

NORTH SPRINGS IMPROVEMENT DISTRICT



MEETING OF THE BOARD OF SUPERVISORS

July 01, 2026

North Springs Improvement District

9700 NW 52 Street Coral Springs, FL 33076

Phone (954) 752-0400 Fax (954) 755-7317

June 24, 2026

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 **Wednesday, July 01, 2026, at 4:00 P.M.** at 9700 NW 52nd Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of the June 03, 2026, Meeting Minutes
3. Audience Comments and Supervisors' Requests on Non-Agenda Items
4. Consideration of Resolution 2026-12, Setting Forth the Specific Terms of the Special Assessment Bonds, Series 2026 (Parkland Royale II Assessment Area) Making Certain Additional Findings and Confirming and Adopting A Supplemental Engineer's Report; Confirming the Maximum Assessment Lien and Addressing the Allocation and Collection of the Series 2026 Assessments; Providing for the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
5. Resolution 2026-13, Resetting the Public Hearing for the Adoption of the General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2027
6. Consideration of Preliminary Draft Engineer's Report Relating to Funding for Water and Wastewater Project 2026
7. Consideration of Updated Agreement for Uniform Collection of Non-Ad Valorem Assessments
8. Staff Reports
 - A. Manager
 - I. Ratification of Change Order for Emergency Booster Station Storage Tank Repairs
 - II. Ratification of the Following Invoices:
 - a. Hydra Service Inc. for Transition to VT SCADA
 - b. East Coast Builders & Developers Corp. for 8" Aluminum Fence at the Preserve
 - III. Consideration of Change Order No. 1 to Task Order 0223-1, North Springs Preserve Welcome Center
 - B. Attorney
 - C. Engineer
9. Approval of Financials and Check Registers
10. Adjournment

**SECOND
ORDER OF BUSINESS**

Approval of June 03, 2026, 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, June 3, 2026 at 4:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Anthony Avello	President
Vince Moretti	Secretary
Anthony Montalto	Assistant Secretary

Also present were:

Rod Colon	District Manager
Brian Sherman	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Grace Solomon	Chief Legal Officer
Katherine Castro	NSID
Nena Offenther	NSID
Donna Holiday	GMS-South Florida, LLC via Zoom
Bob Mayersohn	Former vice Mayor of City of Parkland
Jacob Stevens	FDEP Environmental Manager
Viviana Useche	FDEP Assistant Director of District Mgmt.
Detective Wantuck	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the May 6, 2026 regular Board of Supervisors 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 May 6, 2026 Meeting

On MOTION by Mr. Avello seconded by Mr. Montalto with all in favor the minutes of the May 6, 2026 meeting were approved as presented.

Presentation of Plant Excellence Award for 2025 from Florida Department of Environmental Protection

**This item was moved up and taken out of order.*

Ms. Useche, Assistant Director of District Management of the Florida Department of Environmental Protection presented the board with the plant excellence award for 2025, recognizing excellence, innovation, and infrastructure upgrades.

THIRD ORDER OF BUSINESS

Audience Comments on Non-Agenda Items and Supervisor’s Requests

Mr. Avello asked can we get an update on the landscape buffers?

Ms. Solomon stated I am going through all the parcels, not just the berms and making sure all the deeds have been properly conveyed. We have ordered title search reports.

FOURTH ORDER OF BUSINESS

Consideration of Supplement to the Investment Banking Agreement with MBS Capital dated September 12, 2013, Regarding the Proposed 2026 Project

On MOTION by Mr. Avello seconded by Mr. Montalto with all in favor the supplement to the investment banking agreement with MBS Capital dated September 12, 2013 regarding the proposed 2026 project was approved.

FIFTH ORDER OF BUSINESS

Engagement Letter with Holland & Knight for Bond Counsel and Disclosure Representation in Connection with the Proposed Water and Sewer Revenue Bonds to Finance Improvements to the District’s Water and Sewer System

On MOTION by Mr. Montalto seconded by Mr. Moretti with all in favor the engagement letter with Holland & Knight for bond counsel and disclosure representation services was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Manager

i. Presentation of Plant Excellence Award for 2025 from Florida Department of Environmental Protection

**This item was taken earlier in the meeting*

ii. Early Redemption in Full of Special Assessment Refunding Bonds, Series 2016 (Heron Bay North Assessment Area)

Mr. Colon stated we issued a special assessment bond for certain improvements in a specific section of the Heron Bay community, and we were able to redeem this bond early and this year the 760 units will see a reduction on their property tax bill to reflect this early payment. A surplus of \$270,000 can be used for any public purpose improvement within the assessment area.

B. Attorney

There being no comments, the next item followed.

C. Engineer

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Approval of Financials and Check Register

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

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Moretti seconded by Mr. Montalto with all in favor the meeting adjourned at 4:19 p.m.

Vince Moretti
Secretary

Anthony Avello
President

**THIRD
ORDER OF BUSINESS**

Audience Comments and Supervisors' Requests on Non-Agenda Items

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-12, Setting Forth the Specific Terms of the Special Assessment Bonds, Series 2026 (Parkland Royle II Assessment Area) and Adopting the Supplemental Engineer's Report

RESOLUTION 2026-12

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2026 (PARKLAND ROYALE II ASSESSMENT AREA) MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN OF THE SERIES 2026 ASSESSMENTS RELATING TO THE SERIES 2026 BONDS IN THE PARKLAND ROYALE II ASSESSMENT AREA; ADDRESSING THE ALLOCATION AND COLLECTION OF THE SERIES 2026 ASSESSMENTS; PROVIDING FOR THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, North Springs Improvement District (the "District") is a political corporation, independent special district and political subdivision of the State of Florida established pursuant to Chapter 2005-341, as amended and supplemented (the "Special Act"); and

WHEREAS, the Board of Supervisors (the "Board") of the District is authorized to adopt this resolution under the authority of the Special Act, Chapter 298, Florida Statutes, as amended, the Florida Constitution and other applicable provisions of law (collectively, the "Act"); and

WHEREAS, pursuant to the Act, on March 4, 2026, after notice and public hearing, the Board of Supervisors (the "Board") of the North Springs Improvement District ("District") adopted Resolution No. 2026-06 (the "Equalizing Resolution") establishing the Parkland Royale II Assessment Area (the "Assessment Area") in its boundaries and evidencing its intent to undertake, install, establish, construct or acquire certain public Assessable Improvements (as defined in the Equalizing Resolution) for the benefit of the Assessment Area and to finance such Assessable Improvements through the issuance of its special assessment revenue bonds in one or more series (the "Bonds"), to be payable from the revenues derived from the collection of non-ad valorem special assessments (the "Special Assessments") levied by the District on assessable property within the Assessment Area pursuant to the Equalizing Resolution and the Act; and

WHEREAS, pursuant to Resolution No. 2026-05 adopted by the Board on January 7, 2026, as supplemented by Resolution No. 2026-10 adopted by the Board on May 6, 2026, the District authorized the issuance of its Special Assessment Bonds, Series 2026 (Parkland Royale II Assessment Area) (the "Series 2026 Bonds") as a series of the Bonds in an aggregate principal amount not exceeding \$5,000,000; and

WHEREAS, on June 12, 2026 and in order to finance a portion of the Assessable Improvements (the "Series 2026 Project), which Series 2026 Project is described in the Master Engineer's Report dated December 9, 2025 (the "Master Engineer's Report"), as amended and supplemented by the final Supplemental Engineer's Report dated June 12, 2026 (the "Supplemental Engineer's Report" and collectively with the Master Engineer's Report, the "Engineer's Report"), the District entered into that certain Bond Purchase Contract with MBS Capital Markets LLC (the "{Underwriter}") whereby the District agreed to sell the Series 2026 Bonds to be issued in the original principal amount of \$4,630,000 to the Underwriter; and

WHEREAS, pursuant to and consistent with Resolution No. 2026-06, the District desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the portion of the Special Assessments (the “Series 2026 Assessments”), the revenue from the collection of which will secure the Series 2026 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the North Springs Improvement District:

Section 1: This Resolution is adopted pursuant to the provisions of the Act. All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

Section 2: The Board hereby finds and determines as follows:

(a) On March 4, 2026, the Board, after due notice and public hearing, adopted Resolution 2026-06 which, among other things, equalized, approved, confirmed and levied the Special Assessments on assessable property in the Assessment Area.

(b) The Engineer’s Report attached to this Resolution as Exhibit A identifies and describes, among other things, the public improvements comprising the Series 2026 Project and the estimated cost thereof. The District hereby confirms that the Series 2026 Project serves a proper, essential and valid public purpose. Generally speaking, and subject to the terms of Exhibit A, the Series 2026 Project specially benefits assessable property within the Assessment Area, as legally described in the Master Engineer’s Report.

(c) The Supplemental Engineer’s Report applies the master assessment methodology as set forth in the Master Engineer’s Report, based on the costs of the Series 2026 Project and the actual terms of the Series 2026 Bonds, to determine the Series 2026 Assessments. The benefits from the Series 2026 Project to be financed by the Series 2026 Bonds to the assessable property within the Assessment Area subject to the Series 2026 Assessments equal or exceed the amount of the Series 2026 Assessments, as described in Exhibit A, and such Series 2026 Assessments are fairly and reasonably allocated across such benefitted assessable lands. The Series 2026 Assessments are not in excess of the maximum annual assessment levels reflected in the Master Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2026 Project to be financed with the Series 2026 Bonds to the specially benefitted assessable properties within the Assessment Area as set forth in the Equalizing Resolution and this Resolution by the levy of the Series 2026 Assessments thereon.

(d) The Engineer’s Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bonds.

Section 3: This Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the Series 2026 Assessments. Composite Exhibit B shows: (i) the rates of interest per annum and maturities on the Series 2026 Bonds, (ii) the estimated sources and uses of funds of the Series 2026 Bonds, and (iii) the debt service due on the Series 2026 Bonds. The lien of the Series 2026 Assessments shall be the principal amount due on the outstanding Series 2026 Bonds, together with interest and collection costs. The Series 2026 Assessments shall be allocated in accordance with Exhibit A. The Supplemental Engineer’s Report reflects the actual terms of the issuance of the Series 2026 Bonds. The District hereby certifies the

Series 2026 Assessments for collection to ensure payment of debt service as set forth in Exhibit A and Composite Exhibit B. The District Manager is directed and authorized to take all actions necessary to collect the Series 2026 Assessments on property using methods available to the District authorized by Florida law and the applicable trust indentures relating to the Series 2026 Bonds in order to provide for the timely payment of debt service (and after taking into account any capitalized interest period). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2026 Assessments and present same to the Board as required by law. All other matters in the Equalizing Resolution applicable to Special Assessments are applicable to the Series 2026 Assessments.

Section 4: Immediately following the adoption of this Resolution, the Series 2026 Assessments as reflected herein shall be recorded by the Secretary of the Board or the District Clerk in the District's Improvement Lien Book for the Assessment Area. The Series 2026 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in Exhibit A to this Resolution until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

Section 5: If any section or any part of any section of this Resolution shall be declared invalid or unconstitutional, the validity, enforceability and effect or any other section or part or any section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part or any section of this resolution is wholly or necessarily dependent upon the section or part of any section so held to be invalid or unconstitutional.

Section 6: This Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the North Springs Improvement District, this 1st day of July, 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

By: _____
Anthony Avello, President

ATTEST:

Vincent Moretti, Secretary

APPROVED AS TO LEGAL FORM:

Brian Sherman, Assistant District Counsel

Exhibit A:
Engineer's Report

Master Engineer's Report for Public Assessable Infrastructure in Parkland Royale II Assessment Area

North Springs Improvement District



December 9, 2025

Table of Contents

SECTION 1	Introduction	1-1
SECTION 2	Parkland Royale II Assessment Area	2-2
2.1	Parkland Royale II Assessment Area.....	2-2
SECTION 3	Planned Improvements	3-5
3.1	Water Distribution	3-5
3.2	Sewage Collection	3-5
3.3	Reuse Distribution	3-5
3.4	Construction Costs	3-6
3.5	Apportionment of Benefits	3-6
	3.5.1 Parkland Royale II Assessment Area.....	3-6
SECTION 4	Permits and Approvals	4-1
SECTION 5	Apportionment of Estimated Cost	5-1
5.1	Background.....	5-1
5.2	Special Assessment True-Up Mechanism.....	5-3
SECTION 6	Conclusions	6-1

Appendices

A	Legal Descriptions of Parkland Royale II Assessment Area
B	Utility Endpoints and Routes
C	Preliminary Assessment Roll

Exhibit

2-1	District Boundary Map	2-2
2-2	Map of Parkland Royale II Assessment Area and certain other assessment areas	2-3
3-1	Construction Costs for Assessment Area	3-2
5-1	NSID Special Assessment Bonds - Assessment Area Bond Sizing	5-2
5-2	NSID Special Assessment Bonds - Assessment Area Allocation of Costs and Debt.....	5-3

Acronyms

HOA homeowner's association

LF linear feet

NSID or the District North Springs Improvement District

SFWMD South Florida Water Management

Introduction

North Springs Improvement District (the “District” or “NSID”) was created in 1971 by special act of the Florida Legislature, currently Chapter 2005-341, Laws of Florida, as amended (the “Special Act” or the “Act”). Its boundaries have subsequently been expanded through amendments to the Act, including most recently in 2017. The District is located in the northwestern portion of Broward County, Florida, approximately 8 miles west of the Atlantic Ocean. The District is predominantly located within the City of Coral Springs and the City of Parkland, with a portion located in unincorporated Broward County. The District is bounded on the west by South Florida Water Management District’s (SFWMD’s) conservation Area Number 2A, on the south by Wiles Road, on the east by University Drive and the NSID Canal C-11, and on the north by Lox Road and Palm Beach County.

The District was created by the Florida Legislature to undertake a variety of improvements, including the reclamation and drainage of land, the provision of water management and flood control systems, the establishment of roads and highways, and the development of water and sewage facilities to enable the development of land within the District and to plan, to own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve or provide other “assessable improvements” as defined in the Special Act.

The purpose of this Master Engineer’s Report is to describe certain public assessable improvements, consisting of water distribution, sewage collection and reuse facilities (collectively, the “Assessable Improvements Project”), needed to serve the planned residential development in an assessment area within the District designated as the “Parkland Royale II Assessment Area” (sometimes also referred to herein as the “Assessment Area”). The Parkland Royale II Assessment Area is located wholly within the boundaries of the City of Parkland, Florida, in a portion of the District.

In addition to describing the Assessable Improvements Project, this Master Engineer’s Report sets forth the estimated cost of such Assessable Improvements Project and the apportionment of the costs of the Assessable Improvements Project to the assessable land in the Parkland Royale II Assessment Area.

The District anticipates issuing its Special Assessment Bonds, Series 2026 (the “Special Assessment Bonds”) to finance all or a portion of the cost of acquiring the Assessable Improvements Project from the Developer (hereinafter defined). The Special Assessment Bonds will be secured by revenues derived from the District’s levy and collection of non-ad valorem special assessments (the “Special Assessments”) with respect to the assessable land in the Parkland Royale II Assessment Area. The Special Assessment Bonds are being issued under the applicable provisions of the Act (in particular Section 42) and other applicable law.

This Master Engineer’s Report will be supplemented on a preliminary, interim basis for use in the preliminary limited offering memorandum relating to the Special Assessment Bonds and then on a final basis prior to the issuance of the Special Assessment Bonds. The final supplement to this Master Engineer’s Report will reflect the final pricing details of the Special Assessment Bonds, including the portion of the cost of the Assessable Improvements Project to be funded by the Special Assessment Bonds, the Special Assessments required to be levied annually as a result of the final pricing of the Special Assessment Bonds, using the apportionment methodology set forth herein and within the maximum annual assessment levels set forth herein, and provide updates to the status of construction of the Assessable Improvements Project.

Parkland Royale II Assessment Area

Exhibit 2-1 presents the District's boundaries.

Exhibit 2-2 presents a map of the Parkland Royale II Assessment Area and certain other assessment Areas in the District.

A legal description of the boundaries of the Parkland Royale II Assessment Area are presented in Appendix A.

As of the date hereof, all of the lots to be developed with single-family residential units in the Parkland Royale II Assessment Area have been platted. Only these platted lots will be subject to the Special Assessments to be levied by the District in connection with the financing of the Assessable Improvements Project. To the extent any publicly owned properties within or adjacent to, or within the vicinity of, the Assessment Area benefit from the Assessable Improvements Project, they will not be considered assessable because the levy of Special Assessments on such properties would result in a duplication of charges to the assessable residential units in the Assessment Area. Other properties in the District, but outside of the Parkland Royale II Assessment Area, receive only incidental benefit from the Assessable Improvements Project.

2.1 Parkland Royale II Assessment Area

The Parkland Royale II Assessment Area consists of approximately 74.86 gross acres located in a portion of Section 19. It is bounded on the east by the residential Four Seasons development, on the west by the L-36 Canal, on the south by the residential Parkland Bay development, and on the north by Lox Road. Once fully developed, the Parkland Royale II Assessment Area is expected to be comprised of 205 assessable single-family residential units, consisting of a combination of 53' lots (138 residential units) and 63' lots (67 residential units).

EXHIBIT 2-1
District Boundary Map

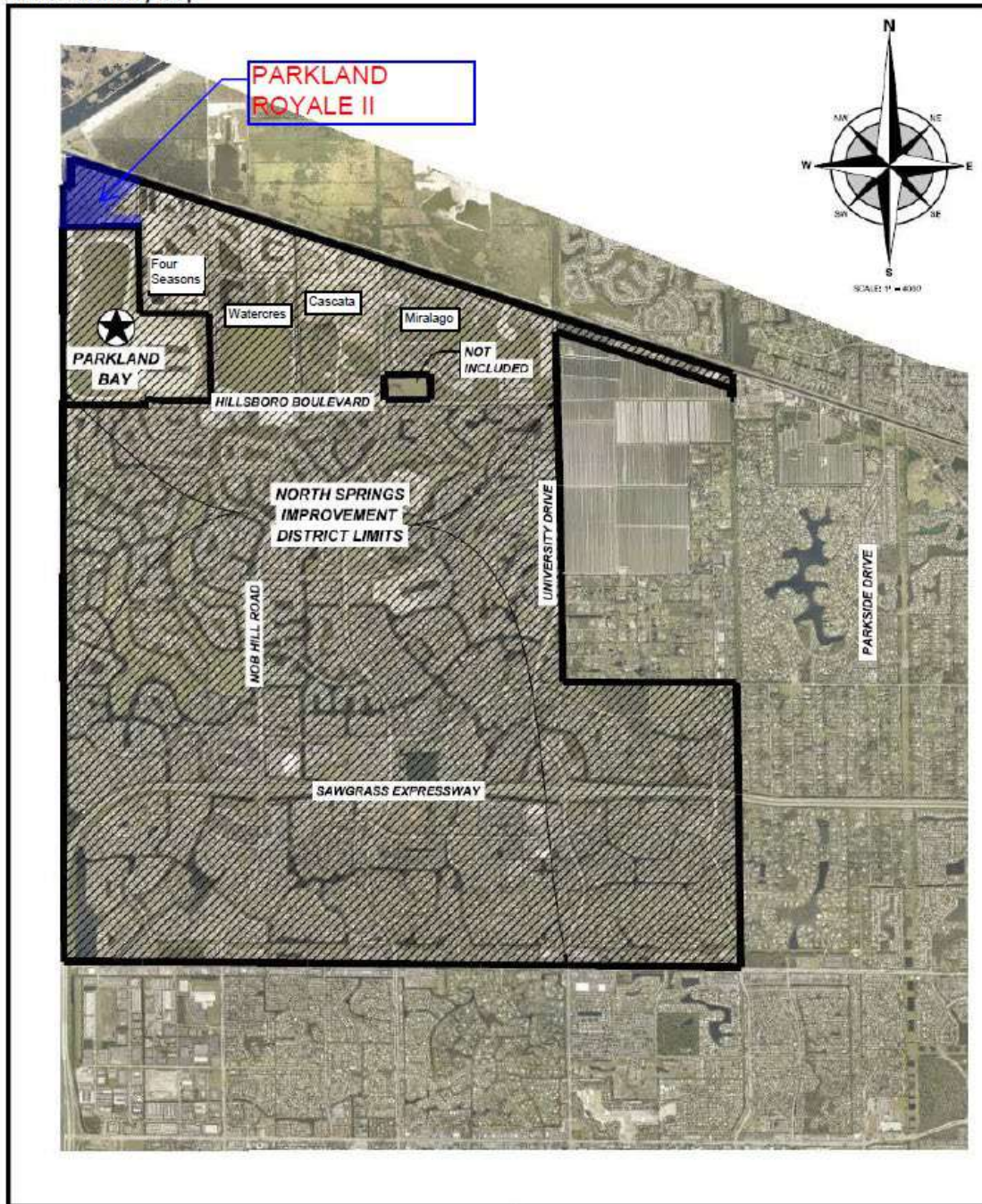


EXHIBIT 2-2
Map of Parkland Royale II Assessment Area and certain other assessment areas

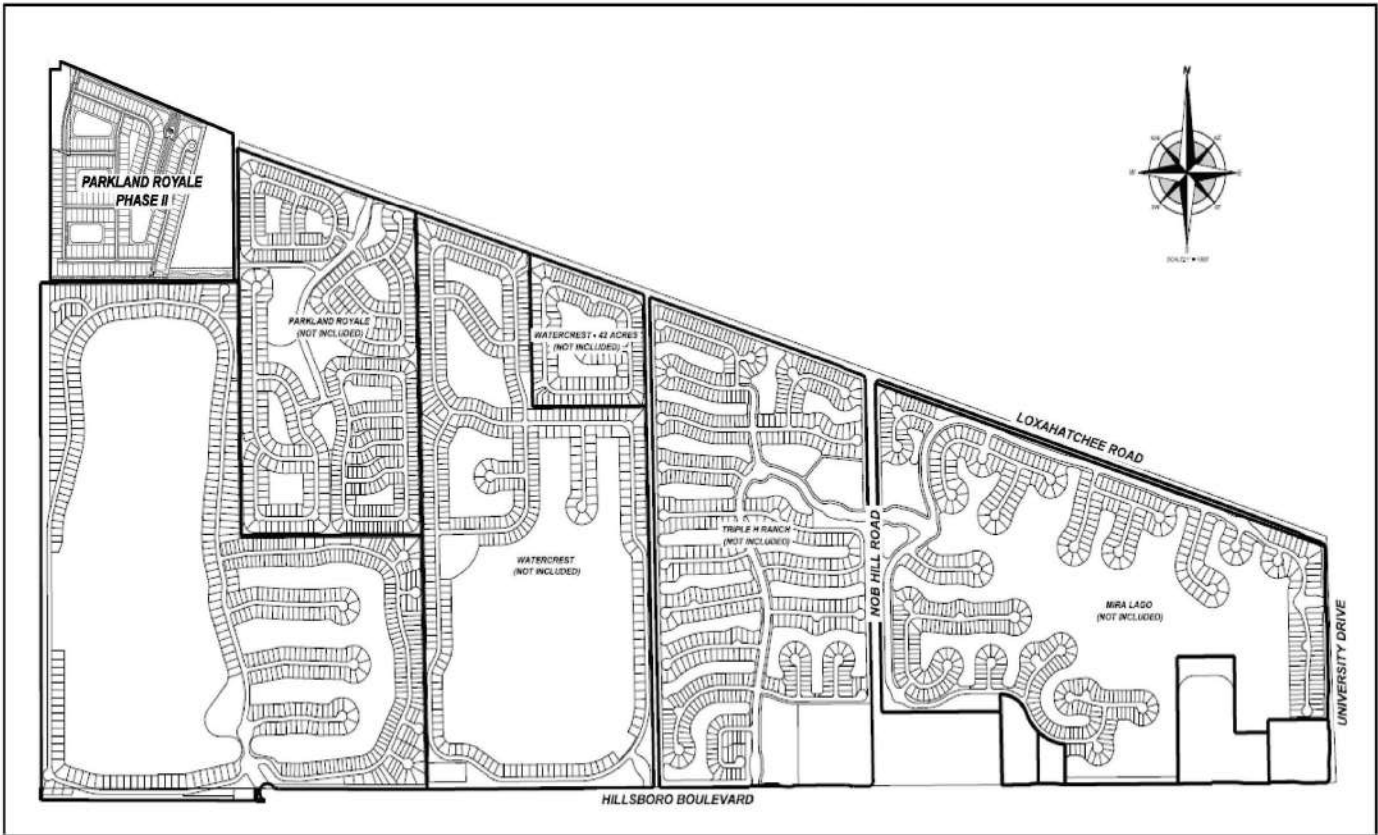


EXHIBIT 2-2
Map of Parkland Royale Phase 2 Assessment Area

Planned Improvements

The Assessable Improvements Project have been, or will be, constructed by the developer of the Parkland Royale II Assessment Area (the “Developer”). The District will acquire from the Developer, pursuant to a written agreement (the “Acquisition Agreement”) to be entered into prior to the issuance of the Special Assessment Bonds, completed components of the Assessable Improvements Project with proceeds of the Special Assessment Bonds available for that purpose. Any portion of the Assessable Improvements Project not so acquired will be contributed by the Developer to the District and/or the Developer will provide funds to the District to permit it to fund any shortfall in amounts available from the Special Assessment Bonds to allow the District to complete such project, as provided in the Acquisition Agreement or another written agreement between the District and the Developer to be entered into prior to the issuance of the Special Assessment Bonds. The balance of any public and private improvements needed to serve the residential development planned for the Parkland Royale II Assessment Area and not described herein is expected to be provided by the Developer.

The Assessable Improvements Project described herein will be constructed and acquired in accordance with the schedule discussed in Section 3.5.1. All components of the Assessable Improvements Project financed by the Special Assessment Bonds will be located on public property, including within public right of way, or subject to public easements granted to the District, and owned and maintained by or on behalf of the District, Broward County, or the City of Parkland, and will be open or otherwise available to the general public. The following describes the components of the Assessable Improvements Project being funded all or in part by the Special Assessment Bonds, which are located within and outside the Parkland Royale II Assessment Area, and are needed to serve the residential development in the Parkland Royale II Assessment Area. The utility endpoints and routes and the location of the road described below are presented in Appendix B.

3.1 Water Distribution

The water distribution improvements that have been, or will be, constructed include water distribution lines and appurtenances, including valves, fittings, and fire hydrants. These water distribution facilities will be owned, operated, and maintained by or on behalf of the District as part of the potable water distribution and wastewater collection system owned and operated by the District. Onsite water distribution is comprised of 760 LF of 12-inch-diameter water main, 12,675 LF of 8-inch-diameter water main and 145 LF of 6-inch-diameter water main and associated appurtenances, including valves, fittings, services, and fire hydrants.

3.2 Sewage Collection

Wastewater collection lines that have been, or will be, constructed, include manholes, services, fittings, lift stations, and force mains. These wastewater collection facilities will be owned, operated, and maintained by or on behalf of the District as part of the potable water distribution and wastewater collection system owned and operated by the District. Onsite sewage collection is comprised of 8,465 LF of 8-inch and 4,230 LF of 6-inch-diameter sanitary sewer collection main and 36 manholes, as well as services, fittings, and 1,225 LF of 6-inch-diameter force main and 1 Lift Station.

3.3 Reuse Distribution

Reuse distribution improvements that have been, or will be constructed to provide reuse service to the Parkland Royale II Assessment Area include 12,425 LF of 8-inch diameter reuse main, as well as fittings, and appurtenances. These reuse distribution improvements will be owned, operated, and maintained by or on behalf of the District. Although required by development orders and/or development agreements applicable to the development in the Parkland Royale II Assessment Area, these improvements will not be put into service until such time as Broward County constructs lines to permit it to provide reuse service to the Parkland Royale II Assessment Area. In the interim, water for irrigation purposes for Parkland Royale II Assessment Area will be acquired from lakes within the District, at no charge.

3.4 Construction Costs

Exhibit 3-1 presents a summary of the total estimated construction costs for the Assessable Improvements Project. The construction costs presented herein were provided by the Developer to the District Engineer, based on an existing construction contract. Prior to acquiring any component of the Assessable Improvements Project, NSID will obtain a certification from its District Engineer that the cost to be paid therefore does not exceed the lower of the actual cost or fair market value of such component.

Construction of the Assessable Improvements Project has commenced and is substantially complete as of the date hereof. Construction of the Assessable Improvements Project is expected to be complete, and acquisition by the District of all completed components of the Assessable Improvements Project to be funded by the Special Assessment Bonds is expected to occur by December 2026.

EXHIBIT 3-1

Parkland Royale II Assessment Area Assessable Improvements Project

Water Distribution	\$1,916,871.00
Sewage Collection	\$1,429,263.00
Force Main	\$78,765.00
Lift Station	\$595,000.00
Reuse Distribution	\$1,141,867.00
Total *	\$5,161,766.25

* Only the portion of the cost of the public assessable improvements available to be financed from the proceeds of the Special Assessment Bonds will be financed by the Special Assessment Bonds.

3.5 Apportionment of Benefits

The following discusses the apportionment of the benefits of the Assessable Improvements Project. Section 5 presents the actual apportionment of these benefits and resulting Special Assessments.

3.5.1 Parkland Royale II Assessment Area

The Assessable Improvements Project will serve all of the planned residential single-family units in the

Parkland Royale II Assessment Area on an equivalent residential unit (ERU) basis. Accordingly, the Special Assessments will be allocated on an ERU basis, with 53' units being assigned an ERU factor of 1.0 and 63' units being assigned an ERU factor of 1.05, as reflected in Section 5.

Permits and Approvals

Permits, consents, or licenses that are required by governmental and regulatory authorities have been obtained for the Assessable Improvements Project.

Apportionment of Estimated Cost

5.1 Background

In accordance with Section 42 of the Special Act, the District Engineer is required to prepare the tentative apportionment as between the District and each lot or parcel of land to be assessed as a result of the public assessable improvements described herein of the estimated total cost of said assessable improvements, including estimated amount of discount, if any, financial expenses upon the sale of the assessment bonds or any other obligations for which special assessments are to be pledged, and interest prior to and until not more than 2 years after the completion of said assessable improvements. Following is the proposed tentative apportionment of the estimated total costs of the Assessable Improvements Project to the assessable land in the Parkland Royale II Assessment Area.

The Assessable Improvements Project has an estimated cost of \$5,161,766.25. The District Engineer has determined that the planned 53' and 63' single-family residential units within the Parkland Royale II Assessment Area will benefit on an applicable ERU basis from the Assessable Improvements Project as described in Section 3.5.1 and below.

As noted above, it is anticipated the District will issue the Special Assessment Bonds to pay all or a portion of the cost of the Assessable Improvements Project described herein; fund a capitalized interest account; fund a debt service reserve account; and pay issuance costs. Any components of the Assessable Improvements Project described herein not funded through the issuance of the Special Assessment Bonds will be contributed to the District by the Developer either directly or by the contribution of funds to permit the District to pay for any shortfalls in the amount available from the Special Assessment Bonds, pursuant to the Acquisition Agreement or another written agreement between the District and the Developer entered into prior to the issuance of the Special Assessment Bonds.

Exhibit 5-1 shows the estimated amount of the Special Assessment Bonds, along with the amount of funds to be generated for the project fund, the amount to be deposited to pay capitalized interest, the amount to be deposited to the debt service reserve account, and the amount to pay costs of issuance. The Special Assessment Bonds are payable from Special Assessments to be levied in 20 annual installments. Exhibit 5-2 shows the allocation of costs to each of the planned units in the Parkland Royale II Assessment Area on an ERU basis, the amount of debt allocated, and the per-unit annual Special Assessments for the Parkland Royale II Assessment Area. These matters are preliminary and subject to change, based upon the final details of the Special Assessment Bonds. Appendix C presents the preliminary assessment roll for the Parkland Royale II Assessment Area.

EXHIBIT 5-1 NORTH SPRINGS IMPROVEMENT DISTRICT SPECIAL ASSESSMENT BONDS - PARKLAND ROYALE II ASSESSMENT AREA BOND SIZING

Preliminary, Subject to Change

Sources

Bond Proceeds:

Par Amount	\$	5,975,000.00
<hr/>		
Total Sources	\$	5,975,000.00

Uses

Project Fund	\$	5,161,766.25
Other Fund Deposits		
Reserve Fund	\$	239,167.50
Capitalized Interest Fund		\$ 139,134.77
		\$ 378,302.27
Delivery Date Expenses:		
Cost of Issuance	\$	315,000.00
Underwriter's Discount		\$ 119,500.00
Other Uses of Funds	\$	434,500.00
Rounding	\$	431.48
Total Uses	\$	5,975,000.00

Interest Rate-Average	5.11%
Annual Payments	20
Capitalized interest	Through 11/1/2026
MADS	\$478,335.00

Exhibit 5-2 NORTH SPRINGS IMPROVEMENT DISTRICT SPECIAL ASSESSMENT BONDS - PARKLAND ROYAL II ALLOCATION OF COSTS
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Preliminary, Subject to Change

Land Use	Planned No. of Units	ERU	Total ERU's	Percent of ERU's	Total Assessable Improvement Costs	Total Assessable Improvement Costs per Unit
SF 53's	138	1.00	138.00	66.23%	\$ 3,418,880.45	\$ 24,774.50
SF 63's	67	1.05	70.35	33.77%	\$ 1,742,885.80	\$ 26,013.22
Totals	205		208.35	100.00%	\$ 5,161,766.25	

Land Use	Total Assessable Improvement Costs	Total Par Debt	Allocation of Par Debt per Unit	Net Maximum Annual Debt Service Total	Annual Debt Service Per Unit*
SF 53's	\$ 3,418,880.45	\$ 3,957,523	\$ 28,677.71	\$316,824	\$2,295.82
SF 63's	\$ 1,742,885.80	\$ 2,017,477	\$ 30,111.59	\$161,511	\$2,410.62
Totals	\$ 5,161,766.25	\$ 5,975,000	\$ 58,789.30	\$478,335	

* This amount will be grossed up to include discounts for early payments and Broward County collection fees when collected on the Broward County tax bills, currently 7%.

5.2 Special Assessment True-Up Mechanism

The Special Assessments are calculated based on the proposed development plan for the Parkland Royale II Assessment Area. The Special Assessments will initially be assessed to platted lots in accordance with Exhibit 5-2. If there is a change to the development plan, the District will determine the amount of anticipated revenue that would be generated from the Special Assessments based on the revised development plan. If the total anticipated revenue to be generated is greater than or equal to the maximum annual debt service for the Special Assessment Bonds, then the Special Assessments will be adjusted downward. Should the revenue generated be less than the required amount for the Special Assessment Bonds, then a debt reduction payment by the applicable landowner in the amount necessary to reduce the par amount of the outstanding Special Assessment Bonds to a new maximum annual debt service that will be supported by the Special Assessments will be required.

Conclusions

Based on the information included in this report, it is the opinion of the undersigned that the proposed Assessable Improvements Project complies with the requirements of the City of Parkland, Broward County and the District.

The Assessable Improvements Project described herein provides special benefit to the planned residential lots in the Parkland Royale II Assessment Area, is needed for the development of the developable lands to serve such Assessment Area, and constitutes assessable improvements within the meaning of the Act.

As the overall plan is constructed, changes in location of certain works may be required to avoid conflict with development of land areas within the District. Such location changes will not jeopardize the benefits of the plan.

Maintenance and operational responsibilities of the District with respect to the Assessable Improvements Project will include the water distribution and sewage collection and reuse systems. The District may enter into a maintenance agreement with third parties or the applicable homeowner associations (HOAs) or similar entity for the maintenance of certain improvements. If the District enters into such maintenance agreements, the public assessable improvements will be maintained by the third party or applicable HOA; however, the District will retain the right to maintain such improvements.

By:  _____

**Jane C. Early, P.E.,
District Engineer, North Springs Improvement
District**

Appendix A

Legal Description of the Boundary of Parkland Royale II

Assessment Area

ALL OF THE HOMES AT PARKLAND ROYALE LESS TRACT P, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 725 THROUGH 735 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 3,088,348.840 SQUARE FEET OR 70.89900 ACRES MORE OR LESS.

Composite Exhibit B:

**Maturities and Coupon of Series 2026 Bonds, Sources and Uses of Funds for
Series 2026 Bonds, and Debt Service Due on Series 2026 Bonds**

Final Supplement
dated June 12, 2026
supplementing the
Master Engineer's Report for Public
Assessable Infrastructure in Parkland
Royale II Assessment Area Dated
December 9, 2025

North Springs Improvement District



Introduction

The purpose of this Final Supplement is to present updates to the Master Engineer’s Report for Public Assessable Infrastructure in Parkland Royale II Assessment Area dated December 9, 2025 prepared by the District Engineer for the District (the “Master Report”). All capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Master Report.

Supplements to Master Report

1. SUPPLEMENTS TO SECTIONS 2.1, 3.3 AND 3.4 OF THE MASTER REPORT

Section 2.1—The Master Report is updated to correct a scrivener’s error in the gross acres of the Parkland Royale II Assessment Area, which is 70.89900 gross acres as reflected in Appendix A to the Master Report, not 74.86 gross acres as shown in Section 2.1 of the Master Report.

Section 3.3—The reuse improvements described in Section 3.3 of the Master Report will not be undertaken as part of the Assessable Improvements Project.

Section 3.4—Section 3.4 of the Master Report is supplemented to reflect the deletion of the reuse improvements from the Assessable Improvements Project and is updated as follows:

Exhibit 1-1 presents a summary of the total estimated construction costs for the Assessable Improvements Project. The construction costs presented herein were provided by the Developer to the District Engineer, based on an existing construction contract. Prior to acquiring any component of the Assessable Improvements Project, NSID will obtain a certification from its District Engineer that the cost to be paid therefore does not exceed the lower of the actual cost or fair market value of such component.

Construction of the Assessable Improvements Project is complete as of the date hereof.

EXHIBIT 1-1

Parkland Royale II Assessment Area Assessable Improvements Project

Water Distribution	\$1,916,871.00
Sewage Collection	\$1,429,263.00
Force Main	\$78,765.00
Lift Station	\$595,000.00
Total *	\$4,019,899.00

* Only the portion of the cost of the public assessable improvements available to be financed from the proceeds of the Series 2026 Bonds will be financed by the Series 2026 Bonds.

2. SUPPLEMENTS TO SECTIONS 5.1 AND 5.2 OF THE MASTER REPORT

Sections 5.1 and 5.2 of the Master Report are supplemented to reflect the details of the Series 2026 Bonds as shown below, using the assessment methodology set forth in the Master Report and taking into account the revised cost of the Assessable Improvements Project as shown above.

Exhibit 2-1 shows the amount of the Series 2026 Bonds, along with the amount of funds to be generated for the project fund, the amount to be deposited to pay capitalized interest, the amount to be deposited to the debt service reserve account, and the amount to pay costs of issuance. The Special Assessment Bonds are payable from Special Assessments to be levied in 20 annual installments. Exhibit 2-2 shows the allocation of costs to each of the planned units in the Parkland Royale II Assessment Area on an ERU basis, the amount of debt allocated, and the per-unit annual Special Assessments for the Parkland Royale II Assessment Area. Appendix A sets forth the assessment roll for the Parkland Royale II Assessment Area with respect to the Series 2026 Bonds.

Exhibit 2-1
NORTH SPRINGS IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT BONDS - PARKLAND ROYALE II ASSESSMENT AREA

Sources

Bond Proceeds:		
Par Amount	\$	4,630,000.00
Original Issue Discount	\$	(10,696.40)
Total Sources	\$	4,619,303.60

Uses

Project Fund Deposits:		
Assessable Improvements Costs	\$	4,019,899.00
Other Fund Deposits		
Reserve Fund at 50% of MADS	\$	184,926.57
Capitalized Interest Fund to 11/1/2026	\$	71,755.21
	\$	256,681.78
Delivery Date Expenses:		
Cost of Issuance	\$	250,000.00
Underwriter's Discount	\$	92,600.00
	\$	342,600.00
Other Uses of Funds		
Rounding	\$	122.82
Total Uses	\$	4,619,303.60

Interest Rate-Average		5.07%
Annual Payments		20
Capitalized interest		Through 11/1/2026
MADS	\$	369,853.13

Exhibit 2-2**NORTH SPRINGS IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT BONDS - PARKLAND ROYALE II ASSESSMENT AREA**

Land Use	Planned No. of Units	ERU	Total ERU's	Percent of ERU's	Total Assessable Improvement Costs	Total Assessable Improvement Costs per Unit
SF 53's	138	1.00	138.00	66.23%	\$ 2,662,568.09	\$ 19,293.97
SF 63's	67	1.05	70.35	33.77%	\$ 1,357,330.91	\$ 20,258.67
Totals	205		208.35	100.00%	\$ 4,019,899.00	

Land Use	Total Assessable Improvement Costs	Total Par Debt	Allocation of Par Debt per Unit	Net Maximum Annual Debt Service Total	Annual Debt Service Per Unit*
SF 53's	\$ 2,662,568.09	\$ 3,066,667	\$ 22,222.22	\$244,971	\$1,775.15
SF 63's	\$ 1,357,330.91	\$ 1,563,333	\$ 23,333.33	\$124,882	\$1,863.91
Totals	\$ 4,019,899.00	\$ 4,630,000	\$ 45,555.56	\$369,853	

* This amount will be grossed up to include discounts for early payments and Broward County collection fees when collected on the Broward County tax bills, currently 7%.

By:



Jane C. Early, P.E., District Engineer, North Springs Improvement District

FIFTH ORDER OF BUSINESS

Resolution 2026-13, Resetting the Public Hearing to Adopt the Proposed
General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service
Budgets for Fiscal Year 2027

RESOLUTION 2026-13

A RESOLUTION OF THE NORTH SPRINGS IMPROVEMENT DISTRICT AMENDING RESOLUTION 2026-11 TO CHANGE THE PUBLIC HEARING DATE PERTAINING TO THE CONSIDERATION OF THE DISTRICT'S PROPOSED GENERAL FUND AND DEBT SERVICE BUDGETS FOR FISCAL YEAR 2027 FROM AUGUST 05, 2026, AT 4:00 PM TO SEPTEMBER 14, 2026, AT 4:00 PM

WHEREAS, at its meeting of May 06, 2026, the Board of Supervisors of the North Springs Improvement District (the "Board") adopted Resolution 2026-11 approving the Proposed General Fund, Heron Bay Commons, Parkland Isles, Heron Bay Mitigation and Debt Service budgets for Fiscal Year 2027 and setting a public hearing to adopt said proposed budgets for August 05, 2026; and

WHEREAS, it is necessary to change the date of the public hearing on the Fiscal Year 2027 budgets to September 14, 2026, at 4:00 PM; and

WHEREAS, the District Manager will properly advertise the notice of public hearing in accordance with Chapter 2005-341, Laws of Florida, as amended; and

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

SECTION 1. The foregoing recitals clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors of the North Springs Improvement District.

SECTION 2. Resolution 2026-11 is hereby amended to change the public hearing on the District's Fiscal Year 2027 budgets to the following date, hour and place:

Date: September 14, 2026
Hour: 4:00 PM
Place: 9700 NW 52nd Street
Coral Springs FL 33076

SECTION 3. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5. This Resolution shall take effect immediately upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 1st DAY OF JULY 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

Anthony Avello, President

ATTEST:

Vincent Moretti, Secretary

SIXTH ORDER OF BUSINESS

Preliminary Draft Engineer's Report Relating to Funding for Water and
Wastewater Project 2026

{To be Distributed Under Separate Cover}

SEVENTH ORDER OF BUSINESS

Updated Agreement for Uniform Collection of Non-Ad Valorem
Assessments

**AGREEMENT FOR UNIFORM COLLECTION OF
NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS AGREEMENT made and entered into on _____, by and between the North Springs Improvement District (“District”), whose address is 9700 N.W. 52 Street, Coral Springs, Florida 33076 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County political subdivision, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (“Tax Collector”).

SECTION I
Purpose

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of, non-ad valorem assessments for certain projects or improvements (“Assessments”), by Chapter 76-441, as amended, Laws of Florida, Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and rules adopted by the District, and other applicable provision of law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem assessments, including the District’s “Assessments,” and that it is the sole responsibility and duty of the District

to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem assessments, including the Assessments.

SECTION II
Term

The term of this Agreement shall commence upon execution, effective for 2026, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the District intends to discontinue to use the uniform methodology for such Assessments using form DR-412 promulgated by the Florida Department of Revenue.

SECTION III
Duties and Responsibilities of District

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem assessments, which reimbursement amount will not exceed two (2) percent of the amount of the Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes;
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3632(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, specifically the limits provided in Section 768.28, Florida Statutes, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees and costs (including attorney's fees and costs) for services rendered by the Tax Collector with regard to any such legal action, excluding negligence by the Tax Collector.

SECTION IV
Duties of the Tax Collector

1. The Tax Collector shall take all actions legally required to collect the Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any assessment. The District shall bear the cost of any such error or omission.

4. Tax Collector hereby agrees to accept Intent Resolution No 2026-04, attached hereto and incorporated as part of this agreement as Exhibit A, as required by Section 197.3632(3)(a), Florida Statutes.

SECTION VI **Miscellaneous**

1. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

2. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

3. This Agreement shall be governed by the laws of the State of Florida.

4. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

5. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Hon. Abbey Ajayi
Broward County Tax Collector
115 S. Andrews Avenue, A100
Fort Lauderdale, FL 33301
- With a copy to: Timothy R. Qualls, Esq.
Young Qualls, P.A.
Post Office Drawer 1833
Tallahassee, FL 32302-1833
- b. As to District: Grace Solomon, President
North Springs Improvement District
9700 N.W. 52 Street
Coral Springs, Florida
- With a copy to: Rod Colon, District Manager
North Springs Improvement District
9700 N.W. 52 Street
Coral Springs, Florida
- Samuel S. Goren, Esq.
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Blvd., Ste. 200
Fort Lauderdale, Florida 33308

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signature

Abbey Ajayi, Tax Collector

Printed Name

Date

ATTEST:

NORTH SPRINGS IMPROVEMENT
DISTRICT

Signature

Grace Solomon, President

Printed Name

Date

EXHIBIT A

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS FOR CERTAIN LANDS IN THE DISTRICT TO BE DESIGNATED AS THE PARKLAND ROYALE II ASSESSMENT AREA AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS

WHEREAS, North Springs Improvement District (the "District") is a political corporation, independent special district and political subdivision of the State of Florida established pursuant to Chapter 2005-341, Laws of Florida, as amended and supplemented (the "Special Act"); and

WHEREAS, the District intends to utilize the Uniform Method for the levy, collection, and enforcement of a non-ad valorem special assessment ("Uniform Method") to finance and recover the costs associated with the construction, installation, and maintenance of the assessable improvements constituting the Parkland Royale II Assessment Area, more particularly described in Exhibit "A," attached hereto and incorporated herein, because this method provides an economical and efficient process for such special assessments to be collected annually, commencing with the Fiscal Year starting on October 1, 2026.

WHEREAS, Chapter 197, Florida Statutes, provides statutory authority for the usage by the North Springs Improvement District (the "District") of the uniform method of levying, collecting, and enforcing its non-ad valorem assessments for the Parkland Royale II Assessment Area; and

WHEREAS, Chapter 197, Florida Statutes, sets forth certain requirements which must be met by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, in accordance with Section 197.3632, Florida Statutes, the District has caused to be published in a newspaper of general circulation within Broward County, the county in which the District is located, weekly for four (4) consecutive weeks prior to the date of the public hearing, intent to use the Uniform Method for the collection of the assessment weekly in a newspaper of general circulation for four (4) consecutive weeks preceding the public hearing held the day hereof. Proof of publication of such hearing being attached hereto as Exhibit "B"; and

WHEREAS, the subject non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for satisfying the lawful debt obligations of the District, but may also include financing, constructing, maintaining, and servicing the Improvements of the District; and

WHEREAS, the Board of Supervisors of the District has determined that it is in the best interest of the District for the District to elect to use the uniform method of levying, collection and enforcing non-ad valorem assessments as provided in Section 197.3632, Florida Statutes.

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

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the District Board of Supervisors.

Section 2. The District hereby adopts the Uniform Method for the levy, collection,

and enforcement of a non-ad valorem special assessment (“Uniform Method”) to finance and recover the costs associated with the construction, installation, and maintenance of the assessable improvements constituting the Parkland Royale II Assessment Area, more particularly described in Exhibit "A," attached hereto and incorporated herein, because this method provides an economical and efficient process for such special assessments to be collected annually, commencing with the Fiscal Year starting on October 1, 2026. The District also reserves the right to utilize any other method provided by law for the collection of non-ad valorem assessments.

Section 3. Non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for satisfying the lawful debt obligations of the District, but may also include financing, constructing, maintaining, and servicing the Improvements of the District.


Section 4. Upon adoption, the District Clerk is hereby directed to send a copy of this Resolution by United States mail, certified return receipt requested, to the Tax Collector of Broward County, and the Broward County Property Appraiser by March 10, 2026, and Florida Department of Revenue.

Section 5. This resolution shall become effective immediately upon its adoption.

(REMAINDER INTENTIONALLY LEFT BLANK)

PASSED AND ADOPTED by the Board of Supervisors of the North Springs Improvement District, this 7th Day of January, 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

By: 

Grace Solomon, President

ATTEST:


Anthony Avello, Secretary

APPROVED AS TO LEGAL FORM:


Brian Sherman, Assistant District Counsel

EXHIBIT A

Legal Description of the Boundaries of the Parkland Royale II Assessment Area

ALL OF THE HOMES AT PARKLAND ROYALE LESS TRACT P, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 725 THROUGH 735 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 3,088,348.840 SQUARE FEET OR 70.89900 ACRES MORE OR LESS.

EXHIBIT B

Proof of Publication

SUN-SENTINEL

Sold To:

North Springs Improvement District - CU00103408
9700 NW 52nd St
Pompano Beach,FL 33076-2656

Bill To:

North Springs Improvement District - CU00103408
9700 NW 52nd St
Pompano Beach,FL 33076-2656

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Dec 10, 2025; Dec 17, 2025; Dec 24, 2025; Dec 31, 2025
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

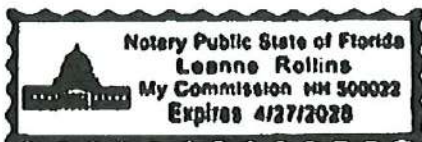


Signature of Affiant

Sworn to and subscribed before me this: January 01, 2026.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: brendas@nsidfl.gov
7905406

SUN-SENTINEL

**NOTICE OF INTENT TO USE UNIFORM
METHOD FOR THE
COLLECTION OF A NON-AD VALOREM
TAX ASSESSMENT FOR
PARKLAND ROYALE II ASSESSMENT
AREA**

The Board of Supervisors for the North Springs Improvement District, "District," hereby provides notice, pursuant to Section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied upon real property within the Parkland Royal II Assessment Area within the District to finance and recover the costs associated with the construction, installation, and maintenance of the assessable improvements within the Parkland Royale II Assessment Area, commencing with the fiscal year beginning on October 1, 2026. The Board of Supervisors will consider the adoption of a resolution stating its intent to use the uniform method of levying and collecting such assessments authorized by Section 197.3632, Florida Statutes, at a public hearing to be held at 4:00 p.m. on Wednesday, January 7, 2026, at 9700 NW 52 Street, Coral Springs, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. All interested persons are invited to attend.

The public hearing may be continued to a date, time and place to be specified on the record at the hearing. Anyone wishing to appeal any decision made by the Board of Supervisors, with respect to this matter, will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). Anyone needing auxiliary services, please contact District Clerk at (954) 796-6603, at least five (5) days prior to the meeting (56 Fed. Reg 35721, Sec. 35.160(b)).
12/10/25 & 12/17/25 & 12/24/25 &
12/31/25 7905406

Order # - 7905406

EIGHTH ORDER OF BUSINESS

STAFF REPORTS - A. MANAGER

- I. Ratification of Change Order for Emergency Repairs to Booster
Station Storage Tank

Memo

To: Rod Colon, District Manager

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

CC:

Date: 6-12-26

Re: Booster Station Storage Tank Repairs

Immediate emergency repairs were required for the ground storage tank at the booster station due to critical structural and water quality issues. Routine testing revealed a positive presence of iron within the system, which was accompanied by active leaks along the tank's structure, posing an immediate risk to both water containment and quality standards. To address these vulnerabilities without compromising the integrity of the infrastructure, the original tank manufacturer was urgently contracted to perform the repairs. Utilizing the original manufacturer ensured that all corrective work conformed precisely to the asset's engineered design, successfully restoring the ground storage tank to its original operational specifications and securing the station's supply.



June 4, 2026
Revised June 11, 2026

Via Email: germanp@nsidfl.gov

German Pena
North Springs Improvement District
9700 NW 52nd Street
Coral Springs, FL 33076

- Emergency Repair -

Subject: Change Order Proposal No. 01 – Exterior Surface Prep, Coatings and Crack Repairs
Contract No. P12223 - Coral Springs, Florida
CCR Job No. 2026R061

Dear Mr. Pena:

CROM Coatings and Restorations, a Division of CROM, LLC ("CCR"), is submitting this change order proposal for the work as described below in accordance with applicable codes and standards including OSHA, AWWA, SSPC, and NACE standard practices.

1. SERVICES TO BE FURNISHED BY CCR

CCR proposes to furnish supervision, labor, material, and equipment required to complete the work, except as noted in Paragraph 3. The services to be furnished by CCR are specifically:

This scope of work is to be performed on the following tanks:

- **1,500,000-Gallon Storage Tank (West Tank)**
115'-0" ID x 19'-4" SWD
(CROM Job No. 1999-M-019)

Exterior Crack Repairs:

- a. Clean the cracks and joints, and surfaces adjacent to cracks and joints, by high-pressure water blasting at a minimum of 5,000-PSI to remove dirt, dust, grease, oil, efflorescence, encrustation, and other foreign matter detrimental to bond of surface seal system and to expose the full extent of cracks and joints in accordance with manufacturer's printed instructions.
- b. Place surface ports along the surface of the crack.
- c. Prior to injection of epoxy, apply a structural epoxy paste adhesive to seal and completely bridge the surface of crack and flush the crack with water.
- d. Begin the injection of a low viscosity, expanding, polyurethane chemical grout at the lowest packer installed on a vertical crack, or at the first packer flushed for a horizontal crack. Continue injecting until the grout appears at the adjacent packer hole.
- e. Continue process until the length of the prepared crack is injected.
- f. Remove ports and grind smooth.

2. COMMENCEMENT AND COMPLETION

Upon your execution of this change order, CCR will be prepared to start work **TBD** after approval of our submittal information; and will undertake to furnish sufficient labor, materials, and equipment to complete this work within approximately (**See Below**) working time thereafter. **Acceptance of this change order proposal will add the aforementioned time to the current contract duration.**

West Tank: 5 Days

LOCATIONS

CROM | GAINESVILLE, FL (HQ) | AUSTIN, TX | CHATTANOOGA, TN | FT MYERS, FL | RALEIGH, NC | WEST PALM BEACH, FL
CROM CFG | PINEHURST, TX | CROM CMT | HIGH POINT, NC | CROM MW | LITTLETON, CO | CROM WTS | HIGH POINT, NC

WWW.CROMCORP.COM

3. MATERIALS AND SERVICES FURNISHED BY OTHERS

It is understood that the following services shall be provided by others without expense to CCR:

- a. Adequate access to the tank including open storage space for our equipment and materials, conveniently located near the structures to be modified/repaired/coated.
- b. A continuous supply of potable water under 50-PSI pressure at the minimum rate of 50-gallons per minute for the use of the CCR crew within 100-feet of each tank site.
- c. A continuous supply of electricity during the period of the cleaning: one 50-AMP, 110-volt service for the operation of our power tools and accessories, located not more than 100-feet from each tank. Please be sure that all circuit breakers are ground-fault protected. If scope of work includes ultra-high pressure water blasting, 20-AMP, 480-volt services is required.
- d. Complete lock-out and tag-out of the subject tank prior to personnel entering each tank. The Client will be required to provide all materials for this process. The Client will be responsible for demonstrating to CCR that the lock-out procedure is complete and the tank is rendered "safe" before CCR will perform air quality testing to enter each tanks.
- e. Any permit or other fees from any AHJ as may be required for the work including but not limited to all connect/disconnect, impact and building/construction fees.
- f. All professional engineering services.

4. QUOTATION

We are prepared to carry out this work in accordance with the foregoing for the lump sum price of:

**West Tank:
Crack Repair**

\$ 39,889.00

Please Note:

The scope of work described herein is predicated on execution during the 2026 calendar year. Any work performed beyond 2026 shall require a review and renegotiation of pricing and applicable terms and conditions.

CROM's proposal is predicated on the site being available to us Monday through Friday between 6:00 am and 6:00 pm, for 10-hour shifts, up to 40-hours; however, the Superintendent may choose when to begin work for the crew, as needed, to maintain the job schedule. If the site restrictions do not allow for this, then our price will be renegotiated.

Periodic and final payment, including any retention, shall be made within net 30-days of sufficient invoice from the date our work is completed, or the billing is received, or in accordance with applicable state Prompt Payment law, whichever is earlier, and is to be received by us in our accounting office at 250 SW 36th Terrace, Gainesville, Florida 32607. All costs for third party contracts and billing management services, or use of any software, as may be required by the Client or Owner, will be added to the Contract Price by change order. Final payment shall not be held due to delays in testing. Payment not received by that date will be considered past due and will be subject to a late payment charge of 1½% per calendar month, or any fraction thereof until received in our office.

If CCR does not receive payment within 30-days after such payment is due as defined herein, CCR may give notice, without prejudice to and in addition to any other legal remedies and may stop work until payment of the full amount owing has been received. The Proposal Amount and Time shall be adjusted by the amount of CCR's reasonable and verified cost of shutdown, delay, and startup, which shall be affected by an appropriate change order.

Any reasonable legal or other expense necessary for the enforcement of this Proposal or for the collection of monies due shall be borne by the party at fault. If sales tax is excluded from our price, or on materials contained in our price, in accordance with project specifications, such exclusion is subject to receipt of adequate tax exemption documents from you or the project owner prior to commencement of Work to allow for our application of same. If proper tax exemption documentation is not received or is not adequate to provide exemption, we reserve the right to receive reimbursement of all sales tax CCR is obligated to pay due to the tardiness, lack of, or inadequate exemption documentation on behalf of you or the owner.

A surcharge of 4% will be added to all credit card payments.

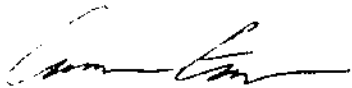
10% of the contract price will be invoiced upon submittal for approval of detailed design, structural calculations, and signed and sealed shop drawings submittals.

5. ACCEPTANCE

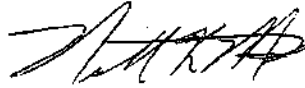
This change order proposal is offered for your acceptance within **10-days** from the change order proposal date. We reserve the right after that period to amend our pricing to reflect changes in construction schedules, materials and labor rate changes. The return to this company of a copy of this change order proposal with your acceptance endorsed thereon within the time aforesaid will constitute a contract between us. This change order shall be made a part of the original contract agreement.

Sincerely,

CROM Coatings and Restorations, a Division of CROM, LLC



Cameron Kenyon
Project Manager



Nick Martin
Regional Manager

/nkm.dbt

ACCEPTED



PRINT: Rod Colon

TITLE: District Manager

DATE: 4/12/24

Original Contract Value:	<u>\$177,650.00</u>
Net Previous Change Orders:	<u>\$0.00</u>
Value This Change Order:	<u>\$39,889.00</u>
New Contract Value:	<u>\$217,539.00</u>

P12345

EIGHTH ORDER OF BUSINESS

STAFF REPORTS - A. MANAGER

- IIa. Ratification of Invoices for Transition to VT SCADA from
Hydra Service, Inc.

F3946



Hydra Service, Inc.
SPECIALIST IN FLUID MOVEMENT



250 Springview Commerce Drive
DeBary Florida 32713
Phone: 407 330 3456
Phone: 800 323 1731
Fax: 407 330 3404

Sales Representative
Scott Carney
Cell Phone: 954-240-9359
Fax:

TO: **North Springs Improvement District**
ATTN: **German Pena / Jane Early**
PHONE **954-254-2587**
FAX:
EMAIL: germanp@nsidfl.gov

FROM: **Scott Carney**
EMAIL: scarney@hydraservice.net
DATE: **April 30, 2026**
QUOTE: **260429-2SC**
REF: **Optional Equipment CT's /Expansion Module**
PIGGYBACK
CONTRACT: **City Of Palm Coast ITB-UT-24-41**

Optional Equipment - 10% Off of List

- 69 **Current Transmitters 2ea. ACT050-10-F** Price Reflects 10% Off Of List \$484.00 ea
Note : If used the analog expansion module must be added also
- 69 **Analog Expansion Module** Price Reflects 10% Off Of List \$1,017.00 ea
Note : Adds an additional four analog inputs to the base Hydralink

TOTAL PRICE, FREIGHT ALLOWED \$103,569.00 PLUS ANY FEDERAL,
STATE OR LOCAL TAXES WHICH MAY APPLY. TERMS ARE NET 30 DAYS. PRICES ARE FIRM 30 DAYS
HYDRA SERVICE STANDARD TERMS AND CONDITIONS APPLY. PAYMENT TERMS ARE NET 30 DAYS.

ACCEPTED DATE 5/4/2024
RECEIVED
NAME OF PURCHASER

Review Date: _____
REVIEWED BY HYDRA SERVICE PUMP REP.



APPROVED

EIGHTH ORDER OF BUSINESS

STAFF REPORTS - A. MANAGER

- IIb. Ratification of Invoices for Aluminum Fence at the Preserve
from East Coast Builders & Developers, Corp.



NORTH SPRINGS IMPROVEMENT DISTRICT
 9700 NW 52ND STREET
 CORAL SPRINGS, FL 33076
 Phone: (954)415-0065
 Fax: (954)755-7317

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES,
 PACKING LISTS, CORRESPONDENCE, ETC.

NO. 6C-00213

ORDER DATE: 05/22/26
 DELIVERY DATE:
 STATE CONTRACT:
 F.O.B. TERMS:
 VENDOR ACCT NUM:
 VENDOR PHONE #: (954) 274-5924
 VENDOR FAX #: (954) 680-7851

SHIP TO

VENDOR

Vendor #: EASTCOAS

EAST COAST BUILDERS &
 DEVELOPERS CORP.
 4611 S. UNIVERSITY DR, STE 151
 DAVIE, FL 33328

PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-2223580

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
1.00	C-NSID Prsv Fence Canal/App#1	001-370-53800-64723	79,800.0000	79,800.00
		CIP-8" Aluminum Fence/Preserve (E.Coast)		
			TOTAL	79,800.00

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
<p>I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.</p> <p>_____</p> <p>VENDOR SIGN HERE</p> <p>_____</p> <p>OFFICIAL POSITION DATE</p> <p>_____</p> <p>TAX ID NO. OR SOCIAL SECURITY NO.</p>	<p>I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.</p> <p>_____</p> <p>DEPT. HEAD DATE</p> <p>VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: NORTH SPRINGS IMPROVEMENT DISTRICT 9700 NW 52ND STREET CORAL SPRINGS, FL 33076</p>	<p>DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW</p> <p><i>Reedon</i></p> <p>_____</p> <p>AUTHORIZED SIGNATURE</p> <p><i>June C. [Signature]</i></p>

North Springs Improvement District
 Summary of Payments
 East Coast Builders & Developers
 North Springs Preserve 8" Aluminum Fence Canal

(Net Amount)	PO			
	DEBIT	001-370-63800-84723	CIP-8" Aluminum Fence/Preserve (E.Coast)	
	CREDIT	401-300-10100-10500	Cash ST 8940/9408	
	JE			
	DEBIT	001-370-63800-84723	CIP-8" Aluminum Fence/Preserve (E.Coast)	
	CREDIT	001-300-20200-10405	Retainage-8" Aluminum Fence/Prsv (E.C.)	

Constuction Svc	195,000.00
	\$ 195,000.00

Ratified by the Board on

#	Date	Invoice #	Inv Date	PO #	Vendor	Construction Svc	5% Retainage	Total Paid	Prepared By	Check No.
1	5.22.26	App #1	5.18.26	6C-00213	East Coast	84,000.00	4,200.00	79,800.00	Vicky	
Total expenditures to date						84,000.00	4,200.00	79,800.00	-	
Amount remaining to be paid on Project						111,000.00				
Approved for payment						\$ 79,800.00				

James C. Early
 Approved for payment
 5.26.26
 Date

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:
North Springs Improvement District
9700 NW 52 Street
Coral Springs, FL 33076

APPLICATION NO: 1
PERIOD FROM:
PERIOD TO: 5/18/2026

001-370-53800-64723

001-300-20200-10405 Retainage

RECEIVED MAY 22 2026

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ENGINEER
<input type="checkbox"/>	CONTRACTOR

FROM CONTRACTOR:
East Coast Builders & Developers Corp
4611 S University Drive
Davie, FL 33328

PROJECT: North Springs Preserve 8" Aluminum Fence Canal
TASK ORDER NO.:
PURCHASE ORDER NO.:

5C-213

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 195,000.00
2. Net change by Change Orders	\$ -
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 195,000.00
4. TOTAL COMPLETED & STORED TO DATE	\$ 84,000.00
5. RETAINAGE:	
a. 5% of Completed Work	\$ 4,200.00
b. 0% of Stored Material	\$ -
TOTAL RETAINAGE (Lines 5a + 5b)	\$ 4,200.00
6. TOTAL EARNED LESS TOTAL RETAINAGE (Line 4 Less Line 5 Total)	\$ 79,800.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Ce)	\$ -
8. CURRENT PAYMENT DUE	\$ 79,800.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 115,200.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: East Coast Builders & Developers Corp.

By: Frank Anzalone Date: 5/18/26
Frank Anzalone, President

ENGINEER'S CERTIFICATE FOR PAYMENT

Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has

AMOUNT CERTIFIED: \$ 79,800.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

Engineer Joe C...
By: Joe C... Date: 5/22/26 **APPROVED**
5/22/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Own	\$ -	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

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

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

APPLICATION NO: 1
 APPLICATION DATE: 5/18/2026
 PERIOD TO: 5/18/2026
 TASK ORDER NO.: NA

5.00% Work Retainage

ITEM NO.	DESCRIPTION OF WORK	Qty	Unit	Value	Work Completed (Previous Periods)	Work Completed (This Period)	Work Completed To Date	Completed Work 5% Retainage	% Complete	Balance To Complete
PART A - COMMON ITEMS										
1	Mobilization		LS	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 500.00	100%	\$ -
2	8" Aluminum Fence Materials		LS	\$ 74,000.00	\$ -	\$ 74,000.00	\$ 74,000.00	\$ 3,700.00	100%	\$ -
3	8" Aluminum Fence Fabrication		LS	\$ 74,000.00	\$ -		\$ -	\$ -	0%	\$ 74,000.00
4	Installation		LS	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,000.00
5	Removal of Debris		LS	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00
6			LS	\$ -	\$ -		\$ -	\$ -	0%	\$ -
7			LS	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -
	TOTALS			\$195,000.00	\$0.00	\$84,000.00	\$84,000.00	\$4,200.00	43%	\$ 111,000.00

EIGHTH ORDER OF BUSINESS

STAFF REPORTS - A. MANAGER

- III. Change Order No. 1 to Task Order No. 0223-1, North Springs
Preserve Welcome Center

**NSID HERON BAY PRESERVE PROJECT
TASK ORDER NO. 0223-01
CONTRACT CHANGE ORDER NO. 1**

Change Order No. 1
Date: 6/22/2026

PROJECT ADDRESS:
11901 Heron Bay Blvd, Coral Springs, FL 33076
CONTRACTOR/ADDRESS:
1722 Sheridan St, #129, Hollywood, FL 33020

CONTRACT DATE: 3/23/2023
ORIGINAL CONTRACT PRICE: \$4,495,000.00

STATEMENT OF CHANGE

IN COMPLIANCE WITH THE SPECIFIED CONDITIONS IN THE ABOVE REFERENCED CONTRACT, THE CONTRACTOR AND THE OWNER DO BOTH HEREBY AGREE THAT THE CONTRACTOR SHALL MAKE THE FOLLOWING CHANGES, ADDITIONS OR DELETIONS TO THE WORK SPECIFIED IN THE PLANS AND SPECIFICATIONS:

DESCRIPTION OF CHANGE	INCREASE	DECREASE
<u>CHANGE ORDER NO. 1:</u>		
This change order includes design, time, and materials increase for the following additional activities and work performed:		
1. Add a Fire Sprinkler System to the 5000 SF Welcome Center (design, exterior water supply, exterior & interior piping & sprinkler heads).	\$85,000	
2. Add an Interior Fire Alarm System connected to the Fire Station.	\$25,000	
3. Installation of 5000 SF of owner-supplied 4'x4' Tile (Prep Floors, Setting Materials, Grout)	\$60,000	
4. Remove Interior Framed Walls, Door Opening, and install new framed areas.	\$7,500	
5. Remove Electrical Outlets & Switches. Add additional Electrical Circuits or: Fire System, outlets, interior & exterior. Add new 220V & 110V electrical circuits for the kitchen area.	\$10,500	
6. Add additional plumbing water lines and drains for new kitchen appliances (saw-cut concrete floors, piping and copper lines, installation of ice machines, sinks, faucets, etc.).	\$6,500	
7. Add A/C supply and return ductwork in rooms; walls were removed in the storage rooms and kitchen area, and the rooms were enlarged. Add additional supply drops in the open area and in the new IT area.	\$13,500	
8. Add an exterior white aluminum canopy connected to the Welcome Center with columns and a gutter system around the sides and front.	\$155,000	
9. Two additional bathrooms, including all fixtures	\$77,500	
SUB TOTAL	<u>\$440,500.00</u>	

**EIGHTH
ORDER OF BUSINESS**

STAFF REPORTS - B. ATTORNEY

**EIGHTH
ORDER OF BUSINESS**

STAFF REPORTS - C. ENGINEER

NINTH 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, Chief Financial Officer
Re: Financials & Procurement
Date: June 24, 2026

I, Maryam Omidi, Chief Financial Officer, hereby attest that all financial and procurement items presented on the July 2026 agenda are in full compliance with the District's procurement standards, the District Charter, and all applicable State laws.

Signed and Certified this 24th day of June 2026

Maryam Omidi, CFO

**North Springs Improvement District
General Fund
Summary Report
For the Period Ending May 31, 2026**

	ADOPTED BUDGET FY 26	PRORATED BUDGET THRU 05/31/2026	ACTUAL ENDING 05/31/2026	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	4,362,720	2,908,480	5,674,045	2,765,565
EXPENDITURES				
TOTAL EXPENDITURES	4,362,720	2,908,480	5,197,482	(2,289,002)
EXCESS REVENUES (EXPENSES)	-	-	476,563	476,563
FUND BALANCE BEGINNING				7,334,934
FUND BALANCE ENDING				7,811,497

**North Springs Improvement District
Water & Sewer Fund
Summary Report
For the Period Ending May 31, 2026**

	ADOPTED BUDGET FY 26	PRORATED BUDGET THRU 05/31/2026	ACTUAL ENDING 05/31/2026	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	28,393,050	18,928,700	14,129,221	(4,799,479)
EXPENDITURES				
TOTAL EXPENDITURES	28,230,541	18,820,361	13,951,402	4,868,959
EXCESS REVENUES (EXPENSES)	162,509	108,339	177,819	69,480
FUND BALANCE BEGINNING				115,960,232
FUND BALANCE ENDING				116,138,052

**TENTH AND FINAL
ORDER OF BUSINESS**

Adjournment