$ 806,323	$ 845,198		$ -	$ 845,198	$ 928,586
Ending Fund Balance	$ 843,889	$ 898,157	#	$ 30,429	$ 928,586	$ 969,952

(1) Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2026	$ -
Beginning Fund Balance	$ 1,699,390	Total	$ -
Less: Reserve Requirement	$ (854,191)		
Net Beginning Fund Balance	$ 845,198		

North Springs Improvement District

Series 2016 Special Assessment Refunding Bonds

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 1,650,000	3.350%	$ -	$ 27,638	$ 27,638
5/1/2026	$ 1,650,000	3.350%	$ 1,650,000	$ 27,639	$ -
11/1/2026	$ -	3.350%	$ -		$ 1,677,639
Totals			$ 1,650,000	$ 55,276	

North Springs Improvement District

Debt Service Fund - Heron Bay North Series 2016 Special Assessment Refunding Bonds

Heron Bay North

Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 13,000	$ 22,404	$ 7,000	$ 29,404	$ 13,100
Assessments - Tax Collector	$ 425,412	$ 427,551	$ -	$ 427,551	$ 425,412
Total Revenues	$ 438,412	$ 449,955	$ 7,000	$ 456,955	$ 438,512
Debt Service Expenditures:					
Series 2016					
Interest - 11/1	$ 14,837	$ 14,837	$ -	$ 14,837	$ 10,027
Principal - 5/1	$ 355,000	$ 355,000	$ -	$ 355,000	$ 365,000
Interest - 5/1	$ 14,837	$ 14,837	$ -	$ 14,837	$ 10,027
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000
Dissemination	$ -	$ -	$ -	$ -	$ -
Trustee	$ 3,100	$ -	$ 3,100	$ 3,100	$ 3,100
Total Expenditures	$ 388,774	$ 384,674	$ 4,100	$ 388,774	$ 389,154
	$ -		$ -		
Excess Revenues	$ 49,638	$ 65,281	$ 2,900	$ 68,181	$ 49,358
Beginning Fund Balance	$ 482,605	$ 490,265	$ -	$ 490,265	$ 558,446
Ending Fund Balance	$ 532,243	$ 555,546	$ 2,900	$ 558,446	$ 607,803

(1) Beginning Fund Balance is net of Reserve Requirement:		
Beginning Fund Balance	$	710,400
Less: Reserve Requirement	$	(220,135)
Net Beginning Fund Balance	$	490,265

Interest - 11/1/2026	$ 5,081
Total	$ 5,081

Units	Gross Per Unit	Total Gross Assessment
425	$ 360	$ 153,076.50
338	$ 900	$ 304,355.48
	$ -	$ -
Gross Assessment		$ 457,432
Less: Disc. & Collections @ 7%		$ (32,020)
Net Assessments		$ 425,412

North Springs Improvement District

Series 2016, Heron Bay North Special Assessments Refunding Bonds

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 740,000	2.710%	$ -	$ 10,027	$ 10,027
5/1/2026	$ 740,000	2.710%	$ 365,000	$ 10,027	
11/1/2026	$ 375,000	2.710%	$ -	$ 5,081	$ 380,108
5/1/2027	$ 375,000	2.710%	$ 375,000	$ 5,081	
Totals			$ 740,000	$ 30,217	

North Springs Improvement District
Debt Service Fund - Series 2017 Special Assessment Bonds
Assessment Area C
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 16,000	$ 25,713	$ 8,000	$ 33,713	$ 16,000
Assessments	$ 672,552	$ 674,999	$ -	$ 674,999	$ 672,552
Total Revenues	$ 688,552	$ 700,712	$ 8,000	$ 708,712	$ 688,552
Debt Service Expenditures:					
Interest 11/1	$ 162,075	$ 162,075	$ -	$ 162,075	$ 154,975
Interest 5/1	$ 162,075	$ 162,075	$ -	$ 162,075	$ 154,975
Principal	$ 355,000	$ 355,000	$ -	$ 355,000	$ 370,000
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 700	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 4,256	$ 4,256	$ -	$ 4,256	$ 4,256
Total Expenditures	$ 685,106	$ 685,106	$ -	$ 685,106	$ 685,906
Excess Revenues	$ 3,446	$ 15,605	$ 8,000	$ 23,605	$ 2,646
Beginning Fund Balance	$ 298,703	$ 323,719	$ -	$ 323,719	$ 347,324
Ending Fund Balance	$ 302,149	$ 339,324	$ 8,000	$ 347,324	$ 349,970

Beginning Fund Balance is net of Reserve Requirement:	
Beginning Fund Balance	$ 659,994
Less: Reserve Requirement	$ (336,275)
Net Beginning Fund Balance	$ 323,719

Interest - 11/1/2026	$ 147,575
Total	$ 147,575

Units	Gross Per Unit	Total Gross Assessment
596	$ 1,213	$ 723,174
Gross Assessment		$ 723,174
Less: Disc. & Collections @ 7%		$ (50,622)
Net Assessments		$ 672,552

North Springs Improvement District
Series 2017, Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/2025	$ 6,430,000	$ -	$ 154,975	$ 154,975
5/1/2026	$ 6,430,000	$ 370,000	$ 154,975	
11/1/2026	$ 6,060,000	$ -	$ 147,575	$ 827,525
5/1/2027	$ 6,060,000	$ 385,000	$ 147,575	
11/1/2027	$ 5,675,000	$ -	$ 139,875	$ 820,025
5/1/2028	$ 5,675,000	$ 400,000	$ 139,875	
11/1/2028	$ 5,275,000	$ -	$ 131,875	$ 811,625
5/1/2029	$ 5,275,000	$ 415,000	$ 131,875	
11/1/2029	$ 4,860,000	$ -	$ 121,500	$ 800,250
5/1/2030	$ 4,860,000	$ 440,000	$ 121,500	
11/1/2030	$ 4,420,000	$ -	$ 110,500	$ 793,500
5/1/2031	$ 4,420,000	$ 460,000	$ 110,500	
11/1/2031	$ 3,960,000	$ -	$ 99,000	$ 780,000
5/1/2032	$ 3,960,000	$ 485,000	$ 99,000	
11/1/2032	$ 3,475,000	$ -	$ 86,875	$ 769,875
5/1/2033	$ 3,475,000	$ 510,000	$ 86,875	
11/1/2033	$ 2,965,000	$ -	$ 74,125	$ 757,875
5/1/2034	$ 2,965,000	$ 535,000	$ 74,125	
11/1/2034	$ 2,430,000	$ -	$ 60,750	$ 744,000
5/1/2035	$ 2,430,000	$ 565,000	$ 60,750	
11/1/2035	$ 1,865,000	$ -	$ 46,625	$ 733,125
5/1/2036	$ 1,865,000	$ 590,000	$ 46,625	
11/1/2036	$ 1,275,000	$ -	$ 31,875	$ 715,125
5/1/2037	$ 1,275,000	$ 620,000	$ 31,875	
11/1/2037	$ 655,000	$ -	$ 16,375	$ 700,125
5/1/2038	$ 655,000	$ 655,000	$ 16,375	
11/1/2038	$ -	$ -	$ -	$ 687,750
Totals		$ 6,430,000	$ 2,443,850	

North Springs Improvement District
Debt Service Fund - Series 2017 Water Management Bonds
Unit Area C
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 11,200	$ 18,027	$ 5,000	$ 23,027	$ 11,200
Assessments	$ 435,503	$ 437,091	$ -	$ 437,091	$ 435,503
Total Revenues	$ 446,703	$ 455,118	$ 5,000	$ 460,118	$ 446,703
Debt Service Expenditures:					
Interest 11/1	$ 217,750	$ 217,750	$ -	$ 217,750	$ 217,750
Interest 5/1	$ 217,750	$ 217,750	$ -	$ 217,750	$ 217,750
Principal	$ -	$ -	$ -	$ -	$ -
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 700	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 4,256	$ 4,256	$ -	$ 4,256	$ 4,256
Total Expenditures	$ 441,456	$ 441,456	$ -	$ 441,456	$ 441,456
Excess Revenues	$ 5,247	$ 13,662	$ 5,000	$ 18,662	$ 5,247
Beginning Fund Balance	$ 222,973	$ 207,120	$ -	$ 207,120	$ 225,782
Ending Fund Balance	$ 228,220	$ 220,782	$ 5,000	$ 225,782	$ 231,029

Beginning Fund Balance is net of Reserve Requirement:		
Beginning Fund Balance	$	529,258
Less: Reserve Requirement	$	(322,138)
Net Beginning Fund Balance	$	207,120

Interest - 11/1/2026	$ 217,750
Total	$ 217,750

Units	Gross Per Unit	Total Gross Assessment
596	$ 786	$ 468,283
Gross Assessment		$ 468,283
Less: Disc. & Collections @ 7%		$ (32,780)
Net Assessments		$ 435,503

North Springs Improvement District

Series 2017, Water Management Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/2025	$ 8,710,000	$ -	$ 217,750	$ 217,750
5/1/2026	$ 8,710,000	$ -	$ 217,750	
11/1/2026	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2027	$ 8,710,000	$ -	$ 217,750	
11/1/2027	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2028	$ 8,710,000	$ -	$ 217,750	
11/1/2028	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2029	$ 8,710,000	$ -	$ 217,750	
11/1/2029	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2030	$ 8,710,000	$ -	$ 217,750	
11/1/2030	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2031	$ 8,710,000	$ -	$ 217,750	
11/1/2031	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2032	$ 8,710,000	$ -	$ 217,750	
11/1/2032	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2033	$ 8,710,000	$ -	$ 217,750	
11/1/2033	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2034	$ 8,710,000	$ -	$ 217,750	
11/1/2034	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2035	$ 8,710,000	$ -	$ 217,750	
11/1/2035	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2036	$ 8,710,000	$ -	$ 217,750	
11/1/2036	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2037	$ 8,710,000	$ -	$ 217,750	
11/1/2037	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2038	$ 8,710,000	$ -	$ 217,750	
11/1/2038	$ 8,710,000	$ -	$ 217,750	$ 435,500
5/1/2039	$ 8,710,000	$ 690,000	$ 217,750	
11/1/2039	$ 8,020,000		$ 200,500	$ 1,108,250
5/1/2040	$ 8,020,000	$ 725,000	$ 200,500	
11/1/2040	$ 7,295,000		$ 182,375	$ 1,107,875
5/1/2041	$ 7,295,000	$ 760,000	$ 182,375	
11/1/2041	$ 6,535,000		$ 163,375	$ 1,105,750
5/1/2042	$ 6,535,000	$ 800,000	$ 163,375	
11/1/2042	$ 5,735,000		$ 143,375	$ 1,106,750
5/1/2043	$ 5,735,000	$ 840,000	$ 143,375	
11/1/2043	$ 4,895,000		$ 122,375	$ 1,105,750
5/1/2044	$ 4,895,000	$ 885,000	$ 122,375	
11/1/2044	$ 4,010,000		$ 100,250	$ 1,107,625
5/1/2045	$ 4,010,000	$ 930,000	$ 100,250	

North Springs Improvement District
Series 2017, Water Management Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/2045	$ 3,080,000		$ 77,000	$ 1,107,250
5/1/2046	$ 3,080,000	$ 975,000	$ 77,000	
11/1/2046	$ 2,105,000		$ 52,625	$ 1,104,625
5/1/2047	$ 2,105,000	$ 1,025,000	$ 52,625	
11/1/2047	$ 1,080,000		$ 27,000	$ 1,104,625
5/1/2048	$ 1,080,000	$ 1,080,000	$ 27,000	
11/1/2048	$ -		$ -	$ 1,107,000
Totals		$ 8,710,000	$ 8,234,750	

North Springs Improvement District
Debt Service Fund - Series 2018 (Pump Station No. 3) Special Assessment Bonds
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 4,300	$ 6,861	$ 2,000	$ 8,861	$ 4,400
Assessments	$ 246,950	$ 249,089	$ -	$ 249,089	$ 246,950
Total Revenues	$ 251,250	$ 255,950	$ 2,000	$ 257,950	$ 251,350
Debt Service Expenditures:					
Interest 11/1	$ 58,140	$ 58,140	$ -	$ 58,140	$ 55,313
Interest 5/1	$ 58,140	$ 58,140	$ -	$ 58,140	$ 55,313
Principal	$ 130,000	$ 130,000	$ -	$ 130,000	$ 135,000
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 650	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 4,256	$ 4,256	$ -	$ 4,256	$ 4,256
Total Expenditures	$ 252,186	$ 252,236	$ -	$ 252,236	$ 251,582
Excess Revenues	$ (936)	$ 3,714	$ 2,000	$ 5,714	$ (232)
Beginning Fund Balance	$ 82,497	$ 87,870	$ -	$ 87,870	$ 93,584
Ending Fund Balance	$ 81,561	$ 91,584	$ 2,000	$ 93,584	$ 93,352

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2026	$ 52,376
Beginning Fund Balance	$ 149,608	Total	$ 52,376
Less: Reserve Requirement	$ (61,738)		
Net Beginning Fund Balance	$ 87,870		

Units	Gross Per Unit	Total Gross Assessment
588	$ 151	$ 88,991
596	$ 151	$ 90,202
552	$ 151	$ 83,542
10.5 Acres	$ 267	$ 2,804
Gross Assessment		$ 265,538
Less: Disc. & Collections @ 7%		$ (18,588)
Net Assessments		$ 246,950

North Springs Improvement District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 2,360,000		$ -	$ 55,313	$ 55,313
5/1/2026	$ 2,360,000	4.350%	$ 135,000	$ 55,313	$ -
11/1/2026	$ 2,225,000		$ -	$ 52,376	$ 242,689
5/1/2027	$ 2,225,000	4.350%	$ 140,000	$ 52,376	$ -
11/1/2027	$ 2,085,000		$ -	$ 49,331	$ 241,708
5/1/2028	$ 2,085,000	4.350%	$ 150,000	$ 49,331	$ -
11/1/2028	$ 1,935,000		$ -	$ 46,069	$ 245,400
5/1/2029	$ 1,935,000	4.650%	$ 155,000	$ 46,069	$ -
11/1/2029	$ 1,780,000		$ -	$ 42,465	$ 243,534
5/1/2030	$ 1,780,000	4.650%	$ 165,000	$ 42,465	$ -
11/1/2030	$ 1,615,000		$ -	$ 38,629	$ 246,094
5/1/2031	$ 1,615,000	4.650%	$ 170,000	$ 38,629	$ -
11/1/2031	$ 1,445,000		$ -	$ 34,676	$ 243,305
5/1/2032	$ 1,445,000	4.650%	$ 180,000	$ 34,676	$ -
11/1/2032	$ 1,265,000		$ -	$ 30,491	$ 245,168
5/1/2033	$ 1,265,000	4.650%	$ 185,000	$ 30,491	$ -
11/1/2033	$ 1,080,000		$ -	$ 26,190	$ 241,681
5/1/2034	$ 1,080,000	4.850%	$ 195,000	$ 26,190	$ -
11/1/2034	$ 885,000		$ -	$ 21,461	$ 242,651
5/1/2035	$ 885,000	4.850%	$ 205,000	$ 21,461	$ -
11/1/2035	$ 680,000		$ -	$ 16,490	$ 242,951
5/1/2036	$ 680,000	4.850%	$ 215,000	$ 16,490	$ -
11/1/2036	$ 465,000		$ -	$ 11,276	$ 242,766
5/1/2037	$ 465,000	4.850%	$ 225,000	$ 11,276	$ -
11/1/2037	$ 240,000		$ -	$ 5,820	$ 242,096
5/1/2038	$ 240,000	4.850%	$ 240,000	$ 5,820	$ -
11/1/2038	$ -		$ -		$ 245,820
Totals			$ 2,360,000	$ 861,175	

North Springs Improvement District
Debt Service Fund - Parkland Bay Series 2018 Special Assessment Bonds
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 13,600	$ 21,587	$ 8,400	$ 29,987	$ 13,600
Assessments	$ 545,702	$ 551,444	$ -	$ 551,444	$ 545,702
Total Revenues	$ 559,302	$ 573,031	$ 8,400	$ 581,431	$ 559,302
Debt Service Expenditures:					
Interest 11/1	$ 134,594	$ 134,594	$ -	$ 134,594	$ 128,644
Interest 5/1	$ 134,595	$ 134,594	$ -	$ 134,594	$ 128,644
Principal	$ 280,000	$ 280,000	$ -	$ 280,000	$ 290,000
			$ -		
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 650	$ 650	$ -	$ 650	$ 650
Dissemination	$ 1,250	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 3,771	$ -	$ 3,771	$ 3,771	$ 3,771
Total Expenditures	$ 554,860	$ 550,838	$ 3,771	$ 554,609	$ 552,709
Excess Revenues	$ 4,442	$ 22,193	$ 4,629	$ 26,822	$ 6,593
Beginning Fund Balance	$ 216,759	$ 223,469	$ -	$ 223,469	$ 250,291
Ending Fund Balance	$ 221,201	$ 245,662	$ 4,629	$ 250,291	$ 256,884

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2026	$ 122,481
Beginning Fund Balance	$ 508,838	Total	$ 122,481
Less: Reserve Requirement	$ (285,369)		
Net Beginning Fund Balance	$ 223,469		

Units	Gross Per Unit	Total Gross Assessment
552	$ 1,063	$ 586,776
Gross Assessment		$ 586,776
Less: Disc. & Collections @ 7%		$ (41,074)
Net Assessments		$ 545,702

North Springs Improvement District
Series 2018 Parkland Bay Special Assessment Bonds
Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2025	$ 5,395,000		$ -	$ 128,644	$ 128,644
5/1/2026	$ 5,395,000	4.250%	$ 290,000	$ 128,644	$ -
11/1/2026	$ 5,105,000		$ -	$ 122,481	$ 541,125
5/1/2027	$ 5,105,000	4.250%	$ 305,000	$ 122,481	$ -
11/1/2027	$ 4,800,000		$ -	$ 116,000	$ 543,481
5/1/2028	$ 4,800,000	4.875%	$ 320,000	$ 116,000	$ -
11/1/2028	$ 4,480,000		$ -	$ 109,200	$ 545,200
5/1/2029	$ 4,480,000	4.875%	$ 335,000	$ 109,200	$ -
11/1/2029	$ 4,145,000			$ 101,034	$ 545,234
5/1/2030	$ 4,145,000	4.875%	$ 350,000	$ 101,034	$ -
11/1/2030	$ 3,795,000		$ -	$ 92,503	$ 543,538
5/1/2031	$ 3,795,000	4.875%	$ 365,000	$ 92,503	$ -
11/1/2031	$ 3,430,000		$ -	$ 83,606	$ 541,109
5/1/2032	$ 3,430,000	4.875%	$ 385,000	$ 83,606	$ -
11/1/2032	$ 3,045,000		$ -	$ 74,222	$ 542,828
5/1/2033	$ 3,045,000	4.875%	$ 405,000	$ 74,222	$ -
11/1/2033	$ 2,640,000		$ -	$ 64,350	$ 543,572
5/1/2034	$ 2,640,000	4.875%	$ 425,000	$ 64,350	$ -
11/1/2034	$ 2,215,000		$ -	$ 53,991	$ 543,341
5/1/2035	$ 2,215,000	4.875%	$ 445,000	$ 53,991	$ -
11/1/2035	$ 1,770,000		$ -	$ 43,144	$ 542,134
5/1/2036	$ 1,770,000	4.875%	$ 470,000	$ 43,144	$ -
11/1/2036	$ 1,300,000		$ -	$ 31,688	$ 544,831
5/1/2037	$ 1,300,000	4.875%	$ 490,000	$ 31,688	$ -
11/1/2037	$ 810,000		$ -	$ 19,744	$ 541,431
5/1/2038	$ 810,000	4.875%	$ 810,000	$ 19,744	$ -
11/1/2038	$ -		$ -		$ 829,744
Totals			$ 5,395,000	$ 2,081,213	

North Springs Improvement District
Debt Service Fund - Parkland Bay Series 2018 Water Managment Bonds
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 18,000	$ 28,175	$ 8,400	$ 36,575	$ 17,800
Assessments	$ 403,255	$ 407,714	$ -	$ 407,714	$ 403,255
Transfer In	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 421,255	$ 435,890	$ 8,400	$ 444,290	$ 421,055
Debt Service Expenditures:					
Interest 11/1	$ 200,625	$ 200,625	$ -	$ 200,625	$ 200,625
Interest 5/1	$ 200,625	$ 200,625	$ -	$ 200,625	$ 200,625
Special Call	$ -	$ -	$ -	$ -	$ -
Transfer Out	$ -	$ -	$ -	$ -	$ -
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 650	$ 650	$ -	$ 650	$ 650
Dissemination	$ 1,000	$ 1,000	$ 1,000	$ 2,000	$ 1,000
Trustee	$ 3,771	$ -	$ 3,771	$ 3,771	$ 3,771
Total Expenditures	$ 406,671	$ 402,900	$ 4,771	$ 407,671	$ 406,671
Excess Revenues	$ 14,584	$ 32,990	$ 3,629	$ 36,619	$ 14,384
Beginning Fund Balance	$ 271,461	$ 280,786	$ -	$ 280,786	$ 317,404
Ending Fund Balance	$ 286,045	$ 313,775	$ 3,629	$ 317,404	$ 331,788

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2026	$ 200,625
Beginning Fund Balance	$ 793,911	Total	$ 200,625
Less: Reserve Requirement	$ (513,125)		
Net Beginning Fund Balance	$ 280,786		

Units	Gross Per Unit	Total Gross Assessment
552	$ 786	$ 433,607
Gross Assessment		$ 433,607
Less: Disc. & Collections @ 7%		$ (30,352)
Net Assessments		$ 403,255

North Springs Improvement District

Parkland Bay Series 2018 Water Management Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/2025	$ 8,025,000	$ -	$ 200,625	$ 200,625
5/1/2026	$ 8,025,000	$ -	$ 200,625	
11/1/2026	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2027	$ 8,025,000	$ -	$ 200,625	
11/1/2027	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2028	$ 8,025,000	$ -	$ 200,625	
11/1/2028	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2029	$ 8,025,000	$ -	$ 200,625	
11/1/2029	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2030	$ 8,025,000	$ -	$ 200,625	
11/1/2030	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2031	$ 8,025,000	$ -	$ 200,625	
11/1/2031	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2032	$ 8,025,000	$ -	$ 200,625	
11/1/2032	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2033	$ 8,025,000	$ -	$ 200,625	
11/1/2033	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2034	$ 8,025,000	$ -	$ 200,625	
11/1/2034	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2035	$ 8,025,000	$ -	$ 200,625	
11/1/2035	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2036	$ 8,025,000	$ -	$ 200,625	
11/1/2036	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2037	$ 8,025,000	$ -	$ 200,625	

North Springs Improvement District

Parkland Bay Series 2018 Water Management Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/2037	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2038	$ 8,025,000	$ -	$ 200,625	
11/1/2038	$ 8,025,000	$ -	$ 200,625	$ 401,250
5/1/2039	$ 8,025,000	$ 635,000	$ 200,625	
11/1/2039	$ 7,390,000	$ -	$ 184,750	$ 1,020,375
5/1/2040	$ 7,390,000	$ 670,000	$ 184,750	
11/1/2040	$ 6,720,000	$ -	$ 168,000	$ 1,022,750
5/1/2041	$ 6,720,000	$ 700,000	$ 168,000	
11/1/2041	$ 6,020,000	$ -	$ 150,500	$ 1,018,500
5/1/2042	$ 6,020,000	$ 735,000	$ 150,500	
11/1/2042	$ 5,285,000	$ -	$ 132,125	$ 1,017,625
5/1/2043	$ 5,285,000	$ 775,000	$ 132,125	
11/1/2043	$ 4,510,000	$ -	$ 112,750	$ 1,019,875
5/1/2044	$ 4,510,000	$ 815,000	$ 112,750	
11/1/2044	$ 3,695,000	$ -	$ 92,375	$ 1,020,125
5/1/2045	$ 3,695,000	$ 855,000	$ 92,375	
11/1/2045	$ 2,840,000	$ -	$ 71,000	$ 1,018,375
5/1/2046	$ 2,840,000	$ 900,000	$ 71,000	
11/1/2046	$ 1,940,000	$ -	$ 48,500	$ 1,019,500
5/1/2047	$ 1,940,000	$ 945,000	$ 48,500	
11/1/2047	$ 995,000	$ -	$ 24,875	$ 1,018,375
5/1/2048	$ 995,000	$ 995,000	$ 24,875	
11/1/2048	$ -		$ -	$ 1,019,875
Totals		$ 8,025,000	$ 7,587,250	

North Springs Improvement District
Debt Service Fund - Series 2021 Water Managment Bonds
Fiscal Year 2026

Description	Adopted Budget Fiscal Year 2025	Actual Thru 6/30/25	Projected Next 3 Months	Projected Actual 9/30/25	Proposed Budget Fiscal Year 2026
Revenues:					
Interest Income	$ 24,000	$ 37,951	$ 11,000	$ 48,951	$ 24,000
Assessments	$ 1,542,865	$ 1,565,501	$ -	$ 1,565,501	$ 1,542,865
Bond Proceeds	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 1,566,865	$ 1,603,452	$ 11,000	$ 1,614,452	$ 1,566,865
Debt Service Expenditures:					
2021-1 Interest 11/1	$ 302,975	$ 302,975	$ -	$ 302,975	$ 299,175
2021-1 Interest 5/1	$ 302,975	$ 302,975	$ -	$ 302,975	$ 299,175
2021-1Principal 5/1	$ 380,000	$ 380,000	$ -	$ 380,000	$ 385,000
2021-2 Interest 11/1	$ 169,566	$ 169,556	$ -	$ 169,556	$ 167,641
2021-2 Interest 5/1	$ 169,566	$ 169,566	$ -	$ 169,566	$ 167,641
2021-2 Principal 5/1	$ 220,000	$ 220,000	$ -	$ 220,000	$ 225,000
Transfer out	$ -	$ 6,400	$ -	$ 6,400	$ -
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 700	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000
Trustee	$ 4,139	$ 4,139	$ -	$ 4,139	$ 4,139
Total Expenditures	$ 1,550,921	$ 1,557,311	$ -	$ 1,557,311	$ 1,549,471
Excess Revenues	$ 15,944	$ 46,141	$ 11,000	$ 57,141	$ 17,394
Beginning Fund Balance	$ 565,306	$ 578,927	$ -	$ 578,927	$ 636,068
Ending Fund Balance	$ 581,250	$ 625,068	$ 11,000	$ 636,068	$ 653,462

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2026	$ 460,660
Beginning Fund Balance	$ 771,824	Total	$ 460,660
Less: Reserve Requirement	$ (192,898)		
Net Beginning Fund Balance	$ 578,927		

Units	Per Unit	Total Assessment
17161	$ 97	$ 1,658,954
Gross Assessment		$ 1,658,954
Less: Disc. & Collections @ 7%		$ (116,127)
Net Assessments		$ 1,542,827

North Springs Improvement District
Series 2021-1 Water Management Bonds
Amortization Schedule

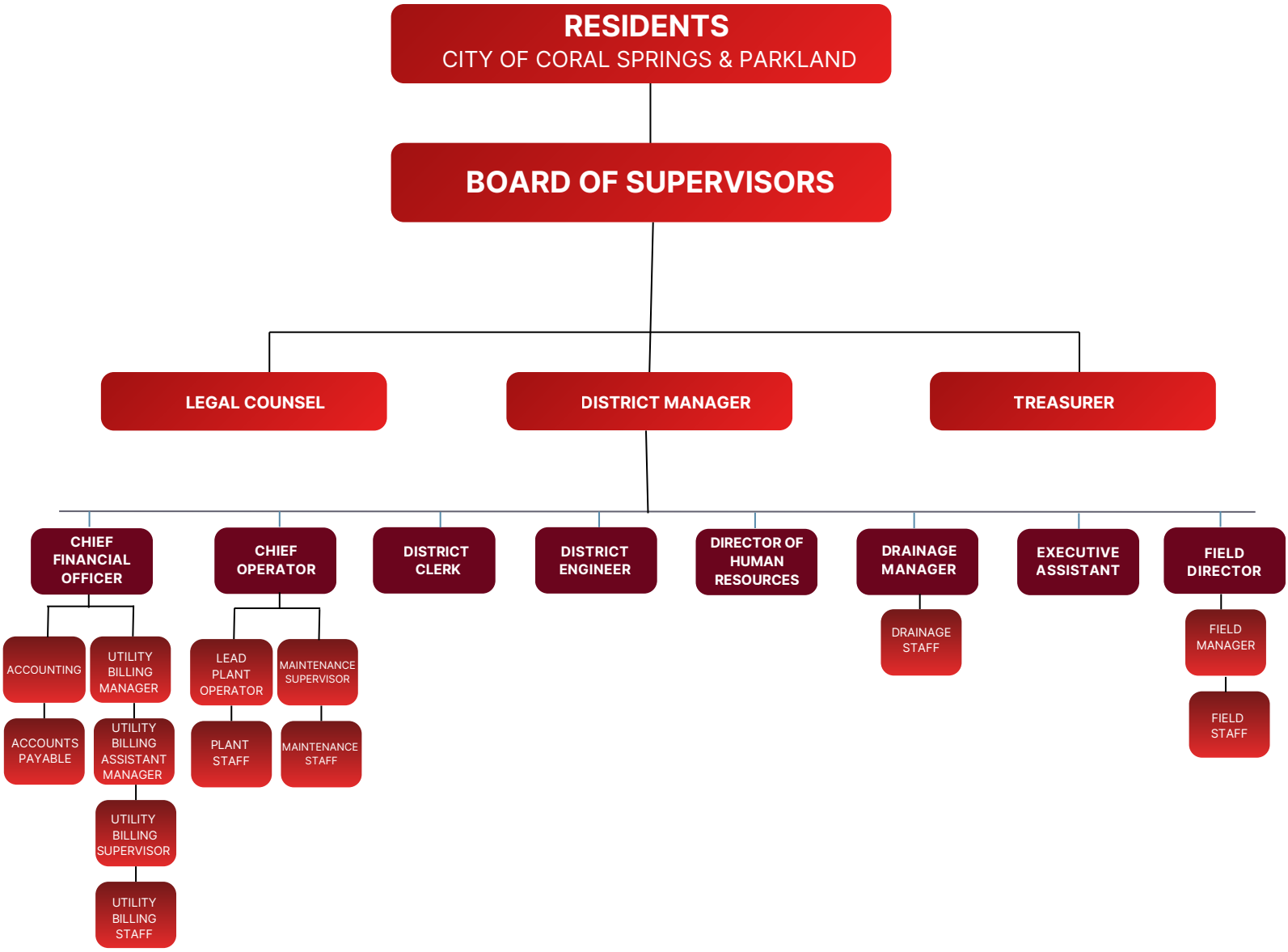
Date	Balance	Principal	Interest	Annual
11/1/2025	$ 17,550,000	$ -	$ 299,175	$ 299,175
5/1/2026	$ 17,550,000	$ 385,000.00	$ 299,175	
11/1/2026	$ 17,165,000	$ -	$ 295,325	$ 979,500
5/1/2027	$ 17,165,000	$ 395,000.00	$ 295,325	
11/1/2027	$ 16,770,000	$ -	$ 289,400	$ 979,725
5/1/2028	$ 16,770,000	$ 410,000.00	$ 289,400	
11/1/2028	$ 16,360,000	$ -	$ 281,200	$ 980,600
5/1/2029	$ 16,360,000	$ 430,000.00	$ 281,200	
11/1/2029	$ 15,930,000	$ -	$ 272,600	$ 983,800
5/1/2030	$ 15,930,000	$ 445,000.00	$ 272,600	
11/1/2030	$ 15,485,000	$ -	$ 263,700	$ 981,300
5/1/2031	$ 15,485,000	$ 465,000.00	$ 263,700	
11/1/2031	$ 15,020,000	$ -	$ 254,400	$ 983,100
5/1/2032	$ 15,020,000	$ 485,000.00	$ 254,400	
11/1/2032	$ 14,535,000	$ -	$ 244,700	$ 984,100
5/1/2033	$ 14,535,000	$ 500,000.00	$ 244,700	
11/1/2033	$ 14,035,000	$ -	$ 234,700	$ 979,400
5/1/2034	$ 14,035,000	$ 525,000.00	$ 234,700	
11/1/2034	$ 13,510,000	$ -	$ 224,200	$ 983,900
5/1/2035	$ 13,510,000	$ 545,000.00	$ 224,200	
11/1/2035	$ 12,965,000	$ -	$ 213,300	$ 982,500
5/1/2036	$ 12,965,000	$ 565,000.00	$ 213,300	
11/1/2036	$ 12,400,000	$ -	$ 202,000	$ 980,300
5/1/2037	$ 12,400,000	$ 590,000.00	$ 202,000	
11/1/2037	$ 11,810,000	$ -	$ 190,200	$ 982,200
5/1/2038	$ 11,810,000	$ 615,000.00	$ 190,200	
11/1/2038	$ 11,195,000	$ -	$ 177,900	$ 983,100
5/1/2039	$ 11,195,000	$ 640,000.00	$ 177,900	
11/1/2039	$ 10,555,000	$ -	$ 165,100	$ 983,000
5/1/2040	$ 10,555,000	$ 665,000.00	$ 165,100	
11/1/2040	$ 9,890,000	$ -	$ 151,800	$ 981,900
5/1/2041	$ 9,890,000	$ 690,000.00	$ 151,800	
11/1/2041	$ 9,200,000	$ -	$ 138,000	$ 979,800
5/1/2042	$ 9,200,000	$ 715,000.00	$ 138,000	
11/1/2042	$ 8,485,000	$ -	$ 127,275	$ 980,275
5/1/2043	$ 8,485,000	$ 740,000.00	$ 127,275	
11/1/2043	$ 7,745,000	$ -	$ 116,175	$ 983,450
5/1/2044	$ 7,745,000	$ 760,000.00	$ 116,175	
11/1/2044	$ 6,985,000	$ -	$ 104,775	$ 980,950
5/1/2045	$ 6,985,000	$ 785,000.00	$ 104,775	
11/1/2045	$ 6,200,000	$ -	$ 93,000	$ 982,775
5/1/2046	$ 6,200,000	$ 810,000.00	$ 93,000	
11/1/2046	$ 5,390,000	$ -	$ 80,850	$ 983,850
5/1/2047	$ 5,390,000	$ 830,000.00	$ 80,850	
11/1/2047	$ 4,560,000	$ -	$ 68,400	$ 979,250
5/1/2048	$ 4,560,000	$ 860,000.00	$ 68,400	
11/1/2048	$ 3,700,000	$ -	$ 55,500	$ 983,900
5/1/2049	$ 3,700,000	$ 885,000.00	$ 55,500	
11/1/2049	$ 2,815,000	$ -	$ 42,225	$ 982,725
5/1/2050	$ 2,815,000	$ 910,000.00	$ 42,225	
11/1/2050	$ 1,905,000	$ -	$ 28,575	$ 980,800
5/1/2051	$ 1,905,000	$ 940,000.00	$ 28,575	
11/1/2051	$ 965,000	$ -	$ 14,475	$ 983,050
5/1/2052	$ 965,000	$ 965,000.00	$ 14,475	
11/1/2052	$ -	$ -	$ -	$ 979,475
Totals		$ 17,550,000	$ 9,257,900	

North Springs Improvement District
Series 2021-2 Water Management Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/2025	$ 9,560,000	$ -	$ 167,641	$ 167,641
5/1/2026	$ 9,560,000	$ 225,000.00	$ 167,641	
11/1/2026	$ 9,335,000	$ -	$ 165,335	$ 557,976
5/1/2027	$ 9,335,000	$ 230,000.00	$ 165,335	
11/1/2027	$ 9,105,000	$ -	$ 162,690	$ 558,025
5/1/2028	$ 9,105,000	$ 235,000.00	$ 162,690	
11/1/2028	$ 8,870,000	$ -	$ 159,753	$ 557,443
5/1/2029	$ 8,870,000	$ 240,000.00	$ 159,753	
11/1/2029	$ 8,630,000	$ -	$ 156,633	$ 556,385
5/1/2030	$ 8,630,000	$ 245,000.00	$ 156,633	
11/1/2030	$ 8,385,000		$ 153,264	$ 554,896
5/1/2031	$ 8,385,000	$ 255,000.00	$ 153,264	
11/1/2031	$ 8,130,000	$ -	$ 149,630	$ 557,894
5/1/2032	$ 8,130,000	$ 260,000.00	$ 149,630	
11/1/2032	$ 7,870,000	$ -	$ 144,885	$ 554,515
5/1/2033	$ 7,870,000	$ 270,000.00	$ 144,885	
11/1/2033	$ 7,600,000	$ -	$ 139,958	$ 554,843
5/1/2034	$ 7,600,000	$ 280,000.00	$ 139,958	
11/1/2034	$ 7,320,000	$ -	$ 134,848	$ 554,805
5/1/2035	$ 7,320,000	$ 290,000.00	$ 134,848	
11/1/2035	$ 7,030,000	$ -	$ 129,555	$ 554,403
5/1/2036	$ 7,030,000	$ 305,000.00	$ 129,555	
11/1/2036	$ 6,725,000	$ -	$ 123,989	$ 558,544
5/1/2037	$ 6,725,000	$ 315,000.00	$ 123,989	
11/1/2037	$ 6,410,000	$ -	$ 118,240	$ 557,229
5/1/2038	$ 6,410,000	$ 325,000.00	$ 118,240	
11/1/2038	$ 6,085,000	$ -	$ 112,309	$ 555,549
5/1/2039	$ 6,085,000	$ 340,000.00	$ 112,309	
11/1/2039	$ 5,745,000	$ -	$ 106,104	$ 558,413
5/1/2040	$ 5,745,000	$ 350,000.00	$ 106,104	
11/1/2040	$ 5,395,000	$ -	$ 99,716	$ 555,820
5/1/2041	$ 5,395,000	$ 365,000.00	$ 99,716	
11/1/2041	$ 5,030,000	$ -	$ 93,055	$ 557,771
5/1/2042	$ 5,030,000	$ 380,000.00	$ 93,055	
11/1/2042	$ 4,650,000	$ -	$ 86,025	$ 559,080
5/1/2043	$ 4,650,000	$ 390,000.00	$ 86,025	
11/1/2043	$ 4,260,000	$ -	$ 78,810	$ 554,835
5/1/2044	$ 4,260,000	$ 405,000.00	$ 78,810	
11/1/2044	$ 3,855,000	$ -	$ 71,318	$ 555,128
5/1/2045	$ 3,855,000	$ 420,000.00	$ 71,318	
11/1/2045	$ 3,435,000	$ -	$ 63,548	$ 554,865
5/1/2046	$ 3,435,000	$ 440,000.00	$ 63,548	
11/1/2046	$ 2,995,000	$ -	$ 55,408	$ 558,955
5/1/2047	$ 2,995,000	$ 455,000.00	$ 55,408	
11/1/2047	$ 2,540,000	$ -	$ 46,990	$ 557,398
5/1/2048	$ 2,540,000	$ 470,000.00	$ 46,990	
11/1/2048	$ 2,070,000	$ -	$ 38,295	$ 555,285
5/1/2049	$ 2,070,000	$ 490,000.00	$ 38,295	$ -
11/1/2049	$ 1,580,000	$ -	$ 29,230	$ 557,525
5/1/2050	$ 1,580,000	$ 510,000.00	$ 29,230	$ -
11/1/2050	$ 1,070,000	$ -	$ 19,795	$ 559,025
5/1/2051	$ 1,070,000	$ 525,000.00	$ 19,795	$ -
11/1/2051	$ 545,000	$ -	$ 10,083	$ 554,878
5/1/2052	$ 545,000	$ 545,000.00	$ 10,083	$ -
11/1/2052	$ -	$ -	$ -	$ 555,083
Totals		$ 9,560,000	$ 5,634,205	

APPENDIX A

ORGANIZATION CHART



FOURTH
ORDER OF BUSINESS

Public Hearing to Adopt the General Fund, Parkland Isles, Heron Bay Mitigation and Debt Services Budgets for Fiscal Year 2026

II. Resolution 2025-10, Levying Assessments for Payment of Debt Service and Maintenance Costs for Fiscal Year 2026

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**.**

Anthony Avello	Grace Solomon
Secretary	President

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

BEFORE ME, personally appeared by means of [_] physical presence or [_] online notarization, Vincent Moretti and Grace Solomon, 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 12th day of September 2025.

Florida Notary Public

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

Exhibit 'A'

Exhibit A

Description	Assessment Net	(7%) Collections	Assessment Gross	Units	Per Unit Gross
Operations and Maintenance					
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**		
Debt Service Assessment					
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	$1,701,037	$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)	$672,552	$50,622	$723,174	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	**$5,719,505**	**$430,500**	**$6,150,005**		
rounding					
Total Debt Assessments	$8,376,134	$630,462	$9,006,595		
Total Assessments - Tax Roll	$12,521,841	$942,504	$13,464,345		

FIFTH
ORDER OF BUSINESS

Public Hearing to Adopt the Proposed Water and Sewer Budget for Fiscal Year 2026

I. Resolution 2025-11, Adopting the Proposed Water and Sewer Budget for Fiscal Year 2026

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT ADOPTING THE WATER AND SEWER BUDGET FOR FISCAL YEAR 2026

WHEREAS, Chapter 2005-341, Laws of Florida, as amended, authorizes the North Springs Improvement District to construct, maintain, and operate a water treatment and wastewater treatment and collection system to serve the residents of the North Springs Improvement District; and

WHEREAS, pursuant to said authority, the District has constructed a water and wastewater facility utilizing the proceeds of Water and Sewer Bond Issue(s); and

WHEREAS, pursuant to the requirements of Chapter 2005-341, Laws of Florida, as amended, and the Bond Resolution(s) for said Bond Issue(s), the Board of Supervisors caused a proposed budget to be prepared for the operation and maintenance of said system for Fiscal Year 2026, which by reference is made a part hereof; and

WHEREAS, pursuant to Section 12 of Chapter 2005-341, Laws of Florida, as amended, the Board of Supervisors approved a proposed budget and set a public hearing to hear all objections to the budget and make such changes as deemed necessary by the Board of Supervisors; and

WHEREAS, notice of public hearing concerning the proposed budget was duly published as required by law; and

WHEREAS, the Board, having conducted said public hearing and having heard any objections and suggestions pertaining to the budget, has determined that it is in the best interests of the District and those residing within the District to adopt the Fiscal Year 2026 Budget as set forth below.

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

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

Section 2. The operating and maintenance budget of the water and sewer system showing expected revenues of $ **28,393,050**; debt service requirement of $ **3,423,025** ; expected operation and maintenance expenses of $ **24,964,450** such that said budget shows a surplus of $**166,759** and the operation and maintenance thereof can continue through Fiscal Year 2026, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby adopted and certified by the Board of Supervisors of the North Springs Improvement District.

Section 3. 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 4. 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.

NORTH SPRINGS IMPROVEMENT DISTRICT

_____

Grace Solomon, President

ATTEST:

_____

Anthony Avello, Secretary

Exhibit 'A'

NORTH SPRINGS IMPROVEMENT DISTRICT

PROPOSED BUDGET
FY2026
WATER & SEWER

GOVERNING BOARD OF SUPERVISORS
GRACE SOLOMON, PRESIDENT
ANTHONY AVELLO, SECRETARY
VINCENT MORETTI, ASSISTANT SECRETARY

PREPARED BY:
ROD COLON, DISTRICT MANAGER
MARYAM OMIDI, CHIEF FINANCIAL OFFICER

2024 & 2021 Plant Operations Excellence Award

Providing you and your family with a safe and dependable drinking water supply

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EXECUTIVE MEMORANDUM

To: **Governing Board of Supervisors**
From: **Rod Colon, District Manager**
Date: **July 18, 2025**
Re: **Proposed Operating Budget for FY2026**

Dear Governing Board of Supervisors:

In accordance with Chapter 2005-341 of the Laws of Florida, we present the proposed operating and debt service budgets for the North Springs Improvement District for Fiscal Year (FY) 2026.

The District plays a crucial role in providing high-quality drinking water to safeguard public health and the environment. It also focuses on planning for future growth, implementing water conservation measures, and improving cost efficiencies. The adopted budget is vital for the District's operations as it outlines the funding plan for operations and projects across the District.

Based on the latest financial data and after reviewing staff recommendations, the District has prepared a proposed budget. This budget efficiently allocates resources to address operational needs for the fiscal year, guaranteeing the continued provision of safe drinking water. Adhering to established financial best practices, this budget effectively meets immediate operational needs and addresses the District's long-term developmental and infrastructural requirements

On behalf of the District staff, we are pleased to provide the proposed budget for your consideration.

WATER & SEWER
PROPOSED BUDGET FY2026
REVENUES

Account Description	Adopted Budget FY 2025	Actuals as of 06/30/2025	Projected July-Sept 2025	Total Projected 9/30/25	*Proposed Budget FY 2026*
Water Revenue	9,200,000	6,666,553	2,722,184	9,388,737	9,350,000
Sewer Revenue	9,600,000	7,081,677	2,960,559	10,042,236	10,200,000
Water Revenue-Irrigation	500,000	342,710	138,237	480,946	475,000
Standby Fees	100,000	82,360	27,453	109,813	100,000
Permits, Fees, & Licenses	-	19,760	-	19,760	-
Nsf Check Fees	5,000	4,560	1,520	6,080	5,000
Processing Fee	20,000	12,300	4,100	16,400	15,000
Lien Information Fee	20,000	16,000	5,333	21,333	20,000
Delinquent Fee	380,000	284,850	94,950	379,800	375,000
Turn On Fees	25,000	22,500	7,500	30,000	25,000
Meter Fees	10,000	2,100	-	2,100	27,500
Connection Fees-W/S	1,700,000	1,646,179	-	1,646,179	569,550
Interest-Investments	1,200,000	1,011,684	315,000	1,326,684	1,200,000
Unrealized Gain (Loss)	-	17,150	-	17,150	-
Miscellaneous Revenues	1,000	178,281	-	178,281	1,000
Subsidized Food	15,000	11,089	3,696	14,786	15,000
Contract Service-Field Mgt..Frm 003	15,000	11,250	3,750	15,000	15,000
Carry Over Fund Balance From Previous Yr	650,000	-	650,000	650,000	6,000,000
W&S Rev Bond Series 2024 Bond Proceeds	5,000,000	-	4,700,300	4,700,300	-
Total Revenue	**28,441,000**	**17,411,003**	**11,634,583**	**29,045,585**	**28,393,050**

WATER & SEWER

PROPOSED BUDGET FY2026

PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 06/30/2025	Projected July-Sept 2025	Total Projected 9/30/25	*Proposed Budget FY 2026*
Payroll-Board of Supervisors	5,760	4,320	1,440	5,760	5,760
Payroll-Salaried	2,100,000	1,424,379	650,000	2,074,379	2,200,000
Payroll- Vehicle Benefit	3,000	1,562	521	2,083	3,000
Payroll-Special Pay	20,000	-	20,000	20,000	25,000
Employement Ads	1,000	2,050	-	2,050	2,100
Fica Expense	152,000	97,294	32,431	129,726	170,000
Pension Expense	472,000	351,026	117,009	468,034	520,000
Health & Life Insurance	799,000	554,526	184,842	739,368	960,000
Workers Comp Insurance	39,000	11,997	3,999	15,996	43,000
Unemployment Compensation	5,000	-	5,000	5,000	5,000
Other Post Employment Benefits (OPEB)	30,000	-	30,000	30,000	30,000
Professional Development	20,000	4,224	15,500	19,724	20,000
Prof Serv-Engineering	65,000	72,280	24,093	96,373	100,000
Prof Serv-Arbitrage Rebate	1,000	700	233	933	1,000
Prof Serv-Dissemination Agent	1,000	-	1,000	1,000	1,000
Prof Serv-Trustee	13,500	-	13,500	13,500	13,500
Prof Serv-Legal Services	100,000	117,312	39,104	156,416	100,000
Prof Serv-Legislative Expense	37,500	34,375	13,100	47,475	50,000
Actuarial Computation Fee-Opeb	3,000	2,250	-	2,250	3,000
Prof Serv-Consulting Serv	16,000	12,150	4,050	16,200	16,200
Prof Serv-Info Technology	250,000	207,960	30,000	237,960	350,000
Prof Serv-Web Site Develop	5,000	3,923	1,308	5,231	6,000
Prof Serv-Human Resources	9,000	6,931	2,310	9,242	10,000
Annual Audit	30,000	18,911	6,304	25,215	30,000
Communication-Telephone	18,000	12,165	4,055	16,219	18,000
Postage And Freight	35,000	30,196	10,065	40,261	41,000
Printing And Binding	16,000	13,383	4,461	17,844	18,000
Record Management	2,500	446	149	595	2,500
Rental/Lease-Vehicle/Equip	11,000	8,064	2,688	10,752	11,000
Insurance-General Liability	35,000	31,773	-	31,773	35,000
Legal Advertising	1,000	505	168	674	1,000
Office Supplies	40,000	32,973	10,991	43,964	45,000
Subsidized Food	40,000	31,496	10,499	41,995	42,000
Janitorail Services/Supplies	70,000	59,468	30,000	89,468	90,000
Misc-Licenses & Permits	20,000	4,643	15,000	19,643	20,000
Misc-Merchant Fees	190,000	144,031	48,010	192,041	50,000
Misc-Services	5,000	3,168	1,056	4,224	5,000
Misc-Contingency	35,000	13,914	4,638	18,553	35,000
Capital Outlay - Admin	15,000	73,014	-	73,014	50,000
Total Personnel & Administration Expenses	**4,711,260**	**3,387,412**	**1,337,525**	**4,724,937**	**5,128,060**

WATER & SEWER

PROPOSED BUDGET FY2026

PLANT OPERATIONS & MAINTENANCE

Account Description	Adopted Budget FY 2025	Actuals as of 06/30/2025	Projected July-Sept 2025	Total Projected 9/30/25	*Proposed Budget FY 2026*
Payroll-Salaried	1,609,000	1,093,948	364,649	1,458,598	1,609,000
Payroll-Special Pay	15,000	-	-	-	16,000
Employement Ads	15,000	1,740	-	1,740	15,000
Fica Expense	121,000	80,948	26,983	107,931	131,000
Pension Expense	215,000	149,790	49,930	199,720	235,000
Health & Life Insurance	698,000	429,901	143,300	573,201	700,000
Worker'S Comp. Insurance	92,000	27,697	9,232	36,930	100,000
Unemployment Compensation	6,000	-	6,000	6,000	6,000
Other Post Employment Benefits (OPEB)	50,000	-	50,000	50,000	50,000
Water Quality Testing	40,000	37,335	12,445	49,780	50,000
Contracts-Landscape	110,000	64,167	45,833	110,000	110,000
Contracts-Generator Maint	10,000	8,575	2,858	11,434	12,000
Communication-Telephone	90,000	61,830	20,610	82,440	90,000
Electric	700,000	555,360	185,120	740,479	750,000
Utility-Wastewater Treatment	3,700,000	2,577,360	1,000,000	3,577,360	3,800,000
Rental/Lease-Vehicle/Equip	8,000	3,902	1,301	5,203	8,000
Insurance-General Liability	120,000	113,459	-	113,459	120,000
R&M-General	220,000	233,767	77,922	311,690	323,000
R&M-Electrical	35,000	17,061	5,687	22,748	35,000
R&M-Air Conditioning	45,000	1,953	40,000	41,953	45,000
R&M-Vehicles	15,000	10,162	3,387	13,549	15,000
R&M-Well Maintenance	55,000	34,056	11,352	45,408	55,000
R&M-Painting	5,000	2,074	691	2,766	5,000
Office Supplies	8,000	7,857	2,619	10,476	12,000
Op Supplies-General	130,000	44,734	85,000	129,734	130,000
Security	30,000	-	30,000	30,000	30,000
Op Supplies-Chemicals	450,000	348,356	116,119	464,474	470,000
Op Supplies-Lab Chemicals	30,000	20,349	9,000	29,349	30,000
Op Supplies-Lab Equipment	10,000	2,620	7,000	9,620	10,000
Op Supplies-Uniforms	22,000	19,406	6,469	25,874	26,000
Op Supplies-Fuel, Oil	40,000	21,029	18,000	39,029	40,000
Misc-Licenses & Permits	20,000	35,064	11,688	46,752	50,000
Misc-Contingency	5,000	4,363	600	4,963	5,000
Cap Outlay-Plant	620,000	198,509	400,000	598,509	620,000
Total Plant Expenses	**9,339,000**	**6,207,373**	**2,743,796**	**8,951,169**	**9,703,000**

WATER & SEWER
PROPOSED BUDGET FY2026
FIELD EXPENDITURES

Account Description	Adopted Budget FY 2025	Actuals as of 06/30/2025	Projected July-Sept 2025	Total Projected 9/30/25	*Proposed Budget FY 2026*
Payroll-Salaried	977,000	611,415	203,805	815,220	980,000
Payroll-Special Pay	10,000	-	-	-	10,000
Employement Ads	10,000	3,946	-	3,946	10,000
Fica Expense	71,000	45,160	15,053	60,213	80,000
Pension Expense	127,000	73,030	24,343	97,373	138,000
Health & Life Insurance	430,000	240,164	80,055	320,218	450,000
Worker'S Comp. Insurance	56,000	16,904	5,635	22,539	60,000
Unemployment Compensation	4,500	-	4,500	4,500	4,500
Other Post Employment Benefits (OPEB)	30,000	-	20,000	20,000	30,000
Water Quality Testing	6,000	4,073	1,358	5,431	6,000
Contracts-Landscape	66,000	38,500	27,500	66,000	66,000
Contracts-Generator Maint	8,000	6,344	1,000	7,344	8,000
Communication-Telephone	12,000	6,142	2,047	8,189	12,000
Electric	80,000	56,620	18,873	75,493	80,000
Rental/Lease - Vehicle/Equip	4,500	885	295	1,180	4,500
Insurance-General Liability	55,000	52,263	-	52,263	55,000
R&M-General	80,000	24,219	50,000	74,219	80,000
R&M-Vehicle Repairs	35,000	20,340	14,000	34,340	35,000
R&M-Roads & Alleyways	35,000	4,053	30,000	34,053	35,000
R&M-Lift Stations	100,000	44,055	14,685	58,739	200,000
R&M-Painting	5,000	274	4,000	4,274	5,000
Utility-Meter Replacemt Prog	5,000,000	-	4,700,300	4,700,300	355,390
Utility Backflow Preventors	4,000	3,158	-	3,158	4,000
Office Supplies	5,000	1,156	3,000	4,156	5,000
Op Supplies-General	25,000	15,991	5,330	21,321	25,000
Op Supplies-Uniforms	15,000	11,128	3,709	14,838	15,000
Op Supplies-Fuel, Oil	40,000	24,276	8,092	32,367	40,000
Op Supplies-Hand Tools	3,000	1,131	377	1,508	3,000
Op Supplies-Meter Supplies	20,000	14,379	4,793	19,172	20,000
Misc-Licenses & Permits	12,000	1,364	455	1,819	12,000
Misc-Contingency	5,000	490	163	653	5,000
Cap Outlay-Field	550,000	920,394	-	920,394	550,000
Total Field Expenses	**7,881,000**	**2,241,852**	**5,243,368**	**7,485,221**	**3,383,390**
Inter-Fund Group Transfers Out for Preserve P	-	1,171,944	170,000	1,341,944	6,000,000
Reserves for Projects in W&S Fund	2,500,000	-	2,500,000	2,500,000	750,000
Total Operating Expenses	**24,431,260**	**13,008,581**	**11,994,690**	**25,003,271**	**24,964,450**
Net Income (Loss) Before Debt Services	**4,009,740**	**4,402,421**	**(360,107)**	**4,042,314**	**3,428,600**

WATER & SEWER

PROPOSED BUDGET FY2026

DEBT SERVICES

Account Description	Adopted Budget FY 2025	Actuals as of 06/30/2025	Projected July-Sept 2025	Total Projected 9/30/25	*Proposed Budget FY 2026*
Debt Services					
Debt Service Series 2011	2,880,000	-	-	-	-
Debt Service Series 2024	-	1,605,227	514,773	2,120,000	2,210,000
Interest Expense Series 2011	760,610	-	-	-	-
Interest Expense Series 2024	-	748,404	153,437	901,841	901,841
Cost Of Issuance (WS Rev Series 2024)	-	88	-	88	-
Total Debt Service	**3,640,610**	**2,353,719**	**668,210**	**3,021,929**	**3,111,841**
Projected Manual Income (Loss)	**369,130**			**1,020,385**	**316,759**
Coverage Calculation	**1.10**			**1.34**	**1.10**
Renewal and Replacement	100,000	-	100,000	100,000	100,000
Rate Stabilization	50,000	-	50,000	50,000	50,000
Total Reserves	**$ 150,000**	**$ -**	**$ 150,000**	**$ 150,000**	**$ 150,000**
Projected Surplus (Deficit)	**219,130**			**870,385**	**166,759**

WATER & SEWER PROPOSED BUDGET

NARRATIVES

REVENUES

Water Revenue

The projected revenue is based on the approved water service rate structure and estimated consumption for the upcoming year, with varying rates for residential and commercial customers set by the last rate study approved by the Board of Supervisors.

Water Minimum Charge	Rate FY 2026
Water Availability	$39.52
Water Residential, Multi-Family, Ranches/ Magic	$24.34
Water Commercial 1”	$60.84
Water Commercial 1.5”	$121.68
Water Commercial 2”	$194.69
Water Commercial 3”	$365.05
Water Commercial 4”	$608.41
Water Commercial 6 & 8”	$1,216.83

Water Volume Charge	Rate FY 2026
Residential, Commercial 1”, 1.5”, 2”, 3”, 4”, 6”, & 8”, Ranches/ Magic	
0-12,600 Gal	$2.33
12,601-25,200 Gal	$4.71
25,201 Gal and Over	$7.06
Water Med/High-Density Consumption	
0-7,600 Gal	$2.33
7,601-15,200 Gal	$4.71
15,201 Gal and Over	$7.06

Sewer Revenue

The projected revenue is based on the approved sewer service rate structure and estimated consumption for the upcoming year, with varying rates for residential and commercial customers set by the last rate study approved by the Board of Supervisors.

Sewer Minimum Charge	Rate FY 2026
Residential, Multi-Family, Ranches/ Magic	$23.81
Sewer Commercial 1”	$46.60
Sewer Commercial 1.5”	$84.56
Sewer Commercial 2”	$130.13
Sewer Commercial 3”	$236.45
Sewer Commercial 4”	$388.33
Sewer Commercial 6 & 8”	$768.04

Sewer Volume Charge	Rate FY 2026
Residential, Commercial 1”, 1.5”, 2”, 3”, 4”, 6”, & 8”, Ranches/ Magic	
All Consumption	$3.58*

*$0.22 Rate increase increase from FY2025

Water Revenue - Irrigation

The projected revenue is based on the currently approved rate structure for irrigation water charges, which relies on consumption projections for the upcoming year. This rate structure includes a charge per thousand gallons specifically for irrigation water and will eventually encompass the District’s re-use project.

Irrigation Minimum Charge	Rate FY 2026
Residential Irrigation	$24.34
Commercial 1.5” Irrigation	$121.68
Residential 2” Irrigation	$194.69

Irrigation Minimum Charge	Rate FY 2026
Irrigation Residential, Commercial 1.5"& 2" Consumption	
0-12,600 Gal	$2.35
12,601-25,200 Gal	$4.71
25,201 Gal and Over	$7.06

Standby Fees

The standby fees apply to both platted and unplatted residential and commercial parcels, charged per parcel or tract reserved for water and sewer capacity.

Permit, Fees, & License

Revenue is generated from various fees associated with permits, water and sewer plan review, licenses, and other related services.

NSF Check Fees

Charges are imposed on customers for insufficient funds in their accounts.

Processing Fee Revenue

A processing fee is charged for new accounts.

Lien Information Fees

A fee is charged for an estoppel letter.

Delinquent Fees

The Board of Supervisors adopted a $25 late fee for customers who receive a delinquent notice or are notified of a termination date during a public meeting in 2014.

Turn On Fees

This fee applies to customers whose services have been suspended due to non-payment. The service is reinstated once the outstanding amount is paid.

Meter Fees

Represents the fees collected for meter usage based on meter size. The budget amount is based on the previous year's meters.

Meter Size	Fee
5/8" Meter	$400.00
1" Meter	$600.00
1 1/2“ Meter	$900.00
ERT (All Meter Sizes)	$150.00
2" Meter	($150 per unit (ERC) plus cost of meter
3" Meter	($150 per unit (ERC) plus cost of meter

Connection Fees

This line item reflects the revenue collected for new connections based on user class and usage. The revenue is determined by the fees from the previous year.

User Class	WasteWater	Water
Single-Family	$11,391.00	$558.00
Medium Density	$9,113.00	$446.00
Commercial	$12,872.00	$631.00
Irrigation	-	$166.00

Interest Investments

The District earns interest from accounts with Truist, the SBA, various CDs, and debt service trust accounts held with U.S. Bank.

Miscellaneous Revenues

Revenue generated from various fees for repairs and services provided by the District to customers.

Subsidized Food

The District offers employees subsidized food on-site to enhance efficiency and save time.

Contract Service - Field Management (Parkland Isles)

The District receives reimbursement from the Parkland Isles fund for field management services provided by staff, including HOA communication, contractor oversight, and compliance assurance.

EXPENDITURES

PERSONNEL & ADMINISTRATION

Payroll Salaried

This includes payroll, workers' compensation, FUTA/SUTA taxes, and payroll charges for administrative personnel based on the current rate, plus an increase. Each employee is evaluated annually to determine their actual increase.

FICA Expense

The Federal Insurance Contributions Act (FICA) tax is a statutory obligation calculated based on the current salary rate. This item represents the payroll taxes associated with administrative personnel.

Pension Expense

The District contributes to the Florida Retirement System based on each employee's annual salary as part of its pension plan.

Health & Life Insurance

The District offers employees a comprehensive benefits package that includes health, life, dental, and disability insurance.

Workers' Compensation Insurance

Expenses associated with legally mandated payments for job-related injuries or disabilities incurred by employees.

Unemployment Compensation

This line item represents the expenses incurred for eligible unemployed workers.

Professional Development

This line item includes expenditures for training and education, such as courses, seminars, workshops, and other related activities.

Professional Services – Engineering

This line item represents the general engineering services provided to the District. Additionally, the District engages various engineering firms to obtain specialized services, including electrical engineering, consulting, and surveying.

Professional Services - Arbitrage Rebate

The District annually hires an independent certified public accountant to calculate its arbitrage rebate liability on revenue bonds, based on standard service fees.

Professional Services - Dissemination Agent

The District is required to adhere to the Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), which mandates additional reporting on unrelated bond issues. To meet this obligation, the District has secured the necessary services.

Professional Services - Trustee

This expense represents the fees associated with the Trustee for the District's Water and Sewer Bonds. The Trustee holds a fiduciary duty to represent the interests of the issuer. The fees include standard fees and any out-of-pocket expenses incurred.

Professional Services - Legal Services

This line item accounts for legal counsel services for the District. The associated expenses include preparation for monthly board meetings, as well as reviews of contracts and other related legal matters.

Professional Services - Legislative Expense

The District may need to engage a consultant who specializes in legislative codification matters, including bidding threshold requirements, efficiencies, gains, and benefits inherent in contract administration. Additionally, other consulting services may be incurred for special projects as needed.

Actuarial Pension Cost of Benefits - OPEB

Florida State Statutes require employers to provide health coverage to retirees at the employer's group rate. GASB 75 requires a periodic actuarial assessment to evaluate the costs and liabilities associated with these retiree benefits.

Professional Services - Consulting Services

The expenditure represents the District's allocation of resources for financial consulting services and coordination with our in-house accountants.

Professional Services - Info Technology

This line item represents expenses associated with specialized technology and cybersecurity measures necessary for the effective management of the District's network and computer systems.

Professional Services - Website Development

The District has engaged a service provider to manage its website. In accordance with federal regulations, the District has received authorization to utilize the .gov domain.

Professional Services - Human Resources

The District has engaged a provider to oversee payroll and other human resources-related functions.

Annual Audit

The District is required by Florida Statutes to conduct an annual independent audit of its financial records. The expenses associated with this audit are outlined in the current engagement letter and include any anticipated increases specified for this year.

Communication - Telephone

Estimates for telephone and fax machine expenses are based on previous years' costs.

Postage and Freight

This line represents expenditures related to overnight deliveries, general correspondence, utility bills, and other associated items.

Printing and Binding

This line represents expenses related to the printing of computerized checks, stationery, envelopes, photocopies, and related materials.

Record Management

This line represents expenses related to document shredding services.

Rental/Lease - Vehicle/Equipment

This line represents the expenses associated with renting essential equipment, such as heavy machinery, for the District.

Insurance - General Liability

The District retains an insurance agent to oversee its annual insurance coverage needs.

Legal Advertising

This line represents the expenses related to advertising monthly board meetings, public hearings, bid requests, and all other legally required advertisements.

Office Supplies

This line represents the expenses for supplies needed throughout the fiscal year, including paper, minute books, file folders, labels, paper clips, and other related items.

Subsidized Food

The District offers employees subsidized food on-site to enhance efficiency and save time.

Janitorial Services

This line represents the expenses for facility cleaning services.

Miscellaneous - Licenses & Permits

This line represents the expenses associated with miscellaneous services essential for the effective operations and maintenance of the District.

Miscellaneous - Merchant Fees

This line represents all fees related to payment processing, bank charges, and similar costs.

Miscellaneous - Services

This line represents the expenses associated with miscellaneous services essential for the effective operations and maintenance of the District.

Miscellaneous - Contingency

This line accounts for any unexpected expenses that may occur in the District during the fiscal year.

Capital Outlay

This line accounts for the District's periodic purchases of new or replacement equipment needed during the fiscal year.

EXPENDITURES

PLANT OPERATIONS & MAINTENANCE

Water Quality Testing

This line represents the expenses related to the District's water quality testing, which includes monthly tests by BCHD, standard plate count, UCMR2 EPA tests, quarterly water samples, and annual water analysis.

Contracts - Landscape

This line represents the expenses related to the District's monthly landscaping services provided at the District's water plant and offsite locations, including wells, lift stations, and District rights-of-way for plant operations.

Contracts - Generator Maintenance

Repair and maintenance costs for the District's various generators, including clean fuel testing and tank cleaning.

Communication - Telephone

This line represents the expenses associated with the District's landlines, internet services, and mobile lines.

Electric

This line represents the expenses related to the District's electrical needs for the water treatment facility and associated wells, based on historical operational data.

Utility - Wastewater Treatment

The District sends all wastewater to Broward County for treatment and disposal per its Large User Agreement at the 2A regional facility.

R & M - General

Maintenance and repair of the District's equipment for optimal operational condition, including trash pickup services.

R & M - Electrical

This line represents the expenses associated with the District's electrical maintenance and supplies.

R & M - Air Conditioning

This line represents the expenses related to the District's air conditioning system repairs and maintenance.

R & M - Vehicles

Expenses associated with the repair and maintenance of the District's vehicles.

R & M - Well Maintenance

Expenses related to the repair and maintenance of the District's wells.

R & M - Painting

This line represents the expenses related to paint maintenance for the facility and storage tanks in the District.

Operational Supplies - General

This line represents expenses for general operating supplies, including janitorial and lab supplies, necessary for the operation of the District's water treatment plant.

Security

This line represents the costs related to security for both the facility and its personnel.

Operation Supplies - Chemicals

Expenses associated with the use of chemicals for plant treatment.

Operation Supplies - Lab Chemicals

Expenses related to the use of laboratory chemicals purchased by the District.

Operation Supplies - Lab Equipment

Expenses related to purchasing laboratory equipment for the water treatment facility, necessary for compliance testing as mandated by regulatory authorities.

Operation Supplies - Uniforms

Expenses associated with uniform rental and the yearly allowance for safety boots.

Operation Supplies - Fuel & Oil

This line represents the costs associated with diesel fuel and gasoline purchased by the District.

Miscellaneous - Licenses & Permits

This line represents the expenses for renewing facility licenses, subscriptions, staff licenses, books, and necessary training to maintain the operational permits for plant operators.

Capital Outlay - Plant

Funds allocated to purchase miscellaneous tools, equipment, and vehicles to support the operations of the District.

EXPENDITURES

FIELD OPERATIONS & MAINTENANCE

Water Quality Testing

This line represents expenses related to testing the water quality of the District's infrastructure.

R &M - Roads & Alleyways

Expenses related to the repair and maintenance of various roads and driveway paving.

R & M - Lift Stations

Expenses related to the repair and maintenance of pumps, electrical supplies, and the cleaning of lift stations.

Utility - Meter Replacement Program

Expenses related to the replacement of meters.

Utility Backflow Preventors

Expenses for installing or replacing backflow preventers at our customers' utility meters, as required by Florida law. This measure prevents cross-connections and hazardous backflow into our drinking water distribution system.

Operating Supplies - Hand Tools

Expenses related to hand and power tools necessary for the District's operation.

Operating Supplies - Meter Supplies

Expenses related to the supplies for meter installation.

DEBT SERVICES

Debt Service Series

The District has refinanced its water and sewer tax-exempt bonds into the new 2024 Water & Sewer Revenue Refunding/Revenue Bond, which requires annual principal and interest payments on October 1, as per the amortization schedule.

Interest Expense Series

The District has refinanced its water and sewer tax-exempt bonds into the new 2024 Water & Sewer Revenue Refunding/Revenue Bond, which requires annual principal and interest payments on October 1, as per the amortization schedule.

Projected Annual Income (Loss)

The total income received or the total income loss, following the payment of all expenses, including operational costs and debt service, incurred by the District.

Coverage Calculation

The District must maintain a debt coverage ratio of 110%, ensuring that operating income exceeds annual debt payments by the same percentage as required by the bonds.

DEBT SERVICES

BUDGETED RESERVES

Renewal & Replacement

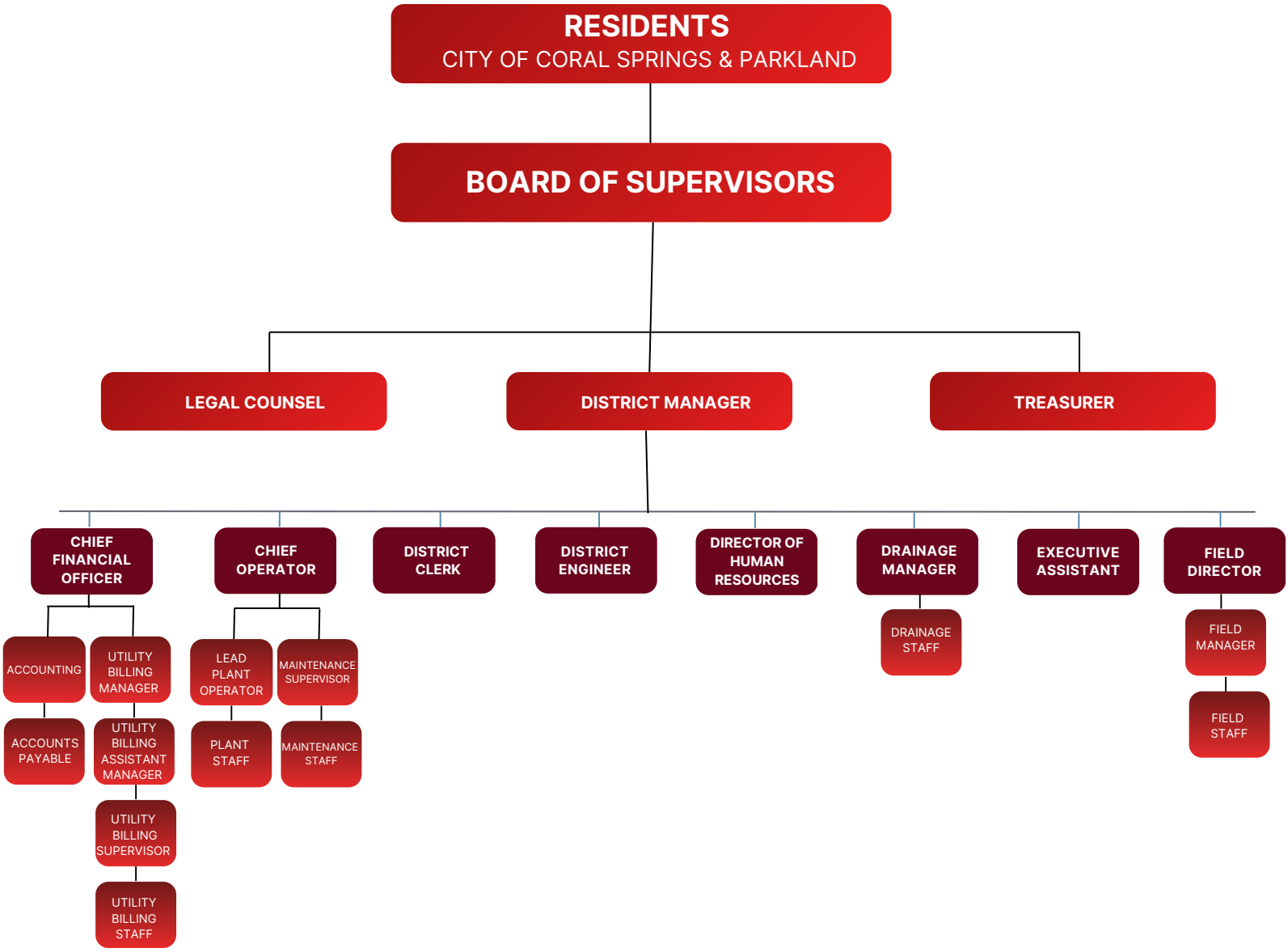
The District has established a reserve program to replace operational equipment once it reaches the end of its life expectancy or becomes inoperable.

Rate Stabilization

This expense contributes to the stabilization of the bond rates associated with the Water and Sewer series from 2011.

APPENDIX A

ORGANIZATION CHART



SIXTH
ORDER OF BUSINESS

Public Hearing to Amend the Permit and Plan Review Fees and Updating the Permit Criteria Manual

I. Resolution 2025-12, Amending Certain Rates, Fees, and Charges Relating to Permit Review and Issuance

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT, AMENDING CERTAIN RATES, FEES AND CHARGES FOR PERMIT REVIEW AND ISSUANCE

WHEREAS, Chapter 2005-341, Laws of Florida, as supplemented and amended, authorizes the Board of Supervisors of the North Springs Improvement District, hereinafter referred to as "District", to prescribe, establish and collect rates, fees, rentals and other charges and to revise same from time to time for the facilities and services provided by the District to included, among other things, water treatment and distribution and wastewater collection, treatment and disposal facilities; and

WHEREAS, Chapter 2005-341, Laws of Florida, as amended, requires the District to conduct a public hearing and to advertise the same for the purpose of hearing comments and objections to the proposed rates, fees and charges; and

WHEREAS, on September 12, 2025, said public hearing was conducted by the Board of Supervisors of the District, notice of such public hearing having been published as required by Chapter 2005-341 Laws of Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT, BROWARD COUNTY, FLORIDA:

1. The recitals above are true and correct and are herby made a part of this Resolution

2. The Districts Permit Review Fee, as adopted by District Resolutions No. 85-6, as amended, including Resolution 2004-3 and 2005-1, and 2016-04; establishing and amending the Fee Schedules of the District, is hereby amended and supplemented to modify the Fee Schedule attached to and referred to therein as "Schedule 'A', Permit and Plan Review Fees" set forth therein, as shown on the following Table:

[SEE TABLE THAT FOLLOWS]

SCHEDULE 'A'

PERMIT & PLAN REVIEW FEES

Drainage Permit Fees

Permit Type	Fee	Trash Bond Required Current	Trash Bond Required FY2026
Surface Water Management	5% of Construction Cost or $500 minimum	$2,500.00	$5,000.00
Right of Way Residential	5% of Construction Cost or $500 minimum	$2,500.00	$2,500.00
Right of Way Commercial	5% of Construction Cost or $500 minimum	$2,500.00	$5,000.00
Temporary R/W Access (< 30 days)	$500.00		
Temporary R/W Access (> 30 days)	$1,000.00		
Pre-application Conference	$250.00		

Water and Sewer Plan Review and Inspection

Plan Review	Fee
Water & Wastewater	2.5% of Construction Cost

Permit Renewal / Five Year Certification

Permit Type	Current Fee	Violation Fee
Surface Water Management	$500.00	$200.00 and Actual Cost of Inspection upon Final Notice

Miscellaneous

Letter of No Objection (Residential)	$125.00
Letter of No Objection (Commercial)	$250.00
Easement Encroachment Agreement	$750.00

3. The Permit Criteria Manual is amended

4. Schedule ‘A’, Permit and Plan Review Fees, as shown in the Table above, shall be effective upon adoption.

5. Upon adoption, this Resolution shall become an Exhibit to the Permit Criteria Manual.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 12th DAY OF SEPTEMBER 2025.

NORTH SPRINGS IMPROVEMENT DISTRICT

By: _____
Grace Solomon, President

ATTEST:

By:_____
Anthony Avello, Secretary

SEVENTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

SEVENTH
ORDER OF BUSINESS

STAFF REPORTS – B. ATTORNEY

SEVENTH
ORDER OF BUSINESS

STAFF REPORTS – C. ENGINEER

I. Ratify Proposal from D & D Welding & Machine Stop for Rehabilitation of Well No. 10 for a Lump Sum in the Amount of $65,000

Memo

To: Rod Colon, District Manager

From: Jane Early, P.E., District Engineer

CC:

Date: 8/8/25

Re: Well 10 REHAB

Rod

Please see attached the quotes from Florida Drilling, D&D Welding and All Webbs for the rehab of well 10. It is imperative that we do this rehab work now as the Plant needs this well back on line as soon as possible as all of the NSID wells are not producing enough volumes of raw water due to the lake of rain and the degradation of may of our wells.

Please let me know if you have any questions.

Thank you

NORTH SPRINGS IMPROVEMENT DISTRICT

Date: August 8, 2025

Re: Well #10 Rehabilitation Quotes

COMPANY	Quote
D&D Welding & Machine Stop	$65,000
Florida Drilling	$78,365
All Webb's Enterprises, Inc.	$189,780

D&D Welding and Machine Shop
5379 Lyons Road #1576, Margate, FL, 33063

ESTIMATE

North Springs Improvement District
9700 NW 52nd St
Coral Springs, FL 33076

Estimate # 0006508

Estimate Date 07/25/2025

Item	Description	Unit Price	Quantity	Amount
	Disconnect and Remove well #10 Wellhead and Pumping Assembly	7500.00	1.00	7,500.00
	Pre-rehab (pre-video inspection)	5500.00	1.00	5,500.00
	Re-hab Chemical treatment (materials excluded)	10750.00	1.00	10,750.00
	Well-rehab procedures (jetting, brushing, swabbing and air lifting)	32000.00	1.00	32,000.00
	Post re-hab video	1750.00	1.00	1,750.00
	Post- re-hab Reinstall well head punp and equipment	4500.00	1.00	4,500.00
	Post- rehab Disinfect well and pump facilities	3000.00	1.00	3,000.00
	Bacterioligical Testing not included			

NOTES: Well #10 Re-hab

Subtotal	65,000.00
Total	65,000.00
Amount Paid	0.00
Estimate	$65,000.00

FLORIDA DRILLING

July 9, 2025

To: Jane C. Early, P.E.
District Engineer
North Springs Improvement District
9700 NW 52nd Street
Coral Springs FL 33076

Project: Well 10 Rehabilitation

Subject: Cost Proposals for Rehabilitation Efforts

Florida Design Drilling LLC (FDD) is pleased to offer this cost proposal to furnish all labor, equipment, and materials for the rehabilitation of Well 10.

This project involves storing the pump, motor, and column piping at the NSID WTP during the rehabilitation of Well 10. FDD proposes high-volume chlorination, jetting with simultaneous airlifting, and pump development to enhance the well's performance.

FDD is using the Broward County Continuing Maintenance Contract Bid_PNC2127733B1 for pricing.

Electrical connections and disconnections are not included.

The Schedule of Values is on the Following Page

7733 Hooper Road, West Palm Beach, FL 33411
www.FLDrilling.com
Phone: 561-844-2966 Fax: 561-844-2967
State of Florida Water Well Contractor #11148
State of Florida Certified General Contractor CGC1522104

FLORIDA DRILLING

NSID Well 10 Rehabilitation					
Item No.	Description	Qty	Unit	Unit Price	Total Cost
1	Disconnect, Remove and Inspect County's Pump Facilities	1	LS	$7,500.00	$7,500.00
2	Video Survey of Casing and Production Interval	1	Each	$5,500.00	$5,500.00
3	Casing Brushing/Swabbing	1	Each	$6,500.00	$6,500.00
4	Well Rehabilitation Procedures, Casing & Screen/Open Hole Jetting	1	Each	$7,500.00	$7,500.00
5	Well Rehabilitation, Well Development Pump	20	Hour	$475.00	$9,500.00
6	Well Rehabilitation, Well Development AirLift	8	Hour	$475.00	$3,800.00
7	Post-Rehabilitation, Video Survey of Well Casing and Open Hole/Screen	1	Each	$1,750.00	$1,750.00
8	Post-Rehabilitation, Reinstall wellhead, column pipe, pump/motor and accessories	1	Each	$4,500.00	$4,500.00
9	Post-Rehabilitation, Disinfect Well and Pump Facilities for DOH Clearance	1	Each	$3,000.00	$3,000.00
10	Post-Rehabilitation, Bacteriological Testing	2	Each	$1,000.00	$2,000.00
11	Miscellaneous, Gravel Fill (Well gravel)	27	CF	$1,215.00	$1,215.00
12	Miscellaneous, Project Manager	16	Hour	$200.00	$3,200.00
13	Acidization of Screen/ Open Hole Interval (FDD will be using 2 totes of chlorine not acid. This includes the material)	1	Each	$22,400.00	$22,400.00
				Total Base Cost	$78,365.00

Sincerely,

Miguel Lequerica

Miguel Lequerica
Florida Design Drilling LLC
954.234.0939
miguel@fldrilling.com

All Webb's Enterprises, Inc.
309 Commerce Way
Jupiter, Florida 33458
Phone: (561) 746-2079 | Email: allwebbs@allwebbs.com | www.allwebbs.com

August 4, 2025

To: Jane Early, P.E.
District Engineer
North Springs Improvement District
9700 NW 52nd Street
Coral Springs, FL 33076
T: (954) 796-5096
M: (561) 723-5076
E: JaneE@NSIDFL.Gov

Subject: Cost Proposal for NSID Well 10 Rehabilitation

Location: North Springs Improvement District, Coral Springs, FL

Scope

Mobilization to include necessary equipment (crane, forklift, service truck) and fluid management system (frac tanks, solids control, plumbing). Initial assessment of the pump and preliminary evaluation of the well hydraulics will be conducted, including a step-rate pumping test. A video survey will be performed to assess the condition of the well screen. Based on findings well rehabilitation procedures will be initiated, including high-pressure jetting, air lifting, and pump development to enhance well performance. If necessary, acidization will be performed.

Should a more extensive rehabilitation be required, the well screen may be pulled and existing gravel pack replaced.

Post-rehabilitation activities will include air development, pump development, a follow-up video inspection, and a pumping test to confirm restoration of optimal performance.

Schedule of services and associated costs are summarized below:

Base Line Items

Item No.	Description	Qty	Unit	Unit Price	Total Cost
1	Mobilization to include fluid management system	1	LS	$45,000.00	$45,000.00
2	Disconnect, Remove and Inspect County's Pump Facilities	1	LS	$7,500.00	$7,500.00
3	Pre-Rehab Specific Capacity Test using AWE supplied pump capable of x2 design rate, SDI and Rossum Sand Test	1	LS	$7,000.00	$7,000.00
4	Video Survey of Casing and Production Interval Pre-Rehab	1	Each	$5,000.00	$5,000.00
5	Casing Brushing/Swabbing	4	Hour	$420.00	$1,680.00
6	Jetting screened interval with simultaneous air lifting	8	Hour	$500.00	$4,000.00
7	Well Development Pump to include specific capacity test	20	Hour	$500.00	$10,000.00
8	If needed, mobilize Acidization Setup and Acidize Well	1	LS	$45,000.00	$45,000.00
9	If acidized, redevelop (air lift)	4	Hour	$500.00	$2,000.00
10	If acidiized redevelop (pump)	8	Hour	$500.00	$4,000.00
11	Post-Acid Specific Capacity Test using AWE supplied pump capable of x2 design rate, SDI and Rossum Sand Test	1	LS	$7,000.00	$7,000.00

12	Video Survey of Casing and Production Interval Post-Rehab	1	Each	$3,500.00	$3,500.00
13	Reinstall wellhead, column pipe, pump/motor and accessories	1	Each	$7,500.00	$7,500.00
14	Disinfect Well and Pump Facilities for DOH Clearance	1	Each	$5,000.00	$5,000.00
15	Bacteriological Testing	2	Each	$300.00	$600.00
16	Demobilization and Site Restoration	1	LS	$35,000.00	$35,000.00
				Without Acid	**$131,780.00**
				With Acid	**$189,780.00**

Alternates

Item No.	Description	Qty	Unit	Unit Price	Total Cost
1	Pull Well Screen	1	LS	$25,000.00	$25,000.00
2	Air Lift Gravel Pack	8	Hour	$500.00	$4,000.00
3	Reinstall Well Screen	1	LS	$15,000.00	$15,000.00
4	Install New Gravel Pack	125	CF	$70.00	$8,750.00
5	Solids Disposal (per vac truck load)	1	Each	$2,500.00	$2,500.00
6	Project Management	1	Hour	$150.00	$150.00

Sincerely,

Lucas Scott
All Webbs Enterprises, Inc.
786-282-1691
Lucas@allwebbs.com

EIGHTH
ORDER OF BUSINESS

Approval of Financials and Check Registers

North Springs Improvement District

9700 NW 52 ST
Coral Springs, FL 33076
Phone: (954) 752-0400 • Fax (954) 755-7317

To: Rod Colon, District Manager

From: Maryam Omidi, CFO

Re: Financials & Procurement

Date: September 5, 2025

I, Maryam Omidi, certify that the financials and procurement for the September 2025 Agenda meet the District's procurement criteria and comply with the District's Charter and State Law.

Sincerely,

M. Omi.

Maryam Omidi, CFO

North Springs Improvement District
General Fund
Summary Report
For the Period Ending July 31, 2025

	ADOPTED BUDGET FY 25	PRORATED BUDGET THRU 07/31/2025	ACTUAL ENDING 07/31/2025	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	3,869,342	3,224,452	6,464,977	3,240,525
EXPENDITURES				
TOTAL EXPENDITURES	3,869,342	3,224,452	5,515,105	(2,290,654)
EXCESS REVENUES (EXPENSES)	**-**	**-**	**949,871**	**949,871**
FUND BALANCE BEGINNING				6,830,529
FUND BALANCE ENDING				7,780,400

North Springs Improvement District
Water & Sewer Fund
Summary Report
For the Period Ending July 31, 2025

	ADOPTED BUDGET FY 25	PRORATED BUDGET THRU 07/31/2025	ACTUAL ENDING 07/31/2025	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	28,441,000	23,700,833	19,374,909	(4,325,925)
EXPENDITURES				
TOTAL EXPENDITURES	28,221,870	23,518,225	18,477,707	5,040,518
EXCESS REVENUES (EXPENSES)	**219,130**	**182,608**	**897,202**	**714,594**
FUND BALANCE BEGINNING				115,395,212
FUND BALANCE ENDING				116,292,415

NINTH
ORDER OF BUSINESS

Adjournment